

# Maryville House, 1 Stewart's Place HOLYWOOD, BT18 9DX



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Offers around £325,000

Welcome to Maryville House, a truly unique and historic home located in Holywood. As one of the oldest properties in the town, Maryville House has been lovingly restored as part of the Priory apartments development, blending its rich heritage with modern comforts.

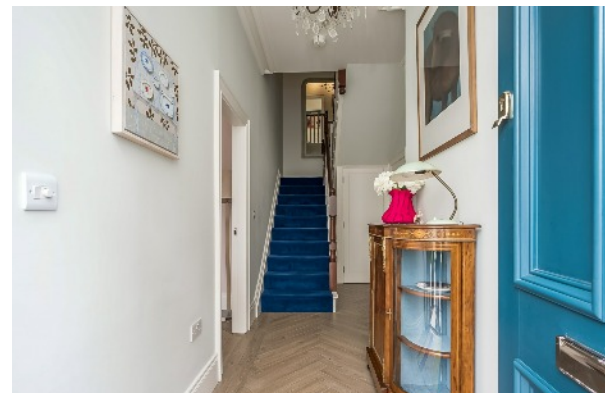
This charming residence showcases its timeless character through exquisite features such as timber sash windows, original coricing and mouldings, high ceilings, and a stunning Bangor Blue Welsh slate roof. Every detail has been carefully preserved to maintain the property's original charm and elegance.

Upon entering the property, you will be greeted by a spacious and inviting atmosphere. The centrepiece of the home is a large open plan kitchen, living, and dining room, offering a versatile space for relaxation and entertaining. Adjacent to the kitchen is a convenient walk-in pantry, providing ample storage for your culinary needs.

The property comprises two bedrooms, both thoughtfully designed for comfort and tranquility. The primary bedroom suite is a true sanctuary, featuring a walk-in dressing room for all your wardrobe needs and a luxurious ensuite shower room.

Situated at the end of the High Street, it enjoys a prime location with easy access to a vibrant array of restaurants, cafes, schools, and other amenities, all within walking distance. Additionally, Belfast is easily reachable via both rail and road connections, providing further convenience and opportunities.

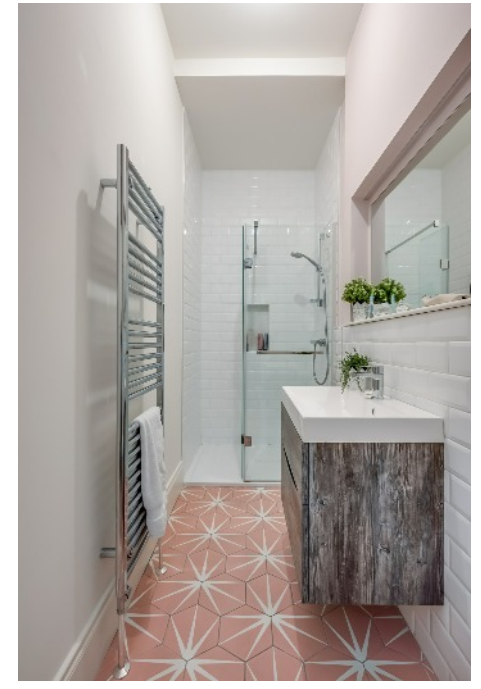
Maryville House stands as a testament to the rich history of Holywood, offering a truly exceptional living experience with its blend of heritage and contemporary living. Experience the charm, elegance, and convenience this remarkable property has to offer.





- A truly unique and historic home located in Hollywood
- Beautifully restored as part of the Priory apartments development, blending tradition with modern comforts
- Exquisite features include timber sash windows, original coricing and mouldings, high ceilings, and a Bangor Blue Welsh slate roof
- Spacious open plan kitchen, living, and dining room, perfect for relaxation and entertaining
- Adjacent walk-in pantry for convenient storage
- Two bedrooms including primary bedroom suite with walk-in dressing room and a luxurious ensuite shower room
- Luxury shower room
- Prime location at the end of the High Street, easy access to restaurants, cafes, schools, and other amenities
- Convenient access to Belfast via rail and road connections
- The property blends heritage and contemporary living, showcasing the rich history of Hollywood and providing a truly exceptional living experience
- Gas fired central heating
- Sliding secondary glazing over original sash windows





THE PROPERTY COMPRISES:

## GROUND FLOOR

TILED RECEPTION HALL: Composite entrance door, oak wood effect herringbone tiled floor. Corniced ceiling. Cloakroom storage understairs

HOME OFFICE/READING ROOM: 11' 2" x 5' 3" (3.4m x 1.6m) Sliding sash windows with sliding secondary glazing, oak wood effect ceramic tiled floor.

LUXURY FITTED KITCHEN OPEN PLAN TO LIVING AND DINING: 25' 7" x 12' 10" (7.8m x 3.9m) Sash windows with sliding secondary glazing, oak wood effect tiled floor, ornate corniced ceilings and ceiling rose, electric remote controlled blinds. Excellent range of high and low level units in graphite and stone, calacatta gold stone worktops, Britannia range with double oven and 5 ring induction hob. Feature island with stainless steel sink unit and mixer taps, integrated dishwasher, concealed lighting.

WALK IN PANTRY: Built in fridge and freezer, additional built in storage cupboards.

CLOAKROOM WC/UTILITY: Low flush wc, wash hand basin with tiled splashback.

Separate utility plumbed for washing machine with shelving, space for tumble dryer

## FIRST FLOOR

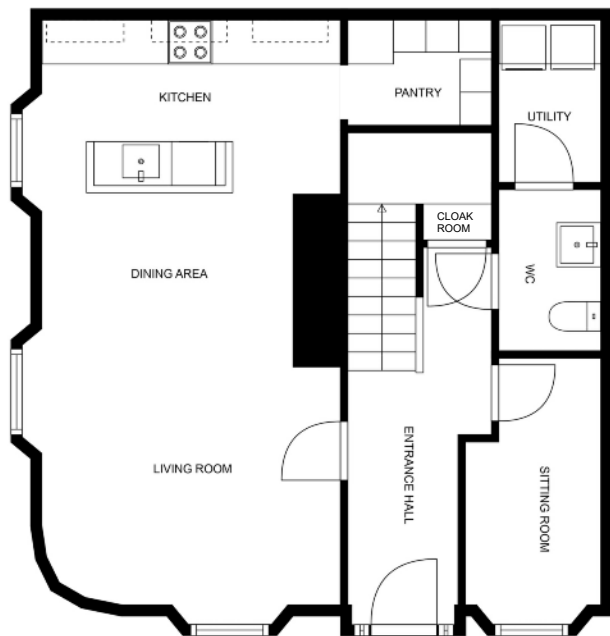
PRIMARY BEDROOM SUITE: 19' 8" x 11' 10" (6m x 3.6m) Electric remote controlled blinds, deep cornicing and ceiling rose, excellent range of built in wardrobes, sash windows with sliding secondary glazing

DRESSING ROOM/STUDY: 11' 6" x 4' 11" (3.5m x 1.5m) Built in shelving

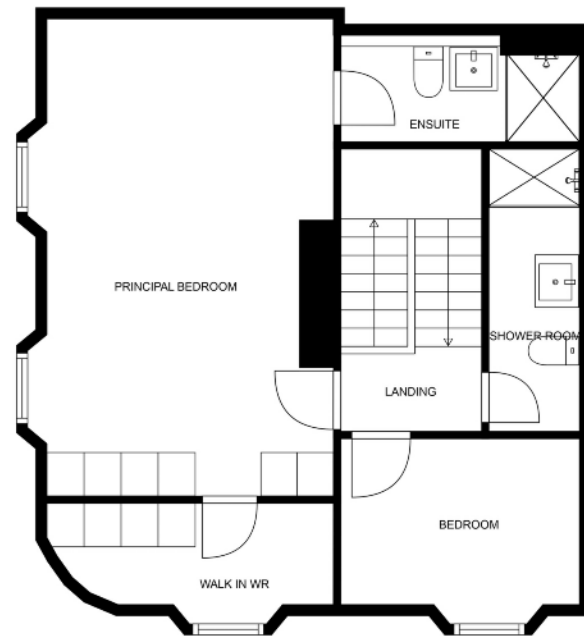
ENSUITE SHOWER ROOM: Wall hung WC, vanity unit with mixer taps, recessed mirror with concealed lighting, fully tiled shower with product niche, ceramic tiled floor and part tiled walls.

BEDROOM (2): 10' 6" x 7' 7" (3.2m x 2.3m) Deep corniced ceiling, sash windows with sliding secondary glazing

LUXURY SHOWER ROOM: Ceramic tiled floor, part tiled walls, recessed mirror with concealed lighting, vanity unit with mixer tap, heated towel rail, fully tiled built in shower with product niche

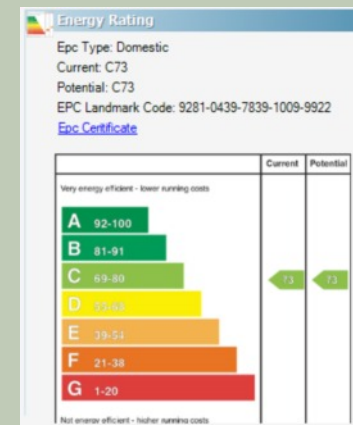


SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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