

A photograph of a modern, two-story house with a light beige facade and a dark grey slate roof. The house features a large bay window on the ground floor and a smaller window above it. A black door is visible next to the bay window. To the right of the house is a detached garage with a dark grey roller door. The property is surrounded by a well-maintained lawn, hedges, and a large tree. A black metal fence is visible in the foreground.

7 Farmhill Road, Cultra, Holywood, BT18 0AD

Offers Over: £799,950

- Detached five-bedroom Cultra residence of exceptional quality and high specification
- Originally built in 2017 and comprehensively renovated and extended in late 2024 for a sleek new-build experience with new modern finishes and conveniences
- Newly constructed luxurious principal bedroom suite showcasing an open dressing area, reading nook and private en-suite shower room, with flexible storage/dressing spaces
- A new dedicated study/playroom perfect for remote work
- Impressive vaulted hallway to the principal bedroom suite with high ceilings that create a bright and spacious ambience
- In total, this residence offers five bedrooms plus a study/playroom, with the principal bedroom suite (including its own ensuite shower room) on the second floor and four additional bedrooms on the first floor, one of which (Bedroom 2) features a private shower room and dressing areas, alongside a main family bathroom complete with both a bath and a shower.
- A beautifully decorated and furnished front drawing room featuring a gas fire and solid wooden flooring extending to bay windows
- Expansive open-plan kitchen, living, and dining space with a bespoke hand-built kitchen featuring an AGA and integrated appliances plus French door sets leading to both the rear gardens and adjacent areas
- Bespoke hand-built side utility room, pantry and cloakroom area
- Hallway with cloakroom with WC and storage cupboard
- Contemporary plantation shutter blinds installed throughout for insulation, light control and enhanced privacy
- Gas-fired central water and heating system with multi-zone underfloor heating on the ground floor
- Comprehensively redesigned landscaping, including new hard and soft elements, intricate sandstone paths, boundary walls, and a southwest-facing sun terrace creating a spacious private retreat
- Detached garage with remote door and adjoining open storage areas, extensive tarmac driveway with ample parking behind entrance pillars with private gates
- Mature front gardens with fenced and landscaped borders plus rear landscaped gardens and patio with secure side access, lawn, paving, and private green hedging
- Only a few minutes from Cultra's Farmhill Bay and Seapark beaches, delightful coastal walks, Ballymenoch's woodland and lush parkland, Royal North of Ireland Yacht Club, Royal Belfast Golf Club, Culloden Hotel
- Easy commuting to Belfast City Airport and Belfast City Centre (approximately 10 minutes by car) via main arterial routes or Marino railway halt at just 2-3 minutes' walk away
- Situated within the catchment area for a range of primary and grammar schools
- A fantastic opportunity to purchase a contemporary detached home in the prime Cultra location



Located on Farmhill Road, one of Northern Ireland's most prestigious and convenient roads in the exclusive Cultra area, this property sits only a short stroll from scenic shoreline walks and coastal paths. The surrounding location combines the beauty of coastal living with the convenience of being just a ten-minute drive to Belfast City Airport.

Constructed in recent years, this exclusive residence underwent a comprehensive redesign and extension in late 2024, creating additional accommodation and ensuring a sleek, modern finish throughout. The first and second-floor arrangement features five spacious bedrooms, two with private shower facilities and dressing areas, plus a large family bathroom, and a separate study/playroom perfect for remote work or leisure activities.

Particularly impressive is the principal bedroom suite, set on the second-floor behind vaulted hallway with high ceilings, a reading nook, open dressing area, and a stylish en-suite shower room. Another bedroom (Bedroom 2) also enjoys its own shower room and dressing area on the first floor, offering flexibility and convenience for family or guests.

Downstairs, the front drawing room exudes warmth with solid wooden flooring, a gas fire, and bay windows. A generous, open-plan kitchen, living, and dining area showcases a bespoke hand-built kitchen fitted with an AGA and integrated appliances. French doors open onto a southwest-facing patio and landscaped gardens, ideal for family gatherings and entertaining friends. A practical side utility room, pantry, cloakroom, and a ground-floor WC provide everyday convenience, while a detached garage with a remote door offers ample storage and easy parking on the expansive tarmac driveway.

The property's gardens have been professionally landscaped to blend style and low maintenance, featuring mature front lawns, secure fencing, sandstone pathways, and new boundary walls. Its sun-capturing rear lawns and patios allow for outdoor relaxation throughout the day. With its enviable location close to local beaches, parkland, and the amenities of Holywood, this home also boasts excellent transport links via road, rail, and nearby Belfast City Airport.

Within reach of leading schools and set in one of Cultra's most prestigious addresses, it offers a rare opportunity to secure a modern, detached residence with extensive accommodation and exceptional finishes.

Please contact us at your convenience to arrange a private appointment to view.



## Ground Floor

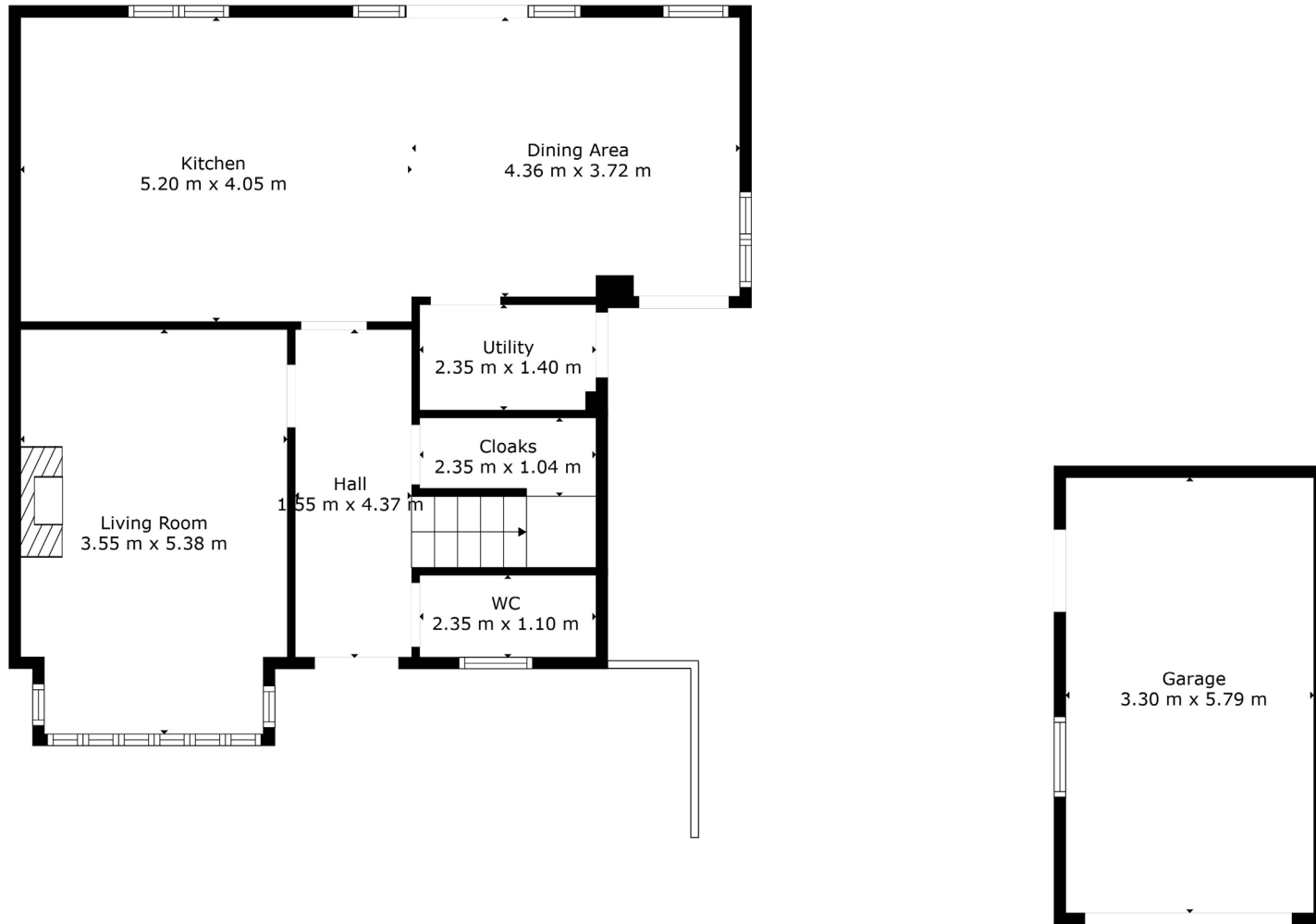
- ENTRANCE HALL: 15' 5" x 4' 11" (4.7m x 1.5m) Tiled hall, spotlighting and door to cloakroom. Wash hand basin, hand painted panelling, partly tiled walls, tiled floor, spotlights, window to front. Walk in storage cupboard with hanging space, underfloor heating manifolds and Phoenix Natural Gas boiler. Door to:
- DRAWING ROOM: 17' 9" x 11' 6" (5.4m x 3.5m) Solid wooden floor, bay window to front with glazed windows to front and side with fitted shutters and spotlighting. Stone mantelpiece and side panel with slate hearth and cast iron inset gas fire. Door to:
- LIVING/KITCHEN/DINING ROOM: 31' 2" x 13' 5" (9.5m x 4.1m) Kitchen area with bespoke hand built kitchen, with range of high and low level cupboards, drawers, shelves and units. Delightful farmhouse style kitchen. Feature Aga with double hotplate and oven, stone roll edge worktops with splashback to side with detailing over. Sink unit with Belfast style white ceramic infill sink with mixer taps. Fitted dishwasher, high and low level storage, hanging and shelving space. Side unit with fitted freezer, built in Blackthorn designed solid wooden kitchen, built in larder, storage, drawers, open to dining area with tiled floor, feature lighting and spotlights. There is also a living area with Dimplex instant heat fire with television over. Side French doors leading to south west facing patio gardens and entertaining area. Double opening French doors leading to north east facing rear gardens for all morning and afternoon sun, again with lawn screened by mature privet and laurel hedging and fencing. Door to:





Virtual Furniture





**TOTAL: 180 m<sup>2</sup>**  
 FLOOR 1: 75 m<sup>2</sup>, FLOOR 2: 65 m<sup>2</sup>, FLOOR 3: 40 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 19 m<sup>2</sup>, " " : 12 m<sup>2</sup>, LOW CEILING: 9 m<sup>2</sup>

Floorplan Is For Illustrative Purposes Only And Is Not To Scale

Ground Floor Plan

## 1<sup>st</sup> Floor

- LANDING: Spotlighting, walk in hot press with water cylinder.
- BEDROOM (1): 10' 10" x 11' 2" (3.3m x 3.4m) Not including triple built in, fitted mirror wardrobes with hanging, shelving and storage space and television point. Door to ensuite shower room with tiled floor, low flush wc, wash hand basin with fitted mirror, two windows with fitted shutters, walk in fully tiled shower cubicle with drench shower and telephone hand shower, tiled storage area, heated towel rail, extractor fan and low voltage lighting.
- BEDROOM (2): 9' 10" x 8' 2" (3.0m x 2.5m) Low voltage lighting, window with fitted shutters and television point.
- BEDROOM (3): 8' 10" x 12' 2" (2.7m x 3.7m) Low voltage lighting, window with fitted shutters and television point.
- BEDROOM/STUDY: 9' 6" x 8' 10" (2.9m x 2.7m) Low voltage lighting, window with fitted shutters and television point.
- FAMILY BATHROOM: 8' 6" x 5' 11" (2.6m x 1.8m) Tiled floor, tiled walls, shaped panelled bath with thermostatic shower over, wash hand basin with fitted mirror above, low flush wc, window with fitted shutters, extractor fan, low voltage lighting and feature tiling.
- Staircase to half landing with feature window.

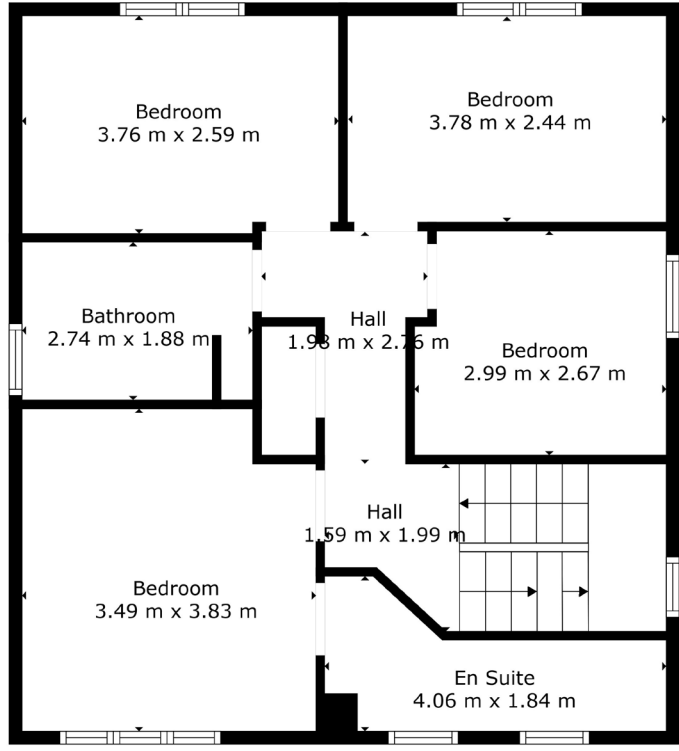


## 2<sup>nd</sup> Floor

- STUDY/NURSERY/STORAGE: 10' 10" x 10' 2" (3.3m x 3.1m) Low voltage lighting, Velux window with attractive views across Cultra towards Belfast Lough.
- PRINCIPAL BEDROOM SUITE: 17' 5" x 13' 9" (5.3m x 4.2m) Extending to nursery or dressing area - 1.9 m x 2.1 m
- Dressing area with Velux window, low voltage lighting.
- Main bedroom with shaped ceiling, low voltage lighting and television point.
- Walk in shower room with tiled floor, fully tiled double shower cubicle with drench shower and telephone hand shower, Velux window, low flush WC, wash hand basin, fitted mirror, heated towel rail, low voltage lighting and extractor fan.

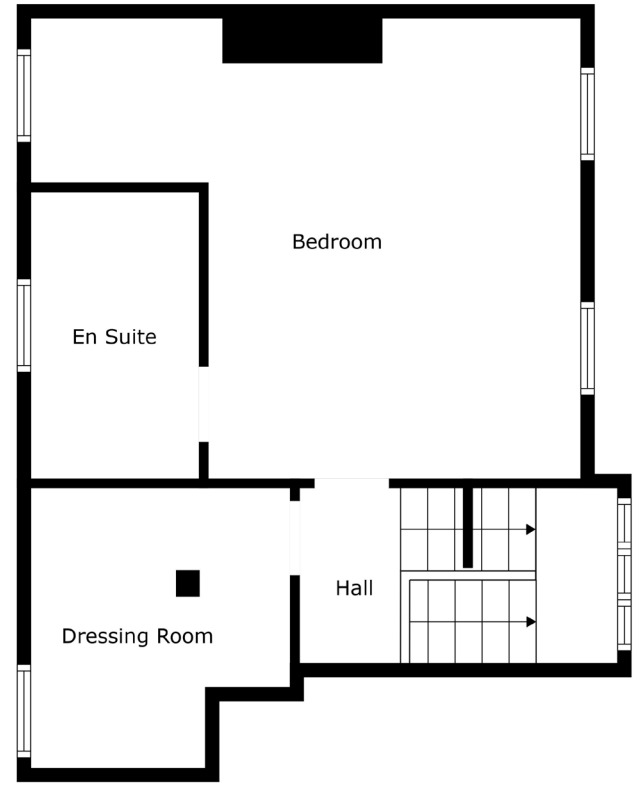






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1st Floor Plan



Floorplan Is For Illustrative Purposes Only And Is Not To Scale

2nd Floor Plan

## Outside

- FRONT: Double entrance gates leading to parking in front of lawns, surrounded by mature privet and laurel hedging. Patio area to front door. Outside light. Solid front door with multi locking function.
- DETACHED GARAGE: 18' 4" x 10' 10" (5.6m x 3.3m) Electrically operated roller door to the front, open beam with potential storage above, light and power, door to side, space for car and plenty of storage.
- SIDE: South west facing terrace bordered with Portuguese laurel hedging and box hedging with private gates securing it from the front of the property. This area attracts all day and evening sun due to its south west position. It is also accessed from the rear hallway plus the living/kitchen/dining room making it ideal for entertaining, outside light and power supply. Stone built half wall, rear garden area again with stone half wall detailing all round. Outside power, lighting and water supply. Bordered by mature privet hedging, laurel hedging, extensive lawns, accessed via double doors at centre of living/kitchen/dining room. Hedging to north side of the property with private gates making it secure for animals and children with privacy on all sides.





# EPC

Energy performance certificate (EPC)			
7, Farmhill Road HOLYWOOD BT18 0AD	Energy rating	Valid until:	2 May 2027
	<b>B</b>	Certificate number:	0064-3997-0453-9803-2305
Property type	Detached house		
Total floor area	142 square metres		
<b>Energy rating and score</b>			
This property's energy rating is B. It has the potential to be B.		The graph shows this property's current and potential energy rating.	
<a href="#">See how to improve this property's energy efficiency.</a>		<b>Properties get a rating from A (best) to G (worst) and a score.</b> The better the rating and score, the lower your energy bills are likely to be.	
		For properties in Northern Ireland:	
		the average energy rating is D the average energy score is 60	
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please contact us at your convenience to discuss this important opportunity.

**David Menary**

**Tel: 07775 557 090**

**Email: david.menary@colliers.com**

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