

EXQUISITELY DESIGNED LIVING



Ballymenoch
DEMESNE

HOLYWOOD, COUNTY DOWN



Ballymenoch
DEMESNE

ABSOLUTE LUXURY
WRAPPED IN MATURE
SECLUSION



THESE EXCLUSIVE NEW HOMES OFFER
AN UNPARALLELED LIVING EXPERIENCE,
FEATURING PANORAMIC, UNINTERRUPTED
VIEWS OVER HOLYWOOD BELOW AND
BELFAST LOUGH BEYOND.



6

IDYLIC SECLUSION
IN A BEAUTIFUL
ELEVATED SITE,
BOUNDED BY
MAJESTIC MATURE
TREES





This exclusive collection of five luxury homes offers a once in a lifetime opportunity to settle in one of Northern Ireland's most sought-after towns.



NUMBER 03 | THE DIXON
 Floor Area: 3517 sq ft approx
 4 Bedroom Detached Home
 Plot size: 0.31 acre



NUMBER 04 | THE HAMILTON
 Floor Area: 3517 sq ft approx
 4 Bedroom Detached Home
 Plot size: 0.33 acre



NUMBER 05 | THE CUNNINGHAM
 Floor Area: 3517 sq ft approx
 4 Bedroom Detached Home
 Plot size: 0.39 acre



NUMBER 06 | THE WILSON
 Floor Area: 3635 sq ft approx
 5 Bedroom Detached Home
 Plot size: 0.35 acre



NUMBER 07 | THE MAGILL
 Floor Area: 4310 sq ft approx
 5 Bedroom Detached Home
 Plot size: 0.50 acre

LOCATION MAP

NOT TO SCALE



ENJOY PRIVACY AND SECLUSION,
COUPLED WITH EFFORTLESS ACCESS TO
THE AMENITIES OF THIS CHARMING TOWN



KEEP IT LOCAL

- 1 Tesco Express
- 2 Post Office
- 3 Library



EDUCATION

- 4 St Patricks Primary
- 5 Sullivan Upper School
- 6 Hollywood Primary
- 7 Priory Int College
- 8 Steiner School
- 9 Glenraig Int Primary
- 10 Rockport School



FOOD & DRINK

- 11 Noble
- 12 The Dirty Duck
- 13 Coast
- 14 Frae
- 15 Lynchpin
- 16 Knotts
- 17 Lemongrass
- 18 Alexanders & Co
- 19 The Bay Tree
- 20 Epicurean
- 21 Cultra Inn



RETAIL THERAPY

- 22 IKEA
- 23 Decathlon
- 24 B&Q
- 25 Tesco Extra
- 26 Sainsbury's



SPORT & RECREATION

- 27 Hollywood Golf Club
- 28 Hollywood Rugby Club
- 29 Royal Belfast Golf Club
- 30 Hollywood Cricket Club
- 31 Royal North of Ireland Yacht Club
- 32 Bannatyne Health Club
- 33 Culloden Estate & Spa



PARKS & HERITAGE

- 34 Glenlyon Park
- 35 Redburn Country Park
- 36 Ballymenoch Park
- 37 The Esplanade
- 38 Seapark
- 39 Ulster Transport Museum
- 40 Ulster Folk Museum



Hollywood is consistently ranked among the best places to live in Northern Ireland by The Sunday Times guide. Known for its coastal charm, high street, and close proximity to Belfast, it is considered the ideal spot for commuters and families.



The vibrant high street, features independent cafes, award winning restaurants and a unique mix of independent butchers and bakeries.

The North Down Coastal Path is perfect for walking and cycling by the sea. Glenlyon Park and Redburn Country Park are great for woodland walks and panoramic views of Belfast Lough.

THE PERFECT LOCATION
FOR EVERYTHING
YOUR FAMILY NEEDS

EMBRACE HOLYWOOD'S THRIVING, VIBRANT COMMUNITY



The town has a strong community feel, offering amenities such as two yacht clubs, two renowned golf clubs, and a thriving social scene.

Enjoy the schools, parks, sports, recreation and social hot spots that make this charming, historic town one of the most sought after areas to live.

Often referred to as "Belfast's unrivalled super-suburb", Hollywood offers an aspirational way of life, all within easy reach of the entertainment and enterprise of the city.



CREATE YOUR
BESPOKE KITCHEN
AT THE HEART OF
YOUR HOME



Open plan, spacious kitchens are a natural family hub and the heart of the home. Individual layouts, stylish doors, worktops and quality appliances are every cook's dream, making plenty of space for entertaining and socialising.



BEAUTIFUL FINISHES & STYLISH DETAILS

BALLYMENOCH DEMESNE | HOLYWOOD, COUNTY DOWN

KITCHEN

- Choose your luxury Kitchen finishes from our bespoke Ballymenoch Demesne range at Alwood, Lurgan
- You will be invited to book a personal appointment with the award winning designer Janice Sutherland
- Alwood bespoke painted Farnham Range doors with 30mm Suprastone quartz worktop and quartz upstand
- We have tailored the layout design to optimise the unit and worktop space in each Kitchen
- Integrated Bosch appliances include electric oven and combination microwave with warming drawer, fridge freezer and dishwasher
- Integrated Bora induction downdraft hob
- Quooker Fusion boiling water tap
- Solid beech cutlery drawer inserts
- Low voltage down lights
- Concealed doors in to hidden Pantry (where applicable)

UTILITY ROOM

- Alwood bespoke painted Farnham Range doors with 30mm Suprastone quartz worktop and quartz upstand
- Space for free standing washing machine and tumble dryer in Utility

PANTRY

- Alwood bespoke painted Farnham Range doors with 30mm Suprastone quartz worktop and quartz upstand

RELAX IN LIGHT
FILLED LIVING
SPACES, WHERE
EVERY DETAIL
IS CAREFULLY
CONSIDERED
AND CRAFTED
TO THE HIGHEST
STANDARD.



SANITARY WARE

- Hansgrohe sanitary ware and fittings to Bathrooms, Ensuites and WCs
- Wall hung WC with concealed cistern where applicable
- Low profile shower trays with contemporary glass panels and doors to Bathrooms and Ensuites
- Heated anti-steam illuminated mirror fronted cabinet to Bathrooms and Ensuites
- Low voltage down lights

FLOORING & TILING

- Premium carpet and underlay in Drawing Room, Formal Dining, Bedrooms stairs and landing
- Tiled floor to Entrance / Reception Hall, Kitchen, Dine, Utility, Cloakroom, WC, Boot Room and Pantry
- Floor and half height wall tiling to Bathroom and Ensuite
- Full height splash backs to sinks

HEATING

- Gas fired central heating
- Energy efficient boiler
- Sites 3, 4 and 5 will have underfloor heating throughout
- Sites 6 and 7 will have underfloor heating to ground floor and high output radiators to first floor
- Heated chrome towel rails to Bathroom, Ensuite and WC





ENDLESS POSSIBILITIES!

THE LARGE, SECLUDED REAR GARDENS ARE IDEAL FOR A HOST OF OPTIONAL EXTRAS WITH PLENTY OF SPACE AVAILABLE FOR OUTSIDE KITCHENS, GARDEN ROOMS AND HOME STUDIOS.



A CUSTOM DESIGNED, BESPOKE UNDER-STAIRS WINE CELLAR IS ALSO AVAILABLE AS AN OPTIONAL EXTRA ON SPECIFIC SITES, TRANSFORMING THE ANGULAR SPACE BENEATH THE STAIRCASE IN TO A CLIMATE CONTROLLED, VISUALLY STRIKING WALK-IN CABINET (where applicable)



INTERNAL FINISHES

- Painted internal walls in one colour throughout and white ceilings
- Traditional panel internal doors painted white with quality ironmongery
- Deep moulded skirting boards and architraves
- Comprehensive range of electrical sockets, switches, TV points, telephone points and 5 amp sockets
- Security alarm
- Mains smoke and carbon monoxide detectors
- Feature cornicing to Entrance/Reception Hall and Drawing Room
- PC Allowance towards fireplace and surround
- Pre wired for BT Full Fibre connection

EXTERNAL FINISHES

- Traditional cavity wall construction with clay brick and roughcast render finish
- Traditional finish tiled roof
- uPVC double glazed windows with gunmetal grey finish
- Painted front and rear doors
- Bitmac and gravel driveway with cobbled edging
- Gardens seeded and planted
- Landscape plan incorporating wall detailing, planting and hedging throughout the development
- Flagged patio areas and paths
- Cabling for EV car charger
- Front and rear external lighting
- Rear outside water supply
- Decorative chimney stacks and pots

Solar PV panels with minimum of 3.20 kW / peak provision

INTERIOR DESIGNER - CLAIRE HAMMOND INTERIORS

Studio G, Library Hill, The Carnegie, 121 Donegall Road, Belfast, BT12 5JL
(info@clairehammondinteriors.com)

Claire Hammond Interiors is an interior design company based in Belfast specialising in private residences, show homes and commercial spaces. With more than 20 years of experience working on high-end projects all over Ireland, Claire Hammond Interiors brings a wealth of style and creativity to any design process.

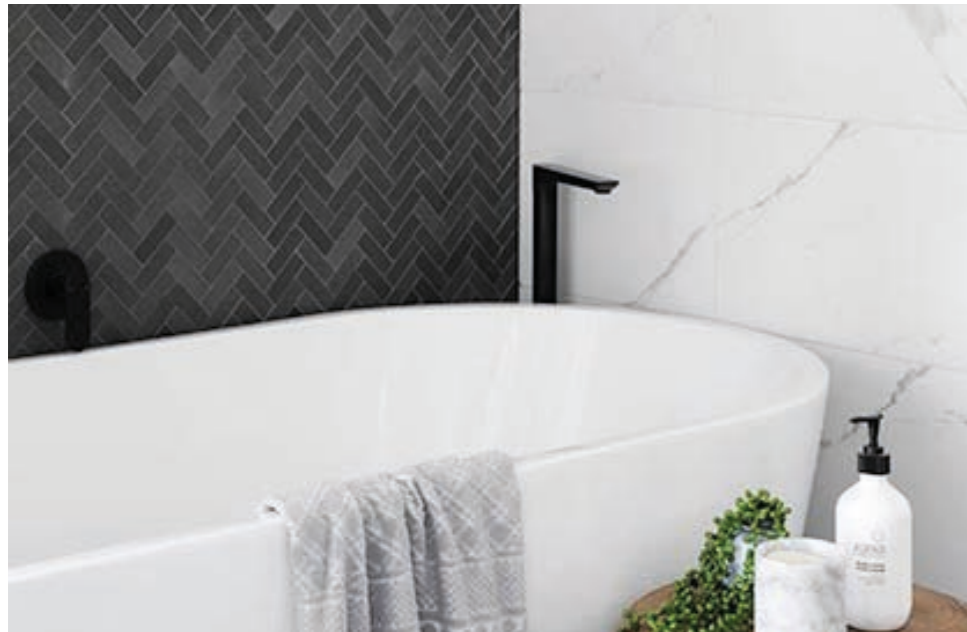
Claire offers a bespoke service that includes design consultation, space planning, bespoke furniture design, budgeting, purchasing and project management.

Over a number of years Claire has developed a close working relationship with local and international suppliers alike, providing you with the ultimate in furniture, fabrics and finishes. Alongside local craftsmen Claire creates unique pieces offering you timeless styles from contemporary to classic, modern to traditional.



INTERIOR DESIGNER,
CLAIRE HAMMOND CAN
PROVIDE AN OPTION
TO CREATE BESPOKE
LIVING ENVIRONMENTS
THAT FIT WITH YOUR
NEEDS, STYLE AND
ASPIRATIONS





**BESPOKE KITCHENS
BY ALWOOD BY
ALFRED BRIGGS**

Shaerf Drive, Lurgan, Co. Armagh BT66 8DD
Janice Sutherland: (janicesutherland@alwood.co.uk)



**BEAUTIFUL,
DISTINCTIVE TILING
& BATHROOMS
BY STEVENSON & REID**

10 Sanda Road, Newtownabbey BT37 9UB
Julie Clarke: (julie@stevensonandreid.co.uk)



**QUALITY CARPETS AND
WOODEN FLOORING
BY CARPETWORLD**

188 Saintfield Road, Belfast, BT8 6HG
James Kieran: (carpet-world@btconnect.com)



**HANDCRAFTED
FIREPLACES
BY ROBERT PHILIPS
FIREPLACES**

3c White Mountain Rd, Lisburn BT28 3QY
Grainne Philips: (grainne@phillipsfireplaces.com)



OUR TRUSTED SUPPLIERS WILL HELP
YOU CHOOSE THE FINISHING TOUCHES
THAT PERSONALISE YOUR HOME

SALES REPRESENTATION BY:



New Homes

Point of Contact:

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07775 557090

david.menary@colliers.com

www.colliersni.com

DEVELOPED BY:

BLUE HORIZON

www.bluehorizondevelopments.com

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