



OFFERS OVER
£850,000

Moylena, 31 Ballyholme Road
Ballyholme, BT20 5JL

PINKERTONS
Sales, Lettings and Property Management



Idyllic Ballyholme living doesn't get better, or more central than this...



Warm Welcome

Discover Moylena, a truly magnificent Victorian double-fronted gem, nestled discreetly off Ballyholme Road behind grand electronic gates, with a separate rear entrance off Ward Avenue, offering an exclusive private haven unlike any other in Ballyholme.

As you step inside, you're greeted by an enclosed entrance hallway, where a tiled floor and feature glazing set the tone for the elegance within. Pass through to the main hallway and find yourself enveloped in Victorian charm, with decorative cornicing, ceiling roses, corbels, and picture rails that whisper stories of a bygone era.

To the front of the home, two formal reception rooms await. One, adorned with a feature stone mantle and gas fire, invites cosy gatherings, while the other, a refined dining room, boasting a light fitting that pays homage to the Victorian era. Both rooms are bathed in natural light from bay windows and graced with solid wood flooring.









Continuing through the ground floor, discover a large study perfect for quiet reflection, a games room spacious enough for a full-sized pool table, a practical utility room, a cloakroom, and a shower room. The pièce de résistance is the stunning kitchen, where solid wood cabinetry, granite work surfaces, and an Aga nestled within a red brick surround create the heart of the home. This space, with its vaulted ceilings and exposed wood beams, opens up to a curved dining area with French doors leading to the patio, merging indoor and outdoor living seamlessly.



Step Upstairs

Ascend the stairs to find an opulent bathroom on the landing return, featuring a cast iron claw foot bath and a separate dressing area. The upper floor hosts the master bedroom, a separate dressing room, and three additional charming bedrooms.

THE FINER DETAILS

- Magnificent Victorian double-fronted home: A stunning example of Victorian architecture, boasting an impressive double-fronted façade.
- Exclusive and private location, nestled discreetly off Ballyholme Road behind electronic gates with a separate rear entrance off Ward Avenue.
- Elegant Victorian Features: Rich in period details with decorative cornicing, ceiling roses, corbels, and picture rails.
- Two formal reception rooms, including a cosy lounge with a feature stone mantle and gas fire, and a refined dining room with a Victorian-era light fitting.
- Spacious ground floor layout boasting a large study, a games room, utility room, cloakroom, and shower room, in addition to the principal reception rooms.
- Stunning kitchen complete with solid wood cabinetry, granite work surfaces, an Aga with red brick surround, vaulted ceilings, exposed wood beams, and French doors leading to the patio.
- Luxurious bathroom featuring a cast iron claw foot bath and a separate dressing area.
- The upper floor hosts the master bedroom with a separate dressing room and three additional charming bedrooms.
- Beautifully landscaped gardens, designed to capture tranquillity and sunlight throughout the day, with multiple entertaining and relaxing areas, a built-in brick BBQ, and ample external lighting.
- Traditional Coach House, re-roofed by the current owners, with potential to transform into an office, separate living accommodation, or granny flat (subject to planning) featuring an independent entrance off Ward Avenue.









THIS PROPERTY COMPRISES

Porch - 7' x 4'9"

Hallway - 35'10" x 7' (max)

Lounge - 19'4" x 14'6"

Dining Room - 16'10" x 14'6"

Pool Room - 14'6" x 13'

Study - 14'6" x 13'

Shower Room - 7'8" x 6'4"

Cloak Room - 7'8" x 6'3"

Utility Room - 14'0" x 8'1"

Kitchen - 24'5" (max) x 22'11" (max)

Master Bedroom - 14'7" x 13'6"

Bedroom 2 - 14'7" x 13'5"

Bedroom 3 - 14'7" x 12'10"

Bedroom 4 - 14'7" x 12'11"

Dressing Room - 8'10" x 6'10"

Bathroom - 14'10" x 13'

Dressing Room/Hotpress - 13' x 5'9"

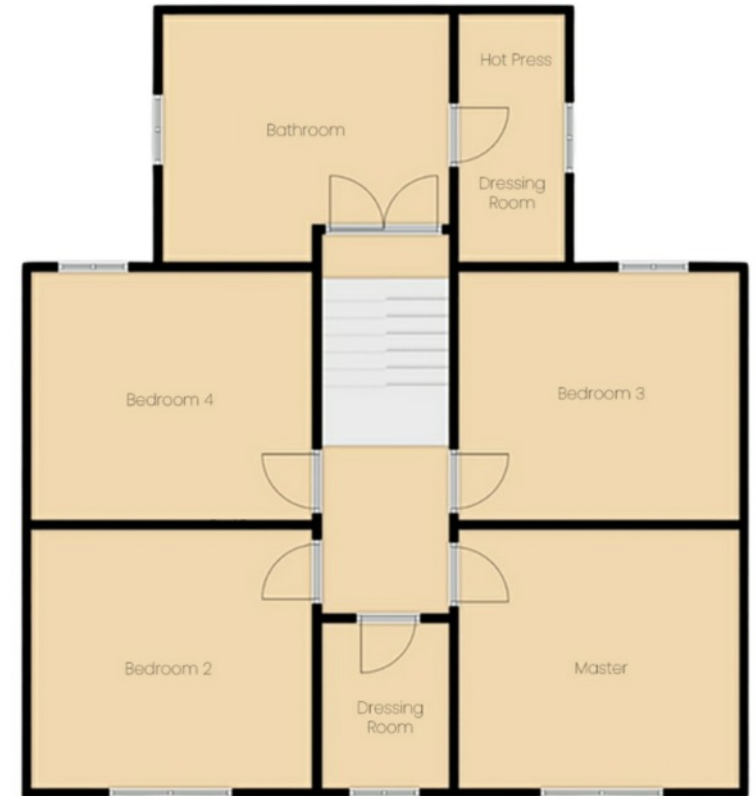
THE COACHHOUSE COMPRISES

Lower - 21'6" x 12'4"

Upper - 21'6" x 12'4"



Ground Floor



First Floor

Private Oasis

Externally, Moylena enchants with its beautifully landscaped gardens, designed to capture tranquility and sunlight throughout the day. Multiple entertaining and relaxing areas, a built-in brick BBQ, and ample external lighting ensure this garden is a sanctuary year-round, whether basking in summer evenings or enjoying winter views.

At the garden's end, a traditional Coach House stands proud, re-roofed by the current owners and currently serving as a garage. With potential to transform into an office, separate living accommodation, or granny flat (subject to planning approvals), this Coach House, with its independent entrance off Ward Avenue, offers endless possibilities.





Moylena is more than a home; it's a living testament to Victorian elegance fused with contemporary convenience, offering a lifestyle that's as unique as it is exquisite.

Welcome to a haven where history and modernity dance in perfect harmony, right in the heart of Ballyholme Village.









Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Score	Energy rating		
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		29 F
1-20	G	13 G	

* For your information: The UK average rating is 'E50'.



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