



JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS



25 Hawthornden Road | Belfast, BT4 3JU
ASKING PRICE £650,000



The Property

Dating back to circa 1902, this Edwardian double fronted semi detached villa enjoys a delightful location on the prestigious Hawthornden Road within only a short stroll of both Ballyhackamore and Belmont's bustling villages and their varied range of shops, boutiques and restaurants. A superb family home, this property is also within walking distance of a range of primary, secondary and local grammar schools.

On entering the graceful reception hall one is immediately struck by an abundance of character and charm and a warm and welcoming atmosphere is also evident. High cornice ceilings and ceiling rose add to the period appeal. The accommodation comprises of three reception rooms and four large bedrooms. Of particular note is the 'Parkes' kitchen open to ample dining area with beautiful mature outlook over the rear garden.

Externally the grounds are just as impressive, surrounding the house with well-tended lawns, extensive planting, mature trees and shrubs. A large double garage with a substantial annex, ideal for a home business, study or studio apartment. The driveway provides parking for numerous cars and other vehicles. This is an idyllic place to escape the pressures of the day and certainly a child's dream adventure playground. It is rare for a property of this grandeur and calibre to come on the market therefore viewing is strictly by appointment only.





Accommodation

Ground Floor

- Covered Entrance Porch
- Reception Porch
- Reception Hall
- Inner Hallyway
- Shower Room
- Drawing Room
19'5" x 13'2" into bay window
- Living Room
16'1" x 13'3" into bay window
- Family Room
12'9" x 9'7"
- Kitchen with Dining Area
20'10" x 18'4"

First Floor Return

- Bathroom
13'8" x 10'3"

First Floor

- Bedroom One
16'0" x 12'9" into bay window
- Bedroom Two
14'3" x 13'5" into bay window
- Bedroom Three
13'4" x 11'2"
- Bedroom Four
13'4" x 9'8"

Outside

- Double Garage
19'8" x 19'5"
- Annexe
19'7" x 18'4"

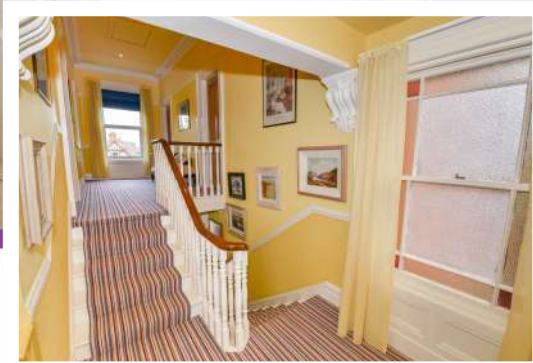
For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk

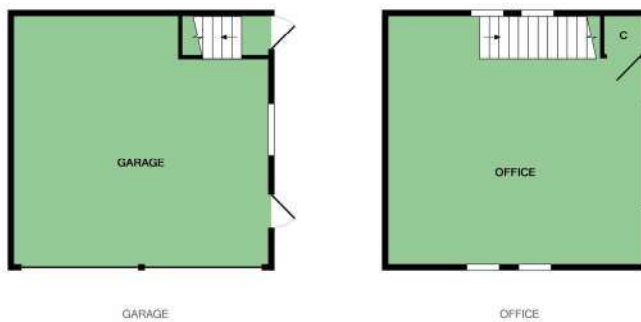




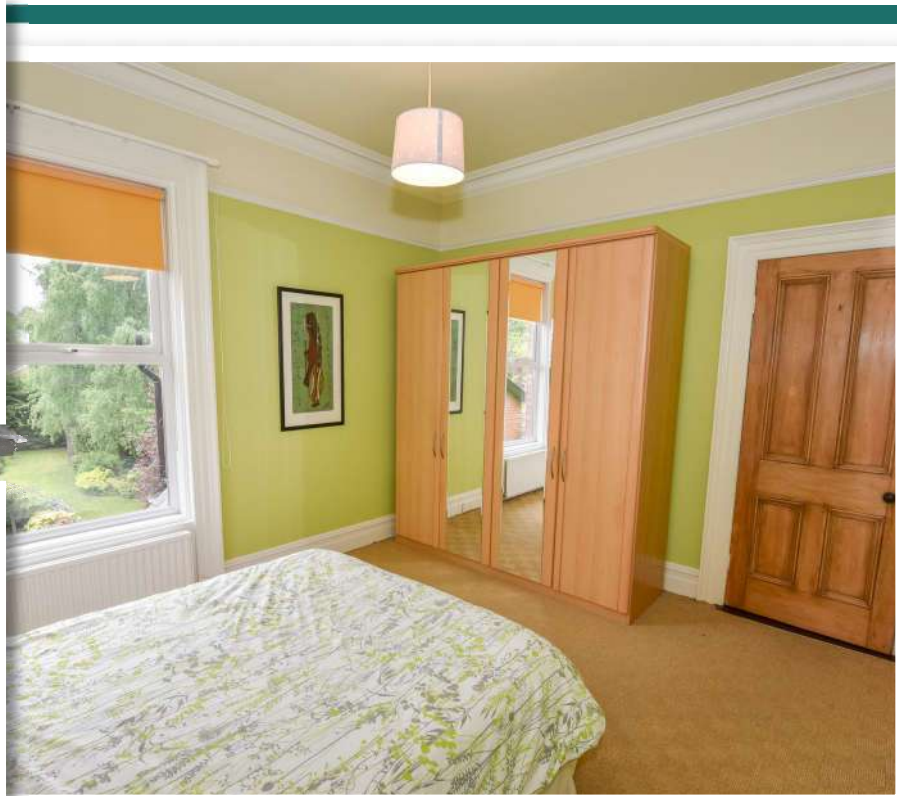
Property Features

- Edwardian Double Bay Fronted Residence Dating Back to Circa 1902
- Retains Much Original Character and Charm
- Magnificent Drawing Room with Feature Fireplace
- Living Room with Bay Window and Fireplace
- Separate Family Room
- Modern 'Parkes' Fully Fitted Kitchen with Integrated Appliances, Aga, Opening to Ample Dining Area and French Doors
- Ground Floor Shower Room the White Suite
- Four Well Proportioned Bedrooms
- Large Luxurious Bathroom with White Suite
- Gas Fired Central Heating
- Majority Double Glazed
- Fully floored Roofspace, Velux Windows, Light and Power, Excellent Potential for Conversion Subject to usual Planning
- Sweeping Driveway with Ample Parking Leading to Double Garage
- Beautiful Mature and Private Rear Gardens Ideal for Children at Play and Outdoor Entertaining
- In Walking Distance from Both Ballyhackamore and Belmont's Bustling Villages and a Range of Local Schools
- Double Garage with Annexe Above, Ideal for a Number of Uses Including Home Business, Airbnb, Granny Flat or Teenager's Den





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 5.0.0.10



Directions

Travelling from the Knock carriageway, along Hawthornden Way towards Belmont, Hawthornden Road is located just after the main Knock junction on the left hand side, turn right and Number 25 is located on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D		55	64
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			



Viewing

By appointment through agent.

Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



JOHNMINNIS RENTALS

Our rentals division deal with all aspects of property rental, including full property management and corporate listings.

Awards & Recognition



Join Our Mailing List

Keep up to date with the latest news and property listings. Contact us or join our mailing list.



THE SUNDAY TIMES
THE IRISH TIMES

Greater Belfast Branch

7 Library Court, 404 Upper Newtownards Rd
Belfast, BT4 3GE

T 028 9065 3333 F 028 9065 6633

property@johnminnis.co.uk



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither John Minnis, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.



JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS