

AGREED



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LETTING SPECIALISTS

35 Knockdene Park | Belfast, BT5 7AD
OFFERS AROUND £660,000



The Property

35 Knockdene Park was constructed circa 1890 and enjoys a secluded position, surely one of East Belfast's best kept secrets. Whilst enjoying a mature leafy position this highly regarded and sought after address not only offers wonderful privacy but is located within the heart of Knock within easy walking distance of vibrant Ballyhackamore village with its many shops and restaurants. Stormont Parliament Buildings are also easily accessible on foot as well as a host of other local amenities.

This magnificent properties is undoubtedly one of the most finest examples of a Victorian gentleman's residence available on today's market. One is immediately struck by its grandeur and beautiful period family home. The quality of craftsmanship and character of this era is evident throughout. Of particular note is the gracious reception hall with cast iron fireplace. Many period features have been preserved including cornicing, picture rails and stained glass windows. High ceilings and generously proportioned rooms and complimenting rear extension provide an abundance of accommodation ideal for the lifestyles of today's busy families.

The grounds are very impressive with well tended front, side and rear lawns, extensive planting, mature trees and shrubs, brick paved enclosed courtyard and large double garage. A paved driveway provides parking for multiple vehicles. Additional benefits include the Coach House, renovated within the last fourteen years, and with the potential for a number of different uses.

This is an idyllic place to escape from the pressures of the day and certainly any child's dream adventure playground. It is rare for a property of this grandeur and calibre to come onto the market therefore strictly viewing by appointment only.





Offers Around £660,000
Semi Detached
7 Bedrooms
4 Receptions



Accommodation

Ground Floor

Reception Porch

Reception Hall

Drawing Room
19'5" x 17'6"

Dining Room
15'8" x 14'7"

Family Room
15'1" x 14'5"

Kitchen
28'1" x 14'7"

Rear Porch

Boiler/Utility Room
8'1" x 7'1"

Garden Room
21'6" x 19'4"

Ground Floor WC

First Floor

Bathroom
13'0" x 13'9"

Study

Separate WC

Bedroom Three
11'1" x 14'10"

Bedroom Four
11'7" x 10'5"

Bedroom Two
16'1" x 14'3"

Master Bedroom
14'7" x 15'1"

En-suite Shower Room
9'7" x 3'8"

Second Floor

Luggage Room

Shower Room

Bedroom Five
6'1" x 13'4"

Second Floor

Bedroom Six
14'7" x 14'4"

Bedroom Seven
13'0" x 12'11"

Original Coach House

Lounge/Kitchen/
Dining/Living Space
23'7" x 14'2"

Shower Room

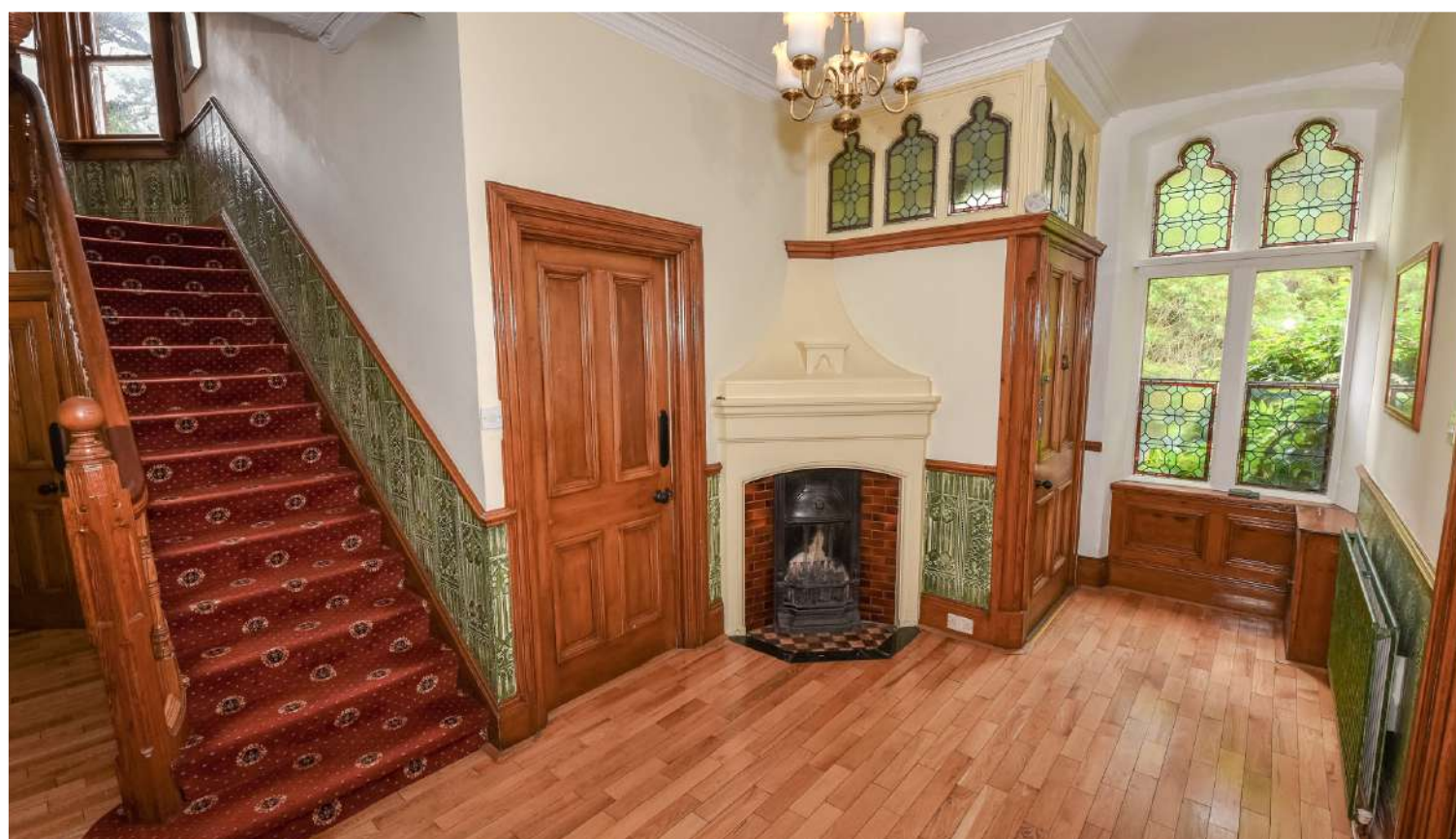
Staircase to First
Floor

Bedroom or Studio
23'7" x 14'2"

Outside

Double Detached Garage

Driveway Parking





Property Features

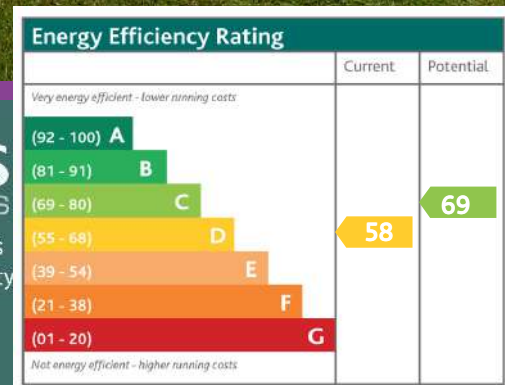
- Elegant Period Victorian Residence Built circa 1890
- Wonderful Period Detail both Externally and Internally
- Secluded Position Behind Mature Woodland Yet Easy Walking Distance of Ballyhackamore's Vibrant Village
- Internal Period Features, Cornicing, Picture Rails, Stained Glass Windows and Fireplaces
- Potentially Seven Bedrooms including Master Bedroom ensuite
- Gracious Drawing Room with Feature Fireplace
- Superb Dining Room with Marble Fireplace
- Family Room with Fireplace and Oak Wooden Flooring
- Fully Fitted Kitchen with Aga Oil Fired Range and Casual Dining Area
- Large Family/Garden Room with Cast Iron gas Stove
- Ground Floor WC and Shower Room
- Family Bathroom with White Suite
- Second Floor Shower Room
- Enclosed Brick Paved Courtyard
- Coachhouse refurbished in 2006 can be used for a number of different uses
- Large Double Garage
- Generous Site with Front, Side and Rear Gardens Laid in Lawns, Mature Trees and Shrubs
- Tarmac Driveway with Ample Parking for Numerous Cars and Additional Vehicles
- Within Walking Distance to Both Ballyhackamore and Belmont Villages and Stormont Parliament Buildings
- Within a Catchment Area for a Wide and Varied Range of Leading Primary and Grammar Schools





Directions

Travelling on the Knock Road turn left onto the King's Road. Heading towards Gilnahirk turn first left into Knockdene Park. Number 35 is located on the left hand side.



Viewing

By appointment through agent.

Free Valuation

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



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