

TEMPLETON  
ROBINSON



11 Tweskard Park,  
Belmont,  
BELFAST,  
BT4 2JY

Offers Over  
£1,100,000

Viewing by  
appointment with  
& through agent  
028 90 650000





Enjoying an incredible, private site of over an acre, this substantial and attractive family home is nevertheless just off the Belmont Road. It is therefore within easy reach of excellent amenities, parks and some of the province's leading schools for all ages.

The Arts and Crafts style house has been extended and remodelled to an exacting standard by the current owners since their purchase back in 2006. Light, space and flow abounds throughout. With attention to detail very much to the fore, there is little for a purchaser to do except move in and enjoy their stunning new home.

The electrical and heating specifications are both a sight to behold. Feature lighting abounds both inside and out with many having dimming capabilities and gorgeous light fittings. The zoned, oil-fired system with Heatmiser thermostats features underfloor water heating throughout the entry level, all controllable by an app on your mobile phone.

Externally this is complemented by delightful, landscaped gardens. The exceedingly private, south-west facing rear has been attractively raised and levelled making it ideal for children and outdoor entertaining alike. A wooded area replete with secure fencing and gates provides an excellent degree of natural screening. A floodlit path takes you down to your own access to Massey Avenue.

Once a 19th century estate owned by linen merchant Malcolmson Greeves, Tweskard comes from an Anglicised-Gaelic word "tuaisceairt" which means North. The detached homes on one of Belfast's most highly regarded parks were originally built in the 1940s with professionals attracted to the lovely sites and superb location close to the Stormont Estate. Belmont, Ballyhackamore and Holywood are all within easy reach making this an enticing proposition.

With lateral living across just two floors, it is only upon internal inspection that one can appreciate all this fabulous family home has to offer.

- Attractive, substantial detached home on magnificent site of circa one acre
- “Sanctuary” principal bedroom with en suite shower and dressing rooms
  - Five further bedrooms: one with its own en suite shower room
- Stunning open plan, bespoke kitchen with island, triple aspect and integrated appliances
- Sun Room with double-height ceiling and picture windows overlooking lovely back gardens
  - Drawing Room with feature Mackintosh fireplace and twin aspect
    - Dining Hall with library area
      - Utility and Boot Rooms
- Five bathrooms in total, including shower room on ground floor
  - Large, floored roofspace
    - Attached Garage with electric doors to front and rear
    - Extensive Tegula driveway with copious off-street parking
- South-facing, private rear garden with secure gates and wooded area to Massey Avenue
  - Aluminium shed, outdoor sauna/Feature external lighting to front and rear gardens
  - Superb electrical specification throughout; Bose ceiling speakers in downstairs rooms
  - Zoned Oil Fired Central Heating with app controls and high pressure water system
- Close to excellent local amenities, parks and leading schools



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The Property Comprises:

## Ground Floor

Original hardwood front door with glazed, bubble glass inset.

ENCLOSED ENTRANCE PORCH: Ceramic tiled floor. Built-in storage cupboard. Inner door with glazed panels to:

DINING HALL: 22' 3" x 13' 0" (6.77m x 3.97m) (at widest points). Cast-iron wood-burning stove. French doors to rear terrace and gardens. Walk-in storage cupboard/boot room.



DRAWING ROOM: 17' 11" x 13' 0" (5.46m x 3.96m) (into recess). Mackintosh fireplace with remote control gas fire. Feature recesses with lighting. Twin aspect with French doors to terrace and gardens.



LIBRARY/HALL: Superb range of integrated shelving. Semi-engineered oak flooring in these rooms.

UTILITY ROOM: 10' 1" x 8' 2" (3.08m x 2.48m) Range of high and low level units, single drainer stainless steel sink unit, plumbed for washing machine. Ceramic tiled floor. Door with glazed panels to rear gardens.



SHOWER ROOM: Fully tiled in travertine limestone. Corner shower cubicle with Mira Sprint electric shower. Low flush wc, wash hand basin.





KITCHEN: 26' 4" x 16' 0" (8.03m x 4.88m) Excellent range of high and low level Wenge oak cupboards including island unit. Twin sink unit with mixer tap. Integrated appliances including Neff 5 ring halogen hob, dishwasher, fan and combi ovens. Corian work surfaces with breakfast bar style seating. A Line American style fridge/freezer. Casual dining and sitting areas. French doors to terrace and gardens. Stairs down to:



SUN ROOM: 19' 10" x 15' 0" (6.05m x 4.57m) Floor-to-ceiling windows overlooking rear garden, with two sets of French doors providing direct access. Feature wall-lighting included (except for Moose). Porcelain tiled flooring in both kitchen and sun room.



## First Floor

LANDING: Cupboard with high-pressure water tank. Separate, shelved linen cupboard. Access via pull-down ladder to ROOFSPACE, majority floored with light. Great size.

BEDROOM: 11' 5" x 11' 1" (3.47m x 3.39m)





BEDROOM: 14' 6" x 13' 0" (4.42m x 3.96m) (at widest points). Feature radiator. French doors to balcony.



BEDROOM: 10' 4" x 10' 2" (3.14m x 3.10m) (Currently used as study). Built-in storage cupboard.

BATHROOM: Travertine limestone tiled walls and floors. Corner bath with telephone hand shower, low flush wc, pedestal wash hand basin.

BEDROOM: 13' 0" x 12' 5" (3.96m x 3.78m)

ENSUITE SHOWER ROOM: Shower cubicle with chrome controls. Wall-mounted wash hand basin, low flush wc. Heated towel rail, Travertine limestone tiled floors and walls.





PRINCIPAL SUITE: 19' 10" x 16' 0" (6.04m x 4.88m) "Sanctuary" bedroom with multiple aspects. Free-standing contemporary bath on claw feet. Solid walnut wood flooring. French doors to: BALCONY: Views across city to Cavehill.

DRESSING ROOM: Built-in storage including rails, shelves and cupboard.

SHOWER ROOM: Walk-in shower enclosure with bodyjets and "rain" head. Twin rice bowl-style sink units on granite plinths, storage underneath. Feature glass bricks. Low flush wc, chrome heated towel rail. Italian Emperador marble tiling and black granite shower tray.



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LANDING: Built-in robes with sliding doors. Additional built-in robe with shelved storage.

SHOWER ROOM: Fully tiled with Italian Emperador marble. Shower cubicle with chrome controls.

Low flush wc, wall-mounted wash hand basin. Chrome heated towel rail.

BEDROOM: 19' 10" x 11' 2" (6.05m x 3.4m) (at widest points). Guest Room. Currently being used as living room. Twin aspect.



## Outside

Double entrance pillars (wired for electric gates) to Tegula paved driveway with parking and turning for numerous vehicles. Ground and garden feature lighting. Electric car charging point.

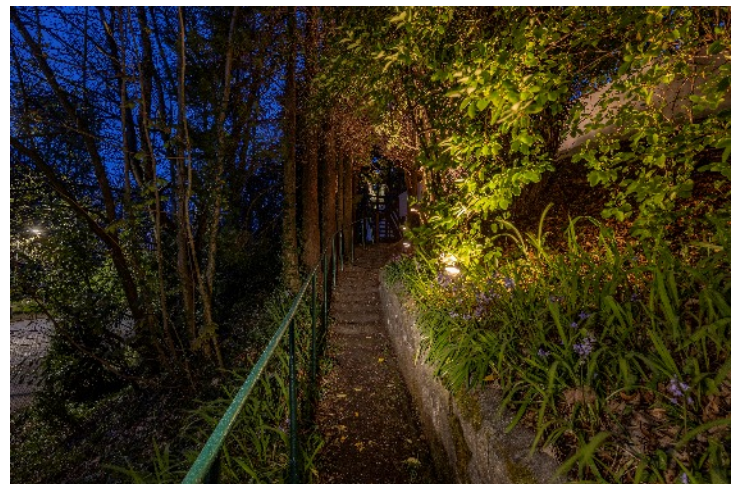
FRONT GARDEN: Lawn with fruit trees including apple, damson and cherry. Beds to side, laid in bark chips and well-stocked with abundance of plants, trees and flowering shrubs.

ATTACHED GARAGE 18' 11" x 8' 4" (5.77m x 2.54m) (Widening to 3.37m). Roller shutter, electric, remote control doors to front and rear. Power and light, built-in shelving. Wired for TV (home gym etc). Oil fired boiler. Path with gate to side leading to:

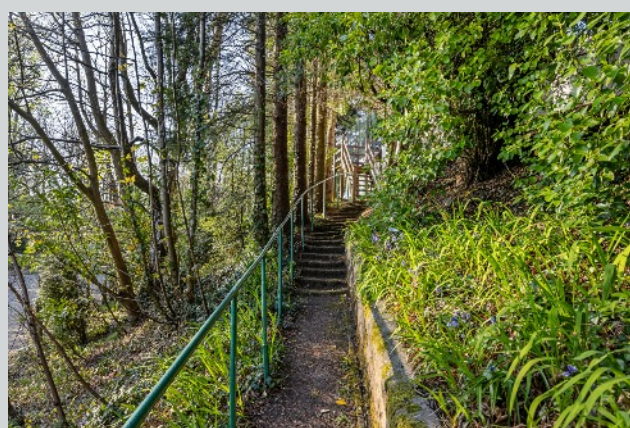
FULLY ENCLOSED REAR GARDEN: with south-westerly orientation. Raised and levelled, large lawn with feature paved patios and sitting areas.

Steps to upper terrace. 3 outdoor taps. Sauna, above ground swimming pool, large aluminium shed. Feature lighting and audio system. Plumbed for Jacuzzi/hot tub. Corner swing seat.

Superb array of planting which provides excellent degree of privacy. Gate to wooded area with path leading through trees and shrubs to further gate leading to Massey Avenue. Again, all with feature lighting.

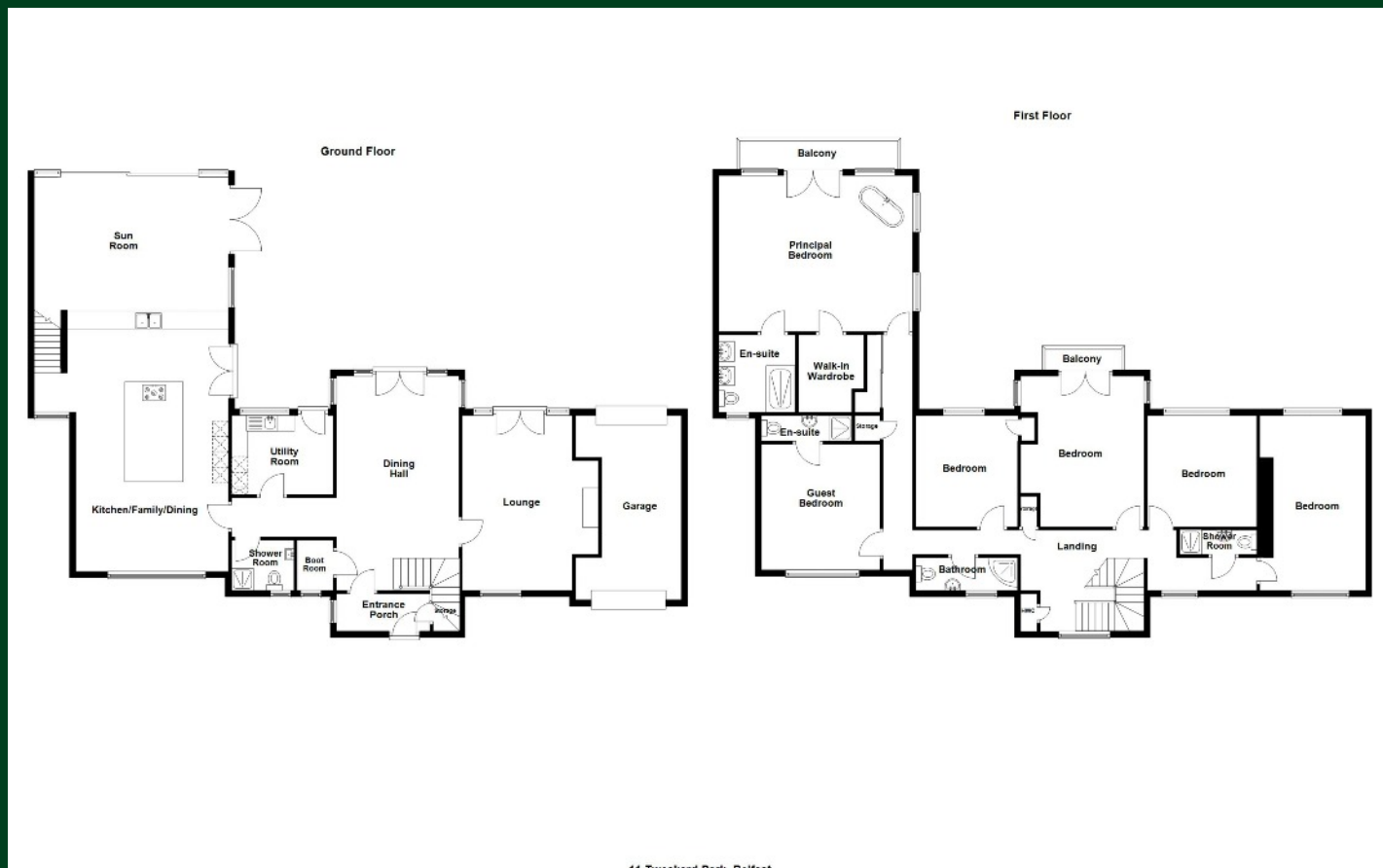






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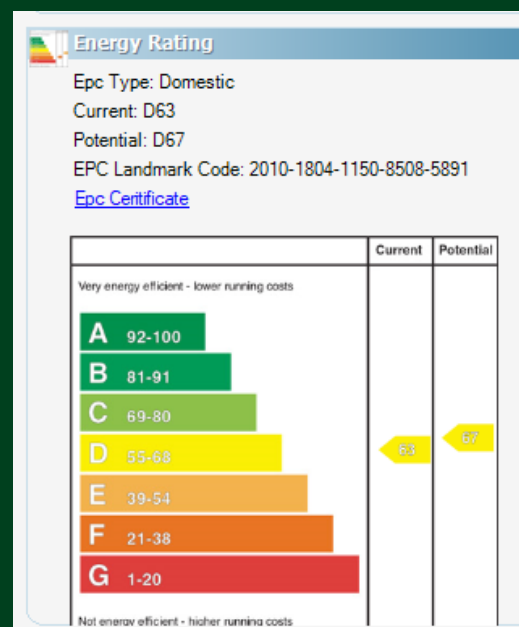
11 Tweskard Park, Belfast

## Location:

Head past Campbell College on the Belmont Road. Where road bends (after Old Hollywood Road traffic lights) into Massey Avenue, go straight up hill. First right is Tweskard Park and property is on the right hand side.

Ballyhackamore - 028 90 65 0000  
 Lisburn Road - 028 90 66 3030  
 North Down - 028 90 42 4747  
 Lisburn - 028 92 66 1700

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