



'Beechcroft'
55 Ballylesson Road,
Belfast,
BT8 8JS

Offers Over
£595,000

Viewing by
appointment with
& through agent
028 90 663030





This excellent extended former farmhouse occupies a quite superb idyllic and peaceful mature site extending to approximately one acre with stunning panoramic views over the surrounding countryside. Whilst benefitting from this quiet rural setting it also offers convenience with many amenities only minutes away including those in Malone. The property offers well proportioned accommodation finished to a high standard throughout which is further enhanced by the

many fine features. This is ideally complemented by the excellent external space including an extensive range of outbuildings incorporating additional accommodation.

Overall this is a superb one off property offering the best of both worlds with its stunning rural yet convenient setting. Recent sales in the immediate area have proven extremely popular and early inspection is highly recommended.

- Excellent Extended Detached Former Farmhouse with Stunning Panoramic Countryside Views
- Quite Superb Idyllic Peaceful Mature Freehold Site Extending to Approximately One Acre
 - Spacious Reception Hall with Parquet Wood Flooring & Cloakroom
 - Generous Lounge with Georgian Style Glass Fronted Stove
 - Separate Good Sized Dining Room with Parquet Wood Flooring
 - Large Modern Fitted Kitchen with Stanley Oil Fired Range/Separate Utility Room
 - Open Plan to Bright Family Living/Dining Room Area Leading to Rear Garden
 - 3 Good Sized Well Proportioned First Floor Bedrooms
- Modern First Floor Family Bathroom & Additional Modern Downstairs Shower Room
 - Oil Fired Central Heating/Double Glazed Windows
- Electric Gates & Sweeping Driveway to Pebbled Parking & Turning Courtyard Area
- Extensive Range of Outbuildings Including Workshop, Garaging, Former Stable Store Rooms & Additional Living Accommodation
- Additional Accommodation with Living Area, Bedroom, Dressing Room & Shower Room (Currently No Planning)
- Stunning Mature Surrounding Gardens Including Beautiful Generous Front & Rear Gardens & Additional Woodland/Orchard Area
- Superb Quiet Rural Setting Yet Extremely Convenient with Many Amenities Only Minutes Away Including Those in Malone

The Property Comprises:

Ground Floor

Hardwood front door to . . .

RECEPTION HALL: Parquet floor.

CLOAKROOM: Parquet floor.

LOUNGE: 14' 9" x 11' 6" (4.5m x 3.51m) Glass fronted Georgian style stove with slate hearth, cornice ceiling, views over countryside.



DINING ROOM: 14' 9" x 12' 7" (4.5m x 3.84m) (into bay at widest points). Parquet floor, cornice ceiling, views over countryside (currently used as home office).



Telephone 028 9066 3030

www.templetonrobinson.com

MODERN FITTED KITCHEN: 20' 2" x 10' 8" (6.15m x 3.25m) (at widest points). Excellent range of high and low level units, stainless steel sink unit, work surfaces, cooker alcove with Smeg five ring gas range, stainless steel splash back and extractor fan, integrated fridge, integrated dishwasher, ceramic tiled floor, fully tiled walls, low voltage spotlights. Additional tiled alcove with Stanley oil fired range (operates house heating). Open plan to . . .

LIVING/DINING ROOM AREA: 23' 0" x 10' 3" (7.01m x 3.12m) Laminate wood effect floor, twin uPVC double glazed doors to outside, feature vaulted beamed ceiling, Velux windows giving additional natural light, feature radiators, low voltage lighting.



UTILITY ROOM: 23' 4" x 4' 8" (7.11m x 1.42m) (at widest points). Excellent range of units, plumbed for washing machine, vented for tumble dryer, tiled effect floor, double glazed Velux windows giving additional natural light, low voltage lighting, hardwood door to outside.

MODERN SHOWER ROOM: Walk-in shower cubicle with power shower, wash hand basin, low flush wc, part tiled walls, heated towel rail, cloaks area.

First Floor

SPACIOUS LANDING: Large shelved hotpress, linen cupboard, access to part floored roofspace, stained glass window.

BEDROOM (1): 14' 9" x 11' 6" (4.5m x 3.51m) Low voltage lights.



BEDROOM (2): 14' 9" x 11' 6" (4.5m x 3.51m) Built-in robe.



BEDROOM (3): 11' 6" x 9' 7" (3.51m x 2.92m) Double built-in robe.



MODERN BATHROOM: White suite comprising panelled bath, low flush wc, pedestal wash hand basin, fully tiled separate shower cubicle, part tiled walls, ceramic tiled floor.



Outside

Superb mature site extending to approximately one acre with fabulous countryside views.

Entrance pillars and electric gates with sweeping pebbled driveway leading to parking and turning courtyard area.

Beautiful mature surrounding gardens in lawns and beds with various sitting areas and panoramic countryside views incorporating large lawned front garden. Additional woodland/ orchard garden area and private mature rear garden with apple trees.









Range of outbuilding incorporating :

FORMER STABLE BLOCK & STORAGE:

GARAGE/WORKSHOP: 29' 3" x 14' 6" (8.92m x 4.42m) (at widest points). Up and over door, power and light.

TOOL STORE: 14' 4" x 14' 2" (4.37m x 4.32m) (at widest points).

STORE ROOM: 16' 5" x 12' 8" (5m x 3.86m) (at widest points). Power and light.

STORE ROOM/GARAGE: 15' 3" x 7' 0" (4.65m x 2.13m) (at widest points). Up and over door, power and light.

BOILER HOUSE/GARDEN STORE: Oil fired boiler (operates additional living accommodation heating), power and light.

PAVED COVERED CARPORT/STORAGE AREA: Access to first floor self contained living accommodation.

SELF CONTAINED ACCOMMODATION: Oil fired central heating/Double glazed (currently no planning).

First Floor

LIVING AREA WITH STUDY: 18' 8" x 13' 7" (5.69m x 4.14m) (at widest points). Beamed ceiling, double glazed Velux window, low voltage lighting.



BEDROOM: 14' 6" x 12' 2" (4.42m x 3.71m) Beamed ceiling, double glazed Velux window, low voltage lighting.

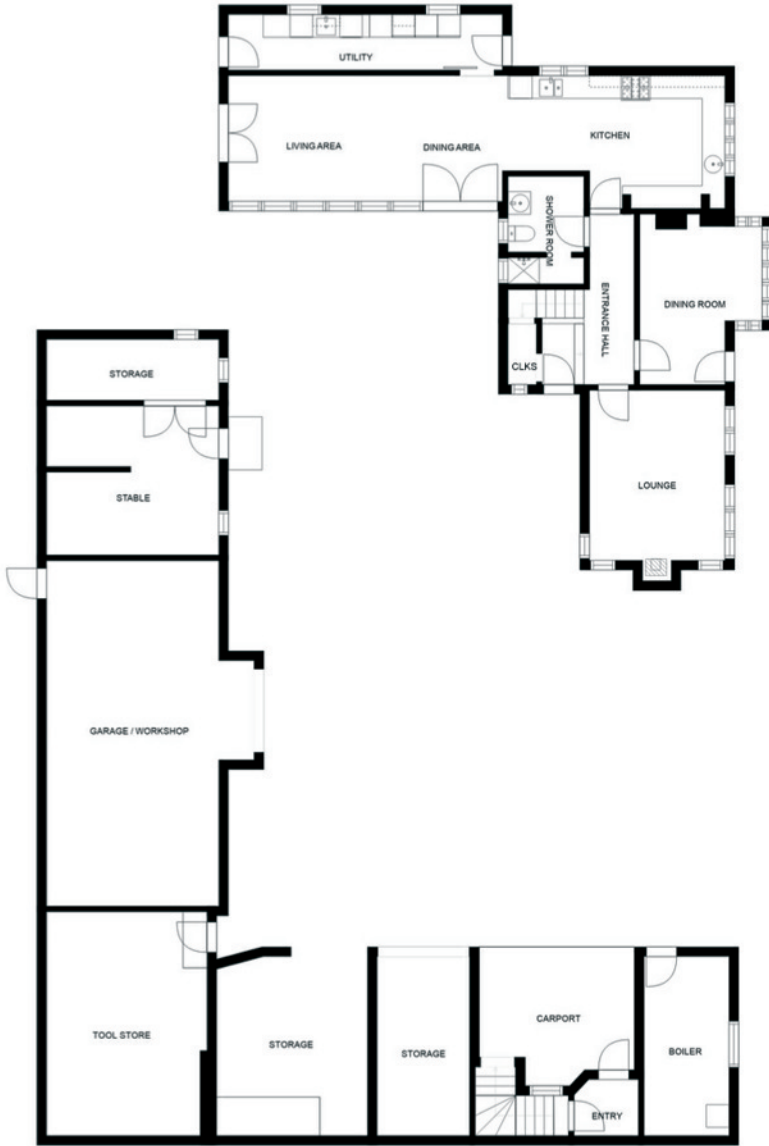


DRESSING ROOM AREA:



SHOWER ROOM: Fully tiled shower area with Redring electric shower, low flush wc, pedestal wash hand basin with splash back tiling, heated chrome towel rail, low voltage lights.

LARGE COVERED BARN/STORAGE AREA TO REAR:

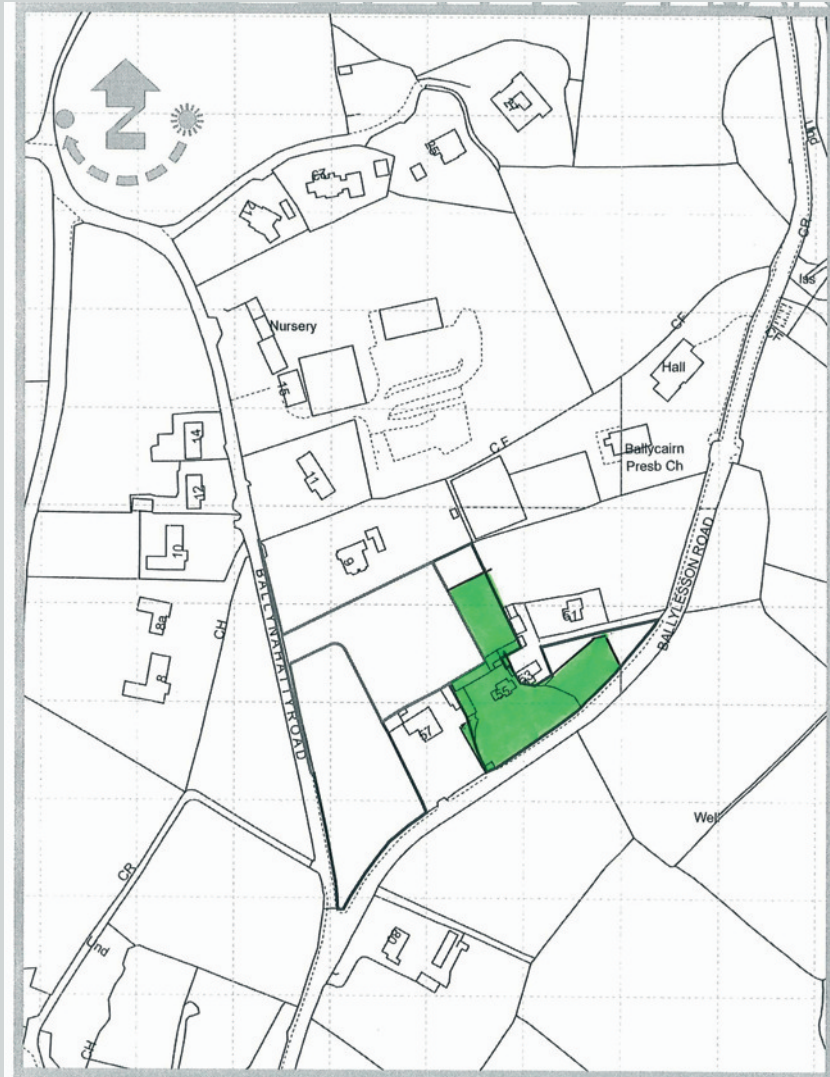


FLOOR 1



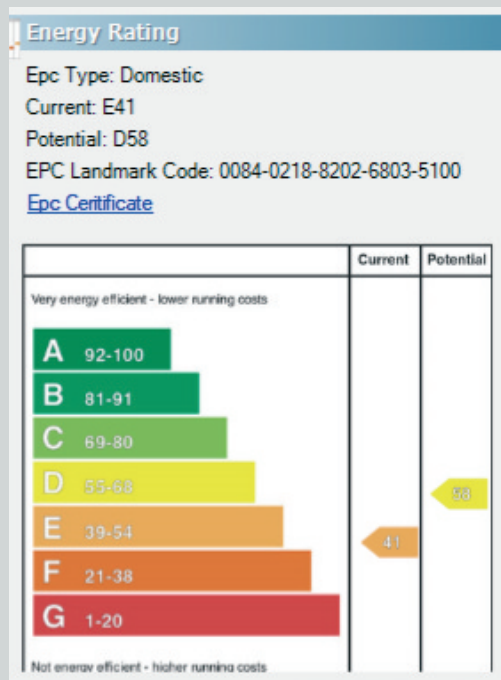
FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Location:

Coming from Shaw's Bridge take the Ballylesson Road and number 55 is on the right hand side just before Ballynahatty Road.



Telephone 028 9066 3030
 www.templetonrobinson.com

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

www.templetonrobinson.com



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 Templeton Robinson, 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.