

'LANDOUR',
13 HAMPTON PARK,
BELFAST, BT7 3JL



TEMPLETON
ROBINSON



PRICE: OFFERS OVER £1,050,000

This distinguished 4000 sq ft detached residence occupies a beautifully mature site of around 0.75 of an acre and set in a highly sought after tree lined park.

The property has been modernised throughout but still retains its original Victorian character and charm and many of the intricate architectural features to complement a house in this era.

The excellent family sized accommodation offers four reception rooms, five bedrooms, two with ensuite bathrooms plus two other shower rooms. The family room leads out to the beautiful mature secluded gardens laid in lawns with a wide variety of specimen trees to include a Japanese maple. There is a detached double garage and electric entrance gates which lead to parking spaces for 4-6 cars.

All the city's amenities are close to hand with grammar and primary schools all within easy access, via excellent public transport routes, and Forestside shopping centre within walking distance. For those seeking a distinctive family home in a much sought after location this is a rear opportunity and one not to be missed.





- Most attractive detached Victorian residence set in highly sought after tree-lined park
- Gracious drawing room with marble fireplace and bay window
- Comfortable living room with bay window and marble fireplace with gas coal effect fire
- Dining room leading to kitchen/breakfast room and TV nook
- Extended family room overlooking beautiful gardens
- Five bedrooms, two with ensuite bathroom plus separate shower room
- Pine staircase leading to home office with built-in cupboards and desk, plus shower room
- Electric entrance gates to excellent parking front and rear
- Detached double garage
- Extensive double site of around 3/4 acre, secluded and beautifully maintained in lawns with many specimen trees, feature fountain and patio area
- Double site has potential for a site for one dwelling (subject to obtaining Planning Permission)







THE PROPERTY COMPRISES:

GROUND FLOOR

Hardwood front door to:

ENTRANCE PORCH: Original tiled floor. Hardwood door with stained glass windows to:

ENTRANCE HALL: Wooden floor, cornice ceiling, picture rail.

DRAWING ROOM: 25' 6" x 17' 8" (7.77m x 5.38m) (at widest points and into bay). Mahogany fireplace and marble inset and hearth, gas coal effect fire. Cornice ceiling, ceiling rose, picture rail. Oak floor, feature stained glass windows in bay window.

LIVING ROOM: 18' 2" x 14' 2" (5.54m x 4.32m) (at widest points). Mahogany fireplace with tiled inset and hearth, gas coal effect fire. Cornice ceiling, picture rail. Bay window.

INNER HALLWAY: Wooden flooring, glazed door to rear.

CLOAKROOM/WC: Built-in storage, wooden floor, low flush wc, vanity unit, tiled splashback, part tiled walls, ceramic tiled floor, heated towel rail.

DINING ROOM: 22' 8" x 13' 3" (6.91m x 4.04m) (at widest points). Oak floor, cornice ceiling, ceiling rose, picture rail.

MODERN FITTED KITCHEN WITH BREAKFAST AREA AND TV NOOK: 17' 6" x 16' 4" (5.33m x 4.98m) Wooden range of high and low level units, granite work surfaces and drainer, one and a half bowl stainless steel sink unit, integrated dishwasher, gas fired Aga, integrated fridge and freezer. Island unit with granite work surfaces, tiled floor, low voltage spotlights.

FAMILY ROOM: 19' 6" x 17' 4" (5.94m x 5.28m) (at widest points). Oak floor, built-in cupboard. Low voltage spotlights, glazed double patio doors to rear.

UTILITY ROOM: 10' 2" x 10' 0" (3.1m x 3.05m) (at widest points). Units with granite work surfaces, stainless steel sink unit, cooker. Plumbed for washing machine, space for tumble dryer, fully tiled walls, ceramic tiled floor, glazed door to rear. Gas boiler.

CLOAKROOM/WC/BOOT ROOM: Shower, low flush wc, ceramic tiled floor, fully tiled walls.

FIRST FLOOR RETURN

SPACIOUS LANDING: Hotpress with copper cylinder.

FIRST FLOOR

PRINCIPAL BEDROOM: 18' 2" x 12' 4" (5.54m x 3.76m) (at widest points). Pine floor, double patio doors to extensive balcony, cornice ceiling. Feature windows.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, uPVC sheeted shower cubicle, part tiled walls, pine floor, low voltage spotlights, extractor fan. Under stairs storage.

SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, uPVC sheeted shower with electric shower, fully tiled walls, extractor fan, heated towel rail.

BEDROOM (2): 14' 3" x 12' 8" (4.34m x 3.86m) Wooden floor, built-in robes, cornice ceiling, picture rail. Steps to:

ENSUITE BATHROOM: Coloured suite comprising low flush wc, pedestal wash hand basin, panelled bath, uPVC sheeted shower cubicle, part tiled walls.

BEDROOM (3): 14' 6" x 14' 2" (4.42m x 4.32m) (at widest points). Built-in robes. Storage and wash hand basin, cornice ceiling, picture rail.

BEDROOM (4): 14' 3" x 12' 2" (4.34m x 3.71m) (at widest points). Built-in robes, desk and wash hand basin, cornice ceiling, picture rail.

BEDROOM (5): 12' 7" x 11' 4" (3.84m x 3.45m) (at widest points). Built-in robes, wooden floor, cornice ceiling, picture rail. Wash hand basin with vanity unit.

LANDING: Access to partially floored roofspace. Stained glass windows.

Pine staircase to:

SECOND FLOOR

HOME OFFICE: 24' 0" x 18' 4" (7.32m x 5.59m) Pine floor, built-in robes, units and desk, two Velux windows and large window overlooking the garden.

SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle and electric shower, plus heated towel rail, pine floor, Velux window.









OUTSIDE

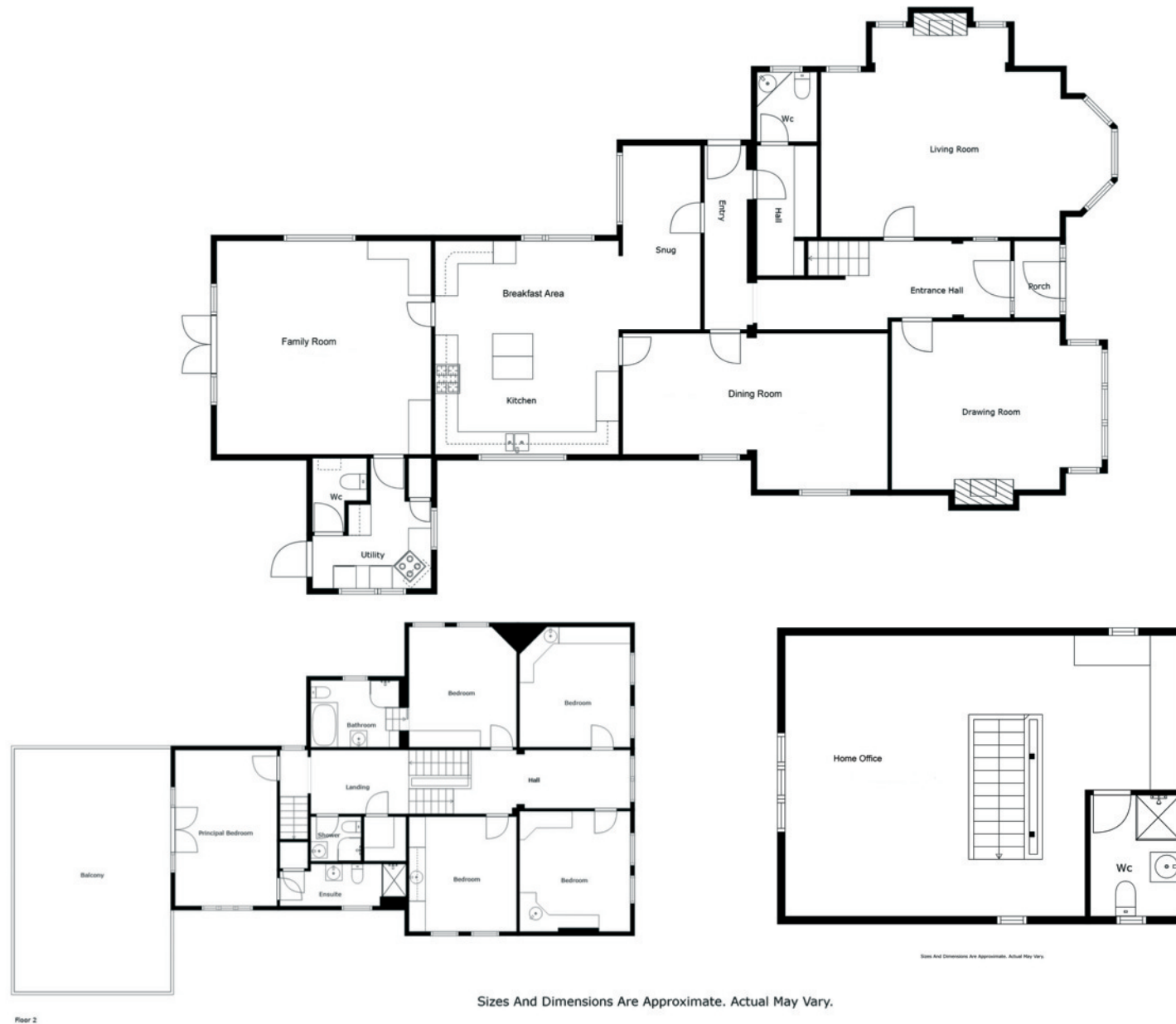
Electric entrance gates to excellent parking and turning areas for several cars.

DETACHED DOUBLE GARAGE: 22' 9" x 19' 2" (6.93m x 5.84m) (at widest points). Electric up and over door.

Extensive double site with beautifully landscaped lawns with various patio areas, beds in shrubs, trees and buses. Feature fountain and pebbled patio area. Japanese maple bush and various specimen trees, London Plain, Sweet Chestnut and Chestnut trees.

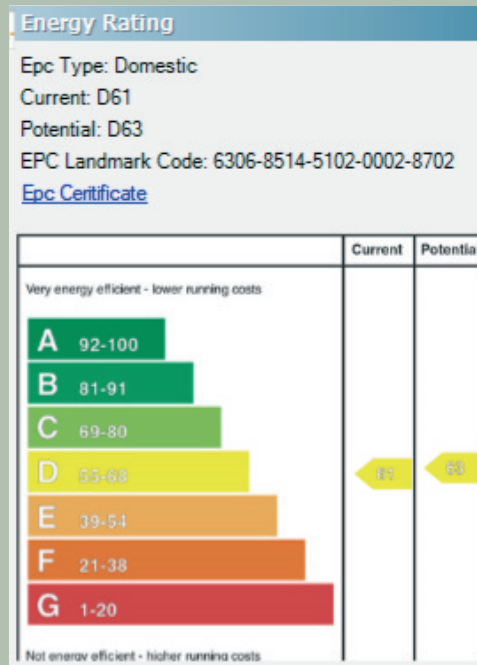
Bin area and garden shed to rear.





LOCATION:

Ormeau Road heading out of town at junction at Annadale Avenue, take next right hand side, Take next on right hand side into Hampton Park.



Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Lisburn - 028 92 66 1700

North Down - 028 90 42 4747

www.templetonrobinson.com

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