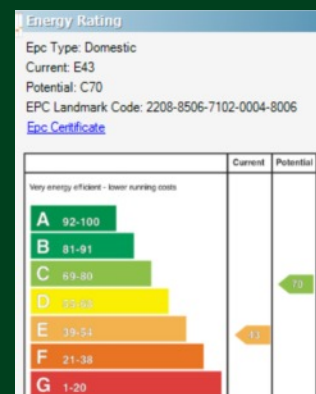




'Thornlea',
14 Malone Park,
BELFAST
BT9 6NH

Offers Over
£1,675,000

Viewing by
appointment with
& through agent
028 90 663030





This handsome Victorian detached residence with self-contained annex is located within the private treelined Malone Park and Conservation Area.

This fine home offers excellent proportions, finished to a high standard throughout and retains a wealth of original character features. The ground floor boasts formal elegant reception rooms to the front, a further sitting room to the rear, a modern fitted kitchen with casual dining and living area and a utility room, creating excellent space for both everyday family living and entertaining. The main house consists of five well-proportioned bedrooms, a modern family bathroom and a downstairs shower room. The layout is ideally suited to the needs of a growing family, offering generous proportioned, excellent flexibility and a superb sense of space throughout.

In addition, the property benefits from a self-contained annex, which can be accessed independently or via the main house and comprises; a large lounge, a modern fitted kitchen with dining area, a generously proportioned principal bedroom, a good sized second bedroom, and a modern bathroom. This versatile space is ideal for grandparents, older children or extended family wishing to live close while retaining independence. Or equally as guest accommodation, providing flexibility for a range of living arrangements.

The property is set in a beautifully landscaped site with south facing lawns to the front with well stocked beds featuring shrubs, trees and bushes. The rear garden is private with mature lawns, beds, shrubs and trees. There is an entrance to a sweeping driveway with parking for 4 or 5 cars.

The gardens to the front are south facing and flood the reception rooms with an abundance of natural light throughout the day, creating a bright and welcoming ambiance both indoors and outdoors. The surrounding gardens provide ample space for entertaining and recreational activities.

Set within South Belfast's most prestigious park addresses, the setting enjoys a highly sought-after location offering exceptional convenience to a wide range of amenities. The property is ideally placed for access to many of the city's leading schools and universities, while the vibrant Lisburn Road - with its array of boutiques, cafes and restaurants - is only a short distance away. Renowned leisure facilities are also close at hand, including Malone and Balmoral Golf Clubs, Belfast Boat Club and Windsor Tennis Club, as well as the expansive parkland of Barnett Demesne and the Lagan Valley towpath. All are readily accessible within minutes.



- 'Thornlea' a Handsome Detached Five Bedroom Residence with a Two Bedroom Annex on Mature Surrounding Gardens in Malone Park
 - Gracious Entrance Hall
 - Formal Sitting Room with Feature Marble Fireplace and Bay Window
 - Separate Bright Dining Room with Southerly Aspect
 - Everyday Sitting Room for Casual Living
- Modern Fitted Kitchen with Range of Integrated Appliances Open Plan to Casual Living and Dining Area and Access to Rear Gardens
 - Utility Room and Downstairs Shower Room & Rear Porch/Boot Room
 - On the First Floor there are Five Well Proportioned Bedrooms
 - Modern Family Bathroom
 - Access from the First Floor Landing Into the Annex Bedrooms
- Separate Front Door Access into Annex with Modern Fitted Kitchen and Dining Area, Good Sized Lounge, Two Bedrooms and Modern Bathroom
 - Oil Fired Central Heating / Original Sash Windows
 - Inviting Entrance with Sweeping Driveway Parking with Car Parking to Front and Side
- Mature Site with South Facing Lawns to the Front with Mature Hedging, Trees and Well Stocked Beds
- Pathway from Front to Rear with Good Sized Terrace and Further Private Rear Gardens in Lawns and with Mature Shrubbery
 - Wooden 'Garage'
- Most Attractive Detached Residence Sympathetically Renovated & Restored Preserving the Period Architecture Including; Floors, Cornicing, Original Windows & Shutters
- Convenient to Many Leading Primary & Secondary Schools, Shops and Public Transport, Ease of Access into the City Centre and Onto the M1 Motorway Network

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The Property Comprises:

Ground Floor

ENCLOSED ENTRANCE PORCH: Glazed hardwood front door. Ceramic tiled floor, hardwood inner door with feature glazing to :

ENTRANCE HALL: Herringbone oak floor, cornice ceiling, picture rail.



FORMAL SITTING ROOM: 21' 5" x 14' 3" (6.53m x 4.34m) Attractive marble fireplace with cast iron inset and granite hearth, cornice ceiling, picture rail, bay window, pitch pine boxed shutters.



FORMAL DINING ROOM: 16' 2" x 13' 3" (4.93m x 4.04m) Cornice ceiling, picture rail, bay window, pitch pine boxed shutters.



INNER HALLWAY: Under stairs storage, oak herringbone floor.

CASUAL SITTING ROOM: 13' 5" x 11' 8" (4.09m x 3.56m) Cornice ceiling, low voltage spotlights, window shutters, teak wood panelled walls.



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UTILITY SPACE: Plumbed for washing machine, space for tumble dryer and fridge/freezer, ceramic tiled floor. Leading to:

SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, shower cubicle, electric shower, ceramic tiled floor. Window shutters.



REAR HALLWAY: Ceramic tiled floor, hardwood door and glazing to rear.

MODERN FITTED KITCHEN OPEN PLAN TO CASUAL DINING AND LIVING ROOM: 20' 2" x 19' 8" (6.15m x 5.99m) (at widest points). Newly fitted range of high and low level units, work surfaces, one and a half bowl white sink with drawer, integrated oven and hob, stainless steel extractor fan over, integrated dishwasher, ceramic tiled floor. Sliding door to rear. Low voltage spotlights, wood burning stove with stone tiled inset and granite hearth, built-in shelving.



First Floor

LANDING: Cornice ceiling, picture rail, access to roofspace.



BEDROOM (1): 15' 9" x 14' 4" (4.8m x 4.37m) (at widest points). Cornice ceiling, picture rail, bay window.



BEDROOM (2): 16' 2" x 13' 3" (4.93m x 4.04m) (at widest points). Cornice ceiling, picture rail, bay window.



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BEDROOM (3): 12' 6" x 11' 3" (3.81m x 3.43m) (at widest points). Cornice ceiling, picture rail.

BEDROOM (4): 14' 9" x 11' 2" (4.5m x 3.4m) (at widest points). Cornice ceiling. Picture rail.



First Floor Return

LANDING: Walk-in airing cupboard. Connecting door to Annex/Self Contained unit.

BEDROOM (5): 10' 8" x 8' 9" (3.25m x 2.67m) (at widest points). Window shutters.

MODERN BATHROOM: White suite comprising low flush wc, vanity unit with wash hand basin, panelled bath with telephone hand shower, shower cubicle with electric shower, part tiled walls, ceramic tiled floor.



SELF-CONTAINED ANNEX:

Ground Floor: uPVC front door to:

MODERN FITTED KITCHEN OPEN PLAN TO DINING ROOM: 19' 4" x 17' 6" (5.89m x 5.33m) (at widest points). Range of high and low level units, work surfaces, one and a half bowl stainless steel sink unit, plumbed for washing machine. Oil fired Aga cooker, integrated fridge and freezer, part tiled walls, ceramic tiled floor, window shutters, under stairs storage cupboard.



INNER HALLWAY: Bay window, cornice ceiling.

LOUNGE: 18' 8" x 15' 0" (5.69m x 4.57m) (at widest points). Attractive marble fireplace, cornice ceiling, low voltage spotlights, bay window.



First Floor

LANDING: Cupboard with hot water tank, radiator cover, cornice ceiling. Access to roofspace.

BEDROOM (1): 18' 8" x 15' 2" (5.69m x 4.62m) (at widest points). Cornice ceiling.

BEDROOM (2): 10' 5" x 9' 5" (3.18m x 2.87m) (at widest points). Cornice ceiling, window shutters.



BATHROOM: White suite comprising low flush wc, bidet, pedestal wash hand basin, panelled bath, part tiled walls, tiled splashback, window shutters, low voltage spotlights.



Outside

Mature site with tarmac driveway parking for several cars. Large south facing lawns to the front with barked beds with shrubs and bushes. Boundary hedging and magnolia tree to the front. Landscaped, well-stocked gardens in lawns with beds in shrubs, bushes and mature trees. Large stone paved terrace to the rear ideal for outdoor entertaining, pathway leading to smaller paved patio to the east of the property and pebbled area to the rear. Two oil boilers and oil tanks.

WOODEN "GARAGE":



Location:

From Belfast city centre along Malone Road, travel past Osborne Playing Fields, and Malone Park is the second on the right after Osborne Park.

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Ground Floor

First Floor

TOTAL: 3865 sq. ft, 359 m2
 1st floor: 1961 sq. ft, 182 m2, 2nd floor: 1904 sq. ft, 177 m2
 EXCLUDED AREAS: PORCH: 18 sq. ft, 2 m2, UTILITY: 49 sq. ft, 5 m2, UNDEFINED: 13 sq. ft, 1 m2,
 FIREPLACE: 16 sq. ft, 1 m2, STORAGE: 43 sq. ft, 4 m2, WALLS: 232 sq. ft, 22 m2

Notes: All Dimensions are Approximate. Actual May Vary.

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

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