



New Build @  
Ballycoan Road,  
Ballylesson Road,  
Belfast,  
BT8

Offers Over:  
£1,750,000

Viewing by  
appointment with  
& through agent  
028 90 663030





Once in a while an opportunity comes available on the South Belfast Property market which seems too good to be true – what we have here is a company offering a bespoke contemporary detached home set on 2 acres in close proximity to Malone, East Belfast, Drumbo and Carryduff with your deciding factors being which kitchens and interior finishings you would like to choose.. Essentially, we are offering someone who will build a home for you and take out all the management and stress.

This house will be very special at just over 5,000 sq.ft with two acres, less than a mile from the A55 outer ring and just minutes from the Malone Road and South Belfast, it will be an air-tight, highly insulated construction with triple-glazed windows, featuring renewable energy with mechanical ventilation and heat recovery.

The stunning and contemporary design concept centres round a very large family

living space with dining and kitchen area, and all the associated pantry and laundry room facilities one might expect. Private access through a boot room will be from a covered two vehicle carport in a courtyard area where there is also a two-car garage. There are three further reception areas, five bedrooms, a home office and a gym. A feature of the initial design is the statement principal bedroom suite. It is a large space that includes dual dressing areas and ensuite facilities with a bath and separate WC.

An initial conceptual downstairs design feature is an adaptable area conceived for future proofing or multi-generational living. But it could be re-deployed or even removed altogether.

The final configuration and design detail of a house like this should reflect the occupants' personal requirements and preferences. There is now an opportunity for prospective purchasers to engage in such discussions.

- Hazel Edge is a stunning new build contemporary home minutes from Shaws Bridge in South Belfast
  - Amazing design of c.5,000 sq ft offering bespoke stylish living set on a spacious c.2 acre plot
  - Designed to an airtight specification with triple glazing & an air source heat pump heating system which will dramatically reduce domestic bills
- Adaptable accommodation of 6 reception rooms, 5 bedrooms, bathroom, and ensuites over ground and lower ground floors of:
  - GROUND FLOOR:
    - Entrance Door leading to reception hallway
    - Home office / study
    - Living Room
  - Fantastic Living Dining room open to bespoke Kitchen with store, pantry and doors opening to SW facing terraces and gardens
    - Family / TV / Kids room
    - Large bedroom suite on the ground floor with bathroom and dressing areas
    - This space could be a cinema room / Gym / games room or large home office
      - Carport leading to boot room areas
      - Cloakroom, WC and changing areas
    - FIRST FLOOR:
      - staircase with glass detailing leading to:
        - 3 double bedrooms, one with shower room
          - Main family bathroom
        - Principal bedroom suite with dressing rooms and bathroom
          - Gymnasium with potential for Sauna
          - Home intelligence data room
          - Luggage storeroom
      - OUTSIDE
  - This unique home is approached by private gates leading to parking and turning area with bitmac surface and cobbled detailing
    - Attached double garage – ideal for workshop and vintage car storage
  - Large landscaped gardens with many ideas to design – space for menage / paddock or Tennis court all with rolling lawns
    - This is a unique and incredible opportunity to purchase a home with real design flair and an exceptional level of finish and specification, and most importantly tailored to the new buyers requirements

Telephone 028 9066 3030

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## GROUND FLOOR

287 sq.m. / 3,087 sq.ft.  
excl. garage 47 sq.m. / 504 sq.ft.



- |  |                         |  |
|--|-------------------------|--|
| 1 Entrance 5.8 x 6.1m  | 9 Pantry 2.2 x 2.5m     | 14 Family / TV room 5.4 x 5.3m             |
| 2 Office 3.3 x 4.5m  | 10 WC 1.5 x 2.5m        | 16 Two car garage 7.2 x 6.5m               |
| 3 Living room 4.9 x 6.1m   | 11 Boot room 3.3 x 2.5m | 17 Covered parking for private rear access |
| 4 Cloaks 1.2 x 1.6m  | 12 Laundry 2.5 x 2.7m   | 18 Bin store 2.3 x 1.7m                    |
| 5 Guest wc 1.8 x 2.3m  | 13 Store 2.5 x 1.2m     | 19 Plant room 2.3 x 1.9m                   |
| 6 Open plan Kitchen, Dining area (7) and Living area (8) 5.4 x 13.2m |                         |  |
- 15 A flexible space 5.1 x up to 11.8m that can be configured to a purchaser's requirements possibly for multi-generational living, reduced in size for a future-proofed or guest ensuite bedroom or perhaps adapted for leisure use such as cinema, games room or sauna.

## FIRST FLOOR

172 sq.m. / 1,854 sq.ft.



### Principle bedroom suite

1 Bedroom 3.5 x 4.3m

2 Bathroom 2.8 x 3.6m

7 Bedroom 3.6 x 4.8m

8 Bedroom 3.6 x 4.8m

3 Her dressing room 2.6 x 4.5m

4 His dressing room 1.7 x 4.3m

9 Bedroom 3.8 x 4.3m

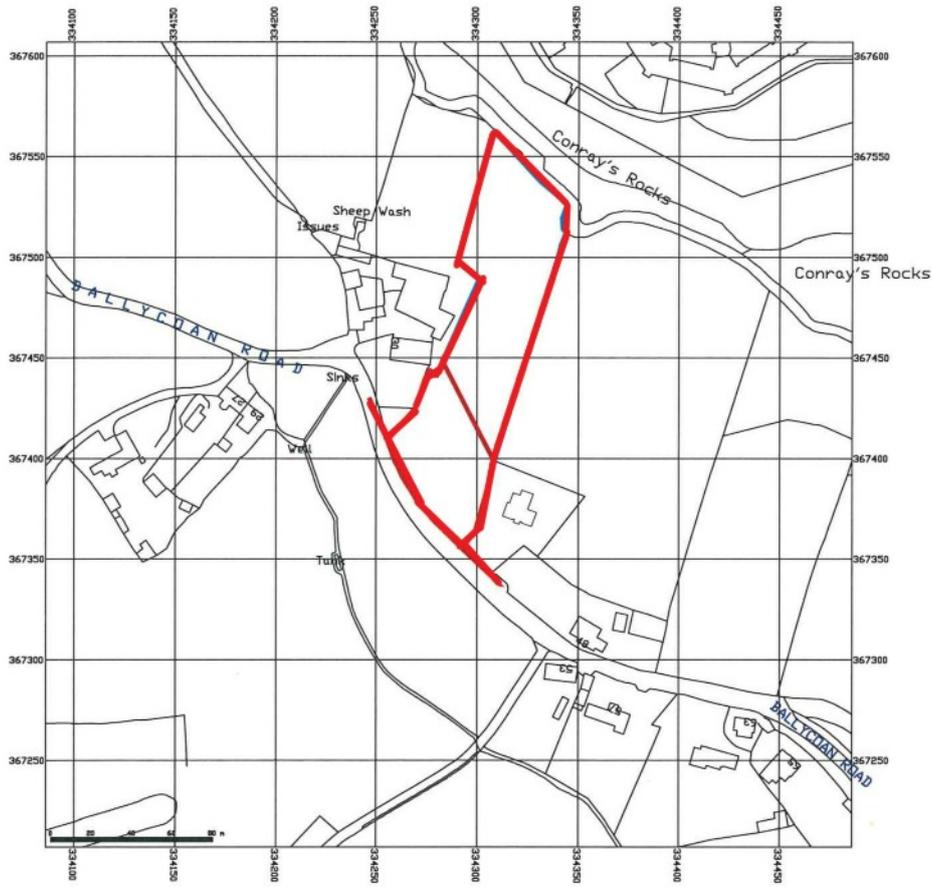
10 Ensuite 2.5 x 1.9m

5 wc

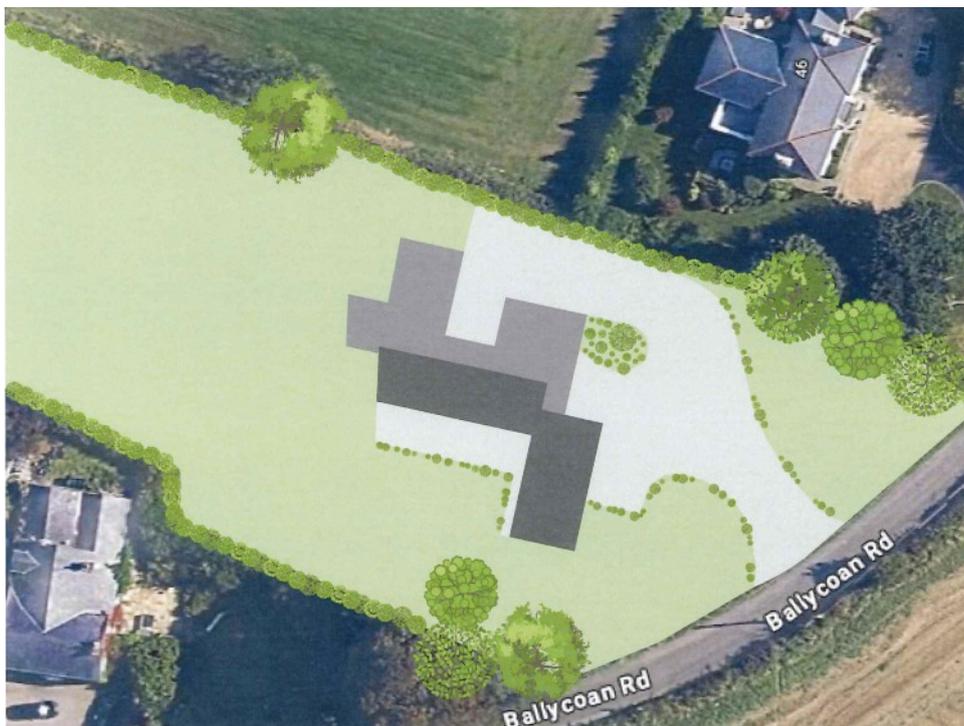
6 Shower

11 Family bathroom 3.9 x 3.5m

12 Gym 3.9 x 3.4m



					site 104m NW of 48 Ballycoan Rd, BELFAST. BT8 8LL Location Map 2022-164 L01		Four Seven Ltd	
-	JC	RMcC			Scale	1:2500	Date	July 2024
Revision	Drawn By	Chkd By	Date	Comments	Area	0.2667h	IG	-



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Lisburn - 028 92 66 1700

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