



Amberley,
1 Old Cavehill Road,
BELFAST,
BT15 5GS

Offers Over
£780,000

Viewing by
appointment with
& through agent
028 90 424747





“Amberley” is an elegant bay fronted detached period residence occupying a mature and highly regarded position on the prestigious Old Cavehill Road in North Belfast. Dating back to circa 1918, the property has been thoughtfully refurbished and sympathetically extended by the current owners, successfully combining the charm and character of a beautiful period home with the comforts and convenience of modern family living. Extensive works completed in 2018 included a full rewire, replumb, reroof and the installation of underfloor heating across the ground floor.

The accommodation is exceptionally well balanced and finished to a high standard throughout. On the ground floor the property comprises a welcoming entrance porch and reception hall, drawing room with stove, family room, dining room and an impressive open plan kitchen / living / dining area forming the heart of the home. A utility room and wc complete the ground floor accommodation. Upstairs there are five well proportioned bedrooms, including a superb

principal bedroom with ensuite shower room, together with a deluxe family bathroom.

Externally the property occupies a generous mature site with landscaped gardens to both front and rear. Electric gates open onto a spacious tarmac driveway providing excellent parking, while the enclosed rear garden offers an excellent degree of privacy with lawn, paved patio areas and raised timber decking ideal for outdoor entertaining. Additional features include a timber workshop / store with adjoining gym, music room and hot tub area.

This superb location is within walking distance of North Belfast’s only private school, together with a selection of highly regarded primary and grammar schools, making it especially attractive to families seeking excellent educational opportunities close to home.

Rarely do homes of this calibre and character come to the market in such a sought after residential location. Early viewing is highly recommended.



- Elegant bay fronted detached family home dating back to c.1918
- Prime position on the prestigious and tree lined Old Cavehill Road
- Extensively refurbished and sympathetically extended by the current owners
- Five well proportioned bedrooms including principal with ensuite shower room
- Three generous reception rooms plus stunning open plan kitchen / living / dining space
 - Luxury family bathroom, furnished cloakroom and utility room
 - Underfloor heating to ground floor
 - Rewired, replumbed and reroofed as part of renovation works
 - Beautiful blend of original period features and contemporary finishes
 - Mature private site with landscaped gardens to front and rear
 - Electric gates leading to generous tarmac driveway with ample parking
 - Timber workshop / store with adjoining gym, music room and hot tub area
 - Gas fired central heating and PVC double glazing
 - Exceptionally well presented throughout
- Within walking distance of North Belfast's only private school, as well as several highly regarded primary and grammar schools, making the location particularly appealing to families

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The Property Comprises:

Ground Floor

Wrap-around veranda. uPVC composite front door with glazed side panel to . . .

ENTRANCE PORCH: Ceramic tiled floor, double glazed doors with glazed central panel and side panel to . . .

ENTRANCE HALL: Ceramic tiled floor. Cloaks area downstairs.



LIVING ROOM: 17' 1" x 15' 9" (5.2m x 4.8m) (at widest points). Beautiful bay window, herringbone style floor, feature panelling.



SITTING ROOM: 20' 8" x 14' 9" (6.3m x 4.5m) (at widest points). Oak herringbone floor, large bay window, feature panelling, multi-fuel burning stove.

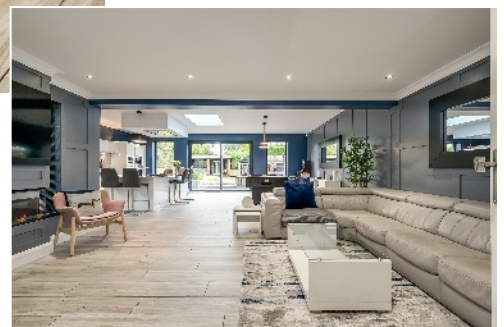


DINING ROOM: 14' 5" x 10' 6" (4.4m x 3.2m)
Currently used as an office. Ceramic tiled floor, under stair storage.



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KITCHEN/LIVING/DINING: 32' 6" x 26' 3" (9.9m x 8m) (at widest points). Range of high and low level units, integrated fridge and freezer, integrated dishwasher, Hotpoint double oven, electric hob and gas hob, microwave oven, integrated coffee machine, large lantern style roof light, sink unit with chrome mixer tap, low voltage spotlights, Sliding door to rear, feature panelling, large living area with feature gas fire.



DOWNSTAIRS W.C.: Comprising low flush wc, vanity sink unit with chrome mixer tap, ceramic tiled floor.

UTILITY ROOM: 11' 10" x 7' 10" (3.6m x 2.4m) Excellent range of high and low level units, plumbed for washing machine and tumble dryer, access to rear courtyard.



First Floor

LANDING: Linen cupboard, access to partially floored roofspace with light and two skylights via Slingsby style ladder.



FAMILY BATHROOM: Comprising high flush wc, free standing bath, wash hand basin with mixer tap, heated towel rail, enclosed shower cubicle with partially tiled walls, overhead shower head and additional attachment, ceramic tiled floor.



PRINCIPAL BEDROOM: 17' 1" x 12' 6" (5.2m x 3.8m) Large bay window, built-in storage, picture rail.

ENSUITE SHOWER ROOM: Comprising wash hand basin with chrome mixer tap, low flush wc, heated towel rail, fully enclosed shower cubicle, ceramic tiled floor.



BEDROOM (2): 13' 1" x 13' 1" (4.0m x 4.0m) Grey laminate flooring, outlook to front, picture rail.

BEDROOM (3): 13' 1" x 10' 6" (4m x 3.2m) Dual aspect windows, grey laminate flooring, picture rail.

BEDROOM (4): 12' 10" x 11' 2" (3.9m x 3.4m) Outlook to rear, grey laminate flooring, picture rail.

BEDROOM (5): 11' 6" x 6' 11" (3.5m x 2.1m) Currently used as a dressing room, grey laminate flooring, access to roofspace.



Outside

Rear garden in lawn and raised decking area

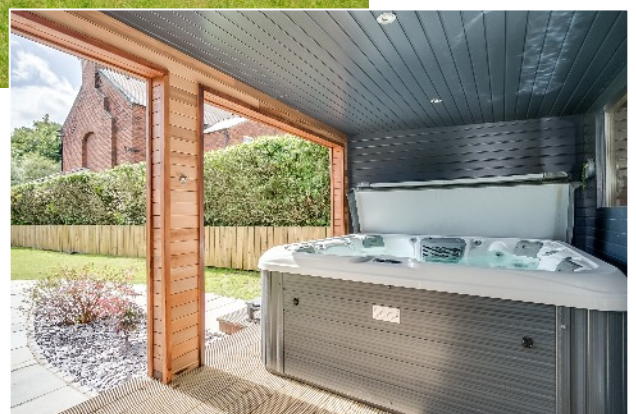


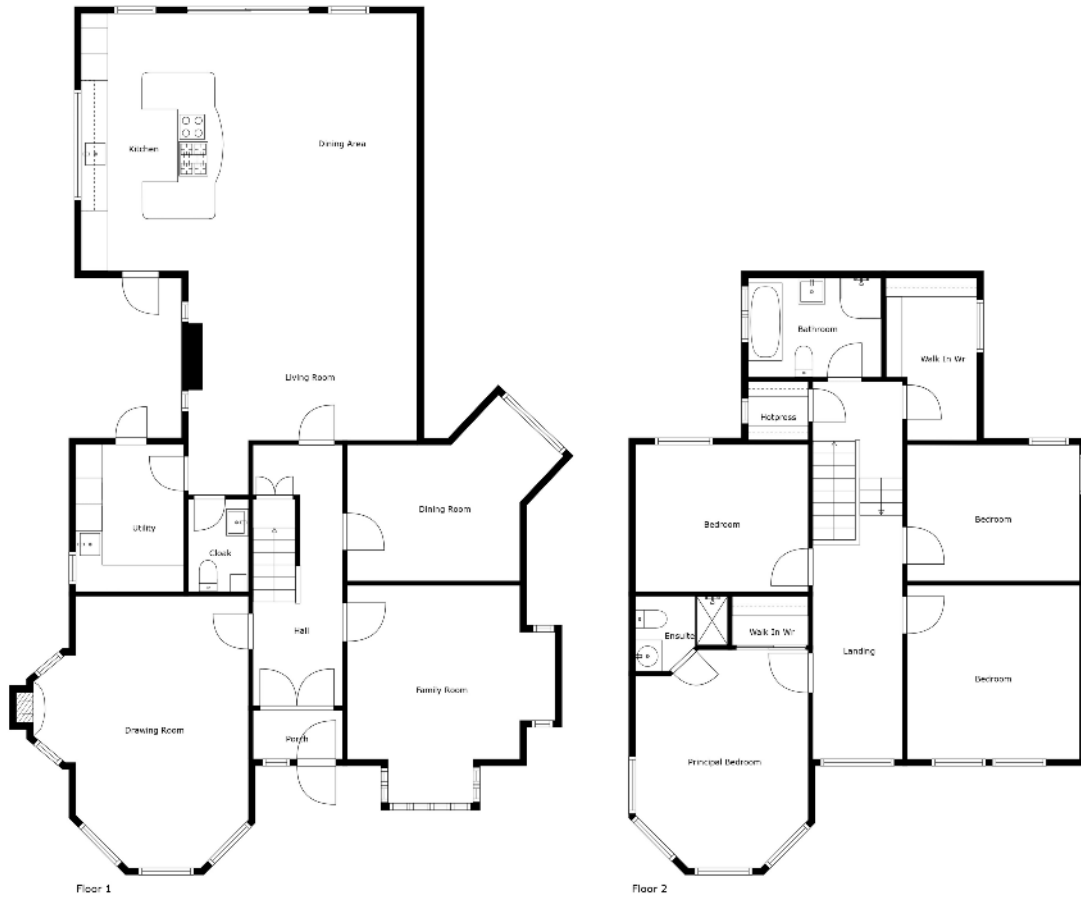
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GARDEN ROOM: Veranda, spotlights, gym area, large storage space with skylight. Space for hot tub.





Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Travelling from Belfast City Centre along the Antrim Road, continue past Fortwilliam Park on your right hand side. Take a left onto Old Cavehill Road, just beyond Chichester Avenue. Continue up Old Cavehill Road and Number 1 is located on the right hand side, set back from the road behind electric gates.

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

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