



The Old Rectory, 148 Malone Road, Belfast, BT9 5LH

Price Guide £950,000

Located on the Malone Road, we are pleased to offer for sale this most substantial eleven bedroom Victorian detached house which has successfully traded as an established guest house and is equally suitable as a large private residence. Offering generously proportioned and well presented accommodation extending to approx. 5166 square ft. The Old Rectory enjoys a prime corner site along one of the main arterial routes into Belfast City Centre and is well connected to excellent transport links. This is an unique opportunity to purchase an outstanding home with potential for other uses, subject to obtaining necessary consents.

- A Beautiful Detached Victorian Residence Designed In 1896
- Suitable For A Range Of Uses Subject To The Necessary Planning Permissions
- Kitchen & Spacious Utility Room, Ample Storage Facilities Throughout
- Front Driveway With Ample Parking Space
- Potential For Self Contained Annex To Rear Subject To Relevant Planning Permission
- Successful Guest House For 30 Years
- Eleven Bedrooms, Eight Bathrooms
- Oil Fired Central Heating, Mainly Hardwood Sliding Sash Windows, Stain Glass Window Detailing
- Substantial Corner Site Surrounded By Mature Trees, Plants & Greenery, Enclosed South Facing Garden To Side & Rear In Lawn

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	49
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland			

EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR
ENTRANCE PORCH**



Hardwood front door, original tiled floor.

RECEPTION HALL



STUDY 6'6" x 4'0 (1.98m x 1.22m)

DRAWING ROOM 20'11" x 14'1" (6.4 x 4.3)



Original stain glass windows, cornicing & ceiling rose., fireplace. Bay window. Vertically sliding door which opens to lounge.

DINING ROOM / SNUG 12'1" x 11'5" (3.7 x 3.5)



Solid wood floor, open fire.

KITCHEN 12'9" x 12'1" (3.9 x 3.7)



Range of high and low level units, AGA, granite work surfaces, sink unit, original wood beam, pantry.

UTILITY 12'5" x 8'10" (3.8 x 2.7)



Plumbed for washing machine, tumble dryer & dishwasher, double drainer stainless steel sink unit with mixer tap, tiled flooring.

LIVING ROOM 20'8" x 14'1" (6.3 x 4.3)

Double PVC doors to rear garden. Potential

to create attached annex subject to relevant planning permission.

DRESSING ROOM

ENSUITE



Low flush W.C, bidet, pedestal wash hand basin, enclosed shower, tiled floor, part tiled walls.

BEDROOM 16'8" x 16'8" (5.1 x 5.1)



Tiled fireplace, stain glass windows.

ENSUITE SHOWER ROOM

Pedestal wash hand basin, low flush W.C, enclosed shower.

BEDROOM 12'5" x 10'9" (3.8 x 3.3)

ON THE FIRST FLOOR RETURN



Original stain glass feature window.

BATHROOM



Bath with shower over, low flush W.C, pedestal wash hand basin.

SHOWER ROOM



Pedestal wash hand basin, low flush W.C, enclosed shower.

SHOWER ROOM

Pedestal wash hand basin, low flush W.C, enclosed shower.

ON THE FIRST FLOOR

BEDROOM 12'1" x 11'5" (3.7 x 3.5)

Built in cupboard.

BEDROOM 13'5" x 11'1" (4.1 x 3.4)

Built in cupboard.

BEDROOM 12'1" x 11'5" (3.7 x 3.5)



BEDROOM 18'4" x 13'9" (5.6 x 4.2)



ENSUITE BATHROOM



Bath with shower over, pedestal wash hand basin, low flush W.C, stain glass window.

BEDROOM 17'4" x 16'8" (5.3 x 5.1)



ENSUITE SHOWER ROOM

Pedestal wash hand basin, low flush W.C, enclosed shower.

ON THE SECOND FLOOR RETURN

Excellent storage into eaves.

ON THE SECOND FLOOR

LAUNDRY ROOM 11'5" x 9'6" (3.5 x 2.9)

BEDROOM 14'1" x 7'10" (4.3 x 2.4)

Wash hand basin.

BEDROOM 12'9" x 11'1" (3.9 x 3.4)

BEDROOM 15'8" x 11'5" (4.8 x 3.5)



ENSUITE SHOWER ROOM

Pedestal wash hand basin, low flush W.C, enclosed shower.

BEDROOM 16'8" x 10'2" (5.1 x 3.1)



ENSUITE SHOWER ROOM

Pedestal wash hand basin, low flush W.C, enclosed shower.

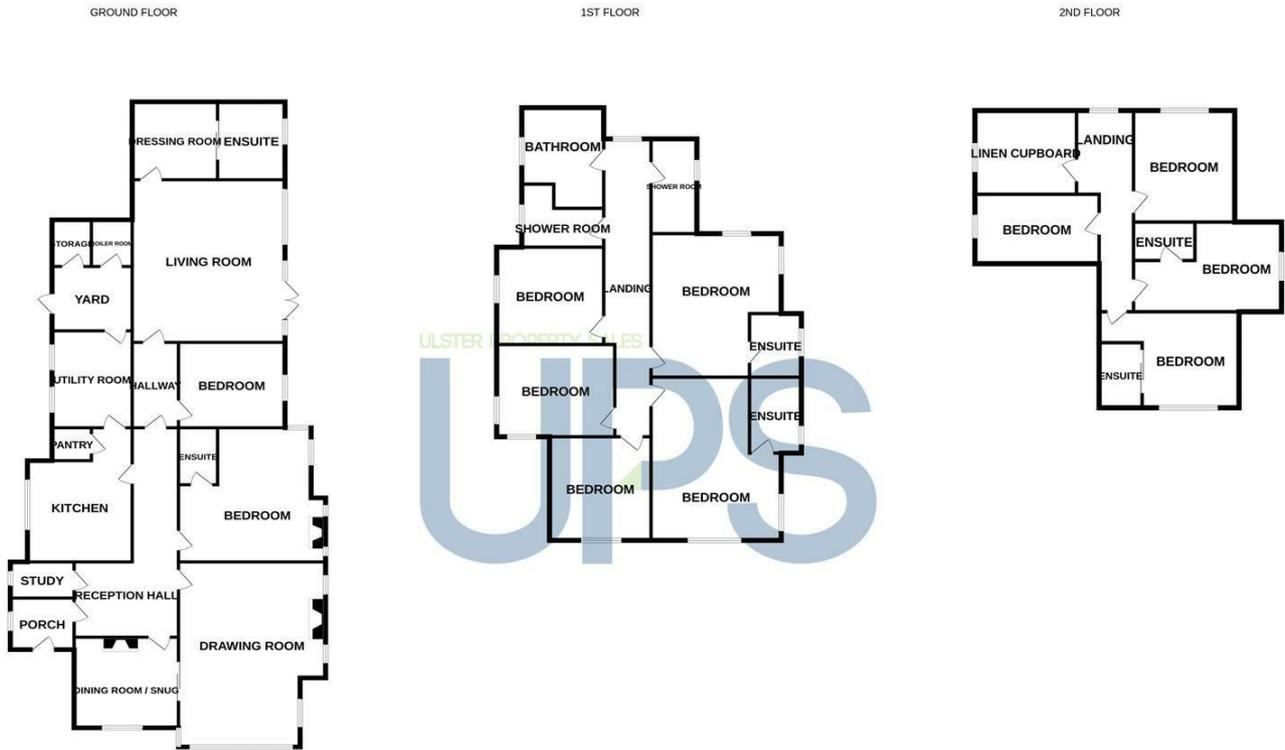
OUTSIDE



Extensive corner site surrounded by mature trees, shrubs & greenery. Spacious driveway to front with ample parking and turning space. South facing side garden in lawn.

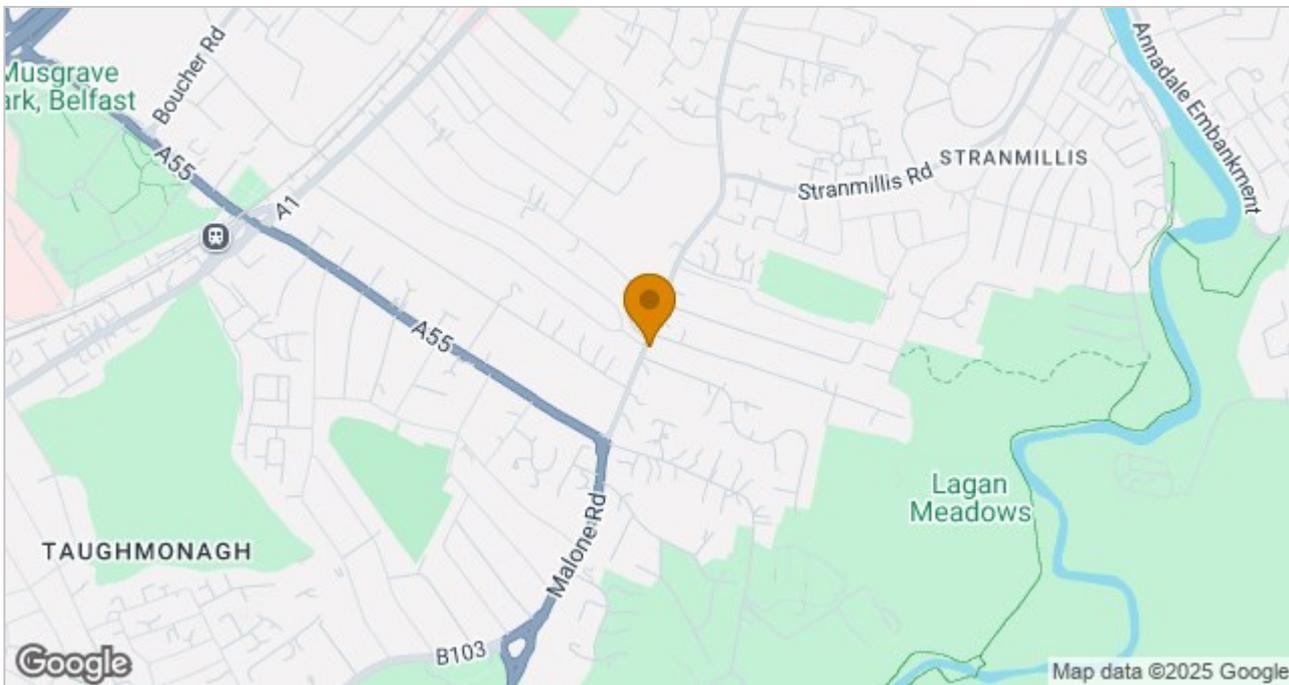


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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