



1 Lenamore Drive, Jordanstown, BT37 0PQ

Offers Over £735,000

- Extended detached residence of character and charm in a highly regarded residential area
- 2 Generous reception rooms
- Double glazing
- Office/ Utility room/ Cloaks
- Garage and garden store
- 6 Bedrooms (one with access to shower room)
- Kitchen open plan to casual dining/ living area with Aga oil fired Range
- Oil fired central heating (except for second floor)
- Conservatory
- Magnificent views and site

1 Lenamore Drive, Jordanstown BT37 0PQ

Benvista is a distinguished early 1900s, 3 story residence full of character and charm. The property is set on a generous, mature site within a designated area of townscape character. Boasting 6 bedrooms and spacious reception accommodation, this elegant period home blends timeless architecture with versatile living. Rich in original features and surrounded by beautifully landscaped gardens, Benvista offers a rare opportunity to own a piece of history in a highly sought after setting. Of particular interest to many will be the additional garden to the rear of the main dwelling house which had approved planning for 1 dwelling circa 2015.



Council Tax Band:



GROUND FLOOR

RECEPTION PORCH

Original tiled flooring

SPACIOUS RECEPTION HALL

Cornicing, centre piece

CLOAKS

Feature panelling, separate low flush W/C, pedestal wash hand basin, panelled floorboards

DRAWING ROOM

20'0" x 15'6"

Feature cast iron fireplace with tiled inset and polished surround, cornicing, picture rail, attractive wooden flooring, double door to:

CONSERVATORY

14'6" x 11'9"

Laminate wood flooring, french doors to garden

FAMILY ROOM

13'1" x 10'9"

Feature cast iron fireplace with attractive surround, gas fire, cornicing

KITCHEN

19'8" x 11'2"

Range of high and low level units, display units, Jawbox sink, inglenook cooking area, Aga oil fired range, hob unit, island unit, slate flooring, wine rack, open plan to:

CASUAL DINING AREA

19'2" x 15'4"

Welsh style dresser, Jawbox sink unit with mixer tap incorporating single drainer, solid wood work surfaces, slate hearth, downlighters, dresser, dishwasher, understairs storage, roof lantern

OFFICE

13'0" x 7'3"

Built in storage and shelving, door to conservatory

UTILITY ROOM

15'5" x 9'0"

Built in units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, tumble dryer, built in double oven, fluorescent light, boiler house with oil fired boiler, sky light

FIRST FLOOR

LANDING

Feature staircase to first floor, feature cornicing

SHOWER ROOM

Low flush W/C, vanity unit, shower unit with controlled shower, wall lights

BEDROOM (1)

13'4" x 11'0"

Cornicing, picture rail

BEDROOM (2)

12'7" x 10'9"

(Currently used as a study) Cornicing, picture rail

BEDROOM (3)

12'9" x 11'0"

Cornicing, picture rail, double door to shower room

BEDROOM (4)

15'5" x 13'2"

Including built in robes, polished floorboards, cornicing, picture rail

BATHROOM

White suite, panelled bath unit, telephone hand shower, low flush W/C, bidet, pedestal wash hand basin, panelling, panelled floorboards, shower unit with controlled shower

SECOND FLOOR

Landing

CLOAKS.

Low flush W/C, pedestal wash hand basin, extractor fan, built in linen cupboard

BEDROOM (5)

12'4" x 11'0"

Eaves storage, French doors to veranda, views of Belfast Lough

BEDROOM (6)

12'1" x 10'10"

Eaves storage, French doors to veranda, magnificent Belfast Lough views

OUTSIDE

Front, side and rear all in mature plants trees and shrubs, separate area with neat gardens.

Double entrance gates to generous car parking spaces
Light and tap, breakfast patio area, oil storage tank, sunhouse

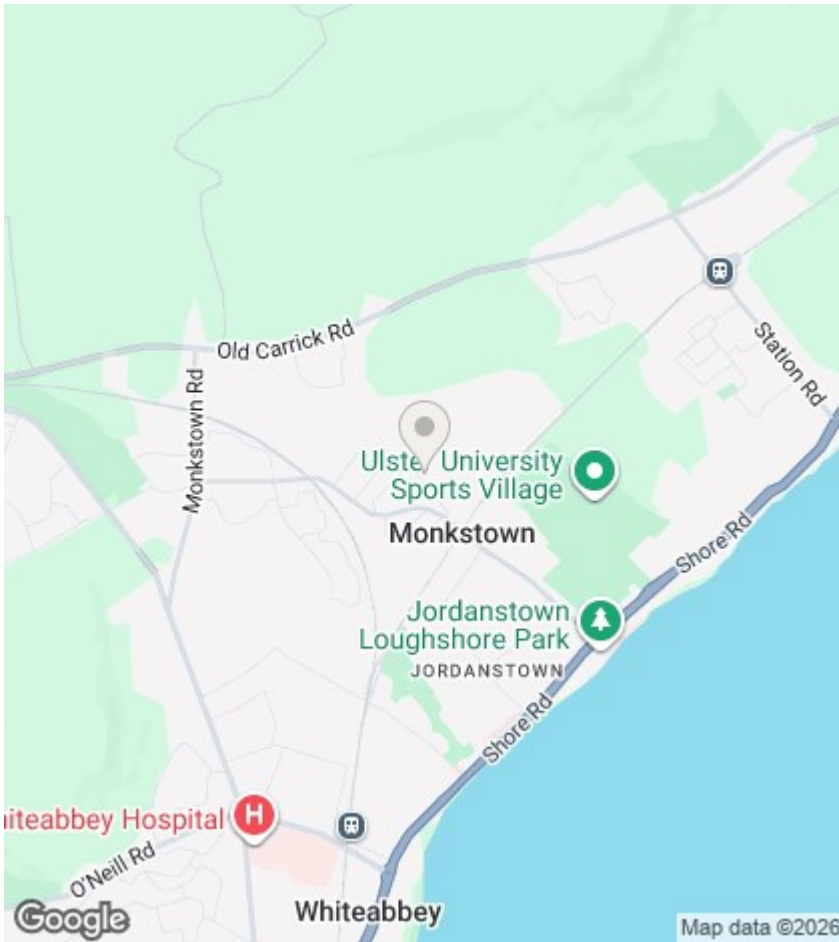
(previously had planning permission granted for a dwelling circa 2015)

GARAGE

23'5" x 17'2"

Up and over door, light and power, separate W/C, storage, garden room

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			48
(21-38) F		20	
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

