



BUILDING QUALITY SINCE 1903

Grey Mare House

101B FORT ROAD
BELFAST BT8 8LX



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101B FORT ROAD, BELFAST

Grey Mare House offers a wonderful opportunity to purchase a brand new 6 bedroom Georgian style home at a convenient semi-rural location on the outskirts of Belfast on a generous site. Not only does it benefit from a PC sum to be spent as you please with some great suppliers, but you have the option to alter the finish that will result in a home that is truly a “one off.”

The designs of the properties are very much centred on modern day family living, with more than enough reception space and large double bedrooms that are sure to please all members of the family. WJ Law have 120 years of customer satisfaction and expertise that will help you find and build your dream home!

- A wonderful opportunity to acquire a brand new luxury Georgian style home
- A generous site of over 0.3 acres and 6 bedrooms
- Approximately 2500 sq. ft. with a generous £30k PC sum – details available on request
- Beautiful semi-rural location with stunning views on the outskirts of Belfast and Lisburn
- Can be adapted to suit your requirements
- Impressive entrance hall that sets the tone throughout
- Superb kitchen and open plan dining which in turn opens to a snug with a vaulted ceiling
- Kitchen area with fabulous full height French doors to the patio
- Spacious living room and a separate family room – perfect for modern day living
- Utility/boot room with plumbing for white goods and access to a WC
- Six double bedrooms – three on the first floor, two on the second floor and an external guest suite over the garage
- Master suite benefiting from “his & hers” dressing room and an en-suite
- A further possible two dressing rooms to the top floor bedrooms
- Family bathroom on the first floor and a shower room to the second floor
- Optional double garage with a guest suite/office/games room above
- Pressurised oil fired central heating (alternatives available)
- Sash windows to the front of the property and double glazed throughout
- Surrounding gardens landscaped to offer lawn, south/west facing patio & planted flowerbeds
- Driveway providing plenty of off-street parking

Brief Specification

Inside

The ground floor comprises an impressive entrance hall, a living room, a family room, a superb kitchen/diner with full height French doors to the rear patio and a centre island, a snug that is open to the kitchen/diner, a utility/boot room and a downstairs WC. The first floor comprises a master suite complete with “his & hers” dressing rooms and an en-suite, a further two double bedrooms and a family bathroom with a separate bath and shower. The second floor comprises a further two large bedrooms both benefiting from dressing rooms and a shower room with a three piece suite.

Outside

Grey Mare House benefits from a totally private west facing patio area that can be accessed via the opening doors from the kitchen that will capture afternoon and evening sunshine... just perfect for some al fresco dining. There will be surrounding lawns and the flowerbeds will be planted with an array of plants & shrubs, resulting in delightful outdoor space all the family can enjoy.

Location

Grey Mare House is within the rural surrounds of south Belfast and Lisburn with the best of all worlds with Malone Golf Club and Lady Dixon Park equidistant to Lisburn City centre. The Queen's University area/Lisburn Road is but a short drive, bus or cycle away too.

Finishes

Limestone cladding to front and selected rear elevations with remaining elevations being wet dash maintenance free render.

Roof

Concrete interlocking roof tiles – blue black with matching ridge tiles.
Bangor blue slates available on request.

Walls

Wet dash render and select stone facing. Internal walls and ceilings painted.
Tiled wall finishes post completion by the purchaser.

Openings

Painted aluminium/composite front door, uPVC and select aluminium windows and doors.
Sliding sash front windows. Sandstone cills.

Garage

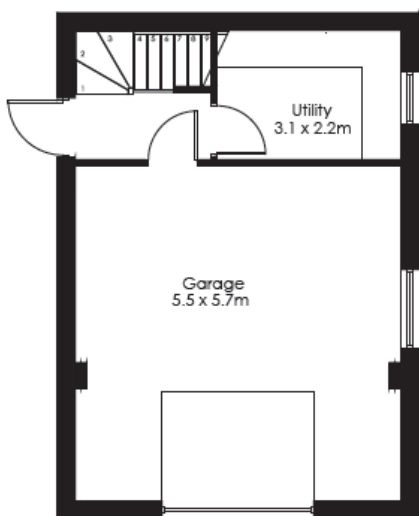
A double garage including loft office/games room/guest suite. A car port is available, with a single garage as standard.

Kitchen/tiling/sanitary ware/fireplace

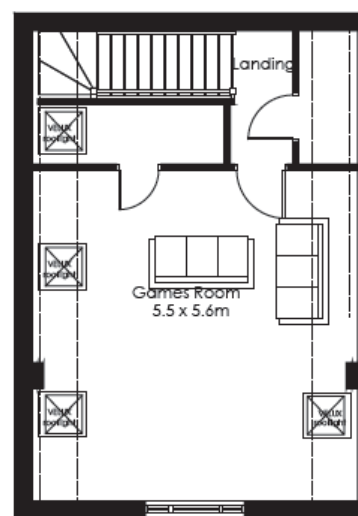
A PC sum of £30k is available from nominated suppliers to include Make Kitchens and Bathline/Haldane Fisher.



Optional car port and double garage with en-suite and study/games room/bedroom.



Ground Floor Plan - Garage



First Floor Plan



House Plans



Front elevation



Rear elevation



Gable elevations - NB Render finish

Ground Floor

Family Room:

3.6m x 4.0m

Living Room:

3.6m x 4.9m

Kitchen / Dining:

9.6m x 4.0m

Hall:

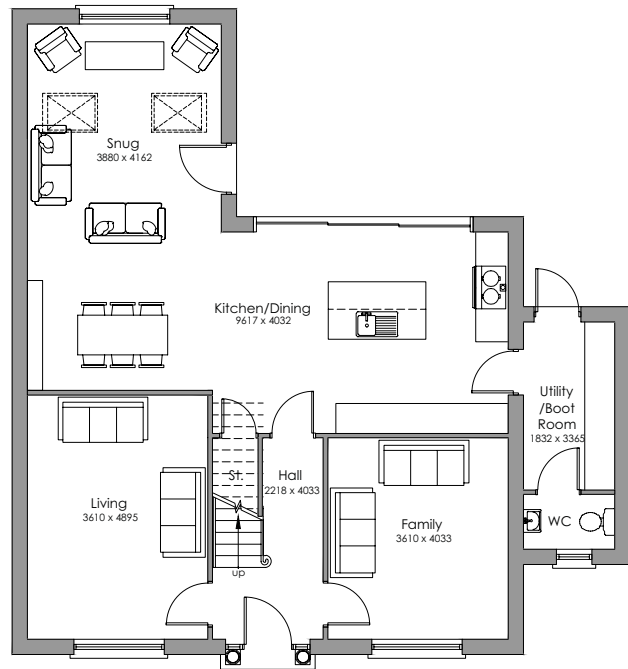
2.2m x 4.0m

Utility:

1.8m x 3.4m

Snug:

3.9m x 4.2m



1st Floor

Master bedroom:

3.6m x 4.2m

En-suite:

3.6m x 2.1m

Dress 1:

2.2m x 2.2m

Dress 2:

3.6m x 1.6m

Bedroom 2:

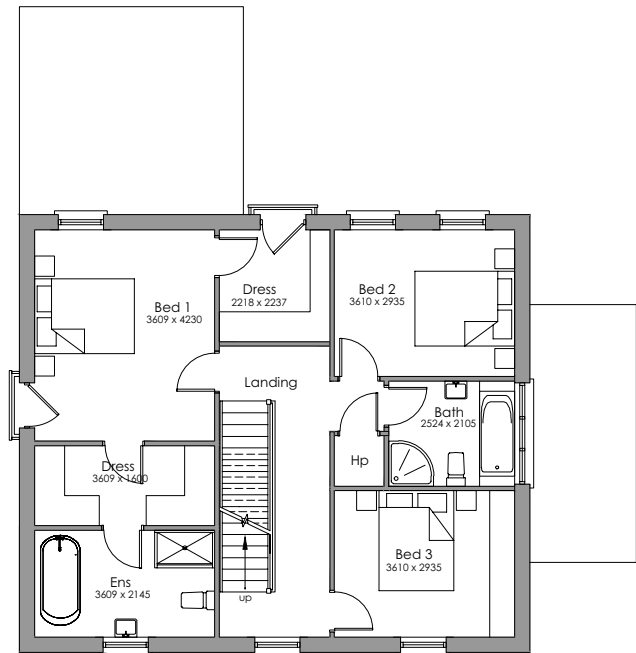
3.6m x 2.9m

Bath:

2.5m x 2.1m

Bedroom 3:

3.6m x 2.9m



Second Floor

Bedroom 4:

3.6m x 3.7m

Dress 1:

3.6m x 1.4m

Bedroom 5:

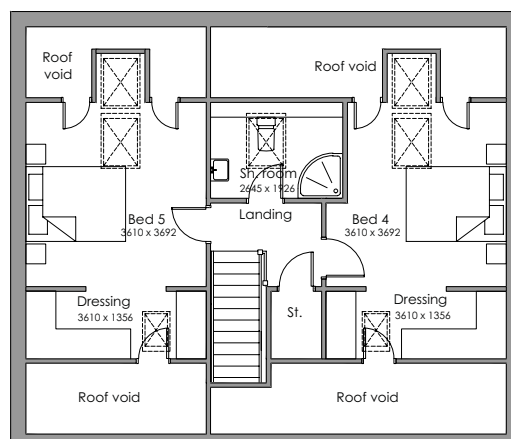
3.6m x 3.7m

Dress 2:

3.6m x 1.4m

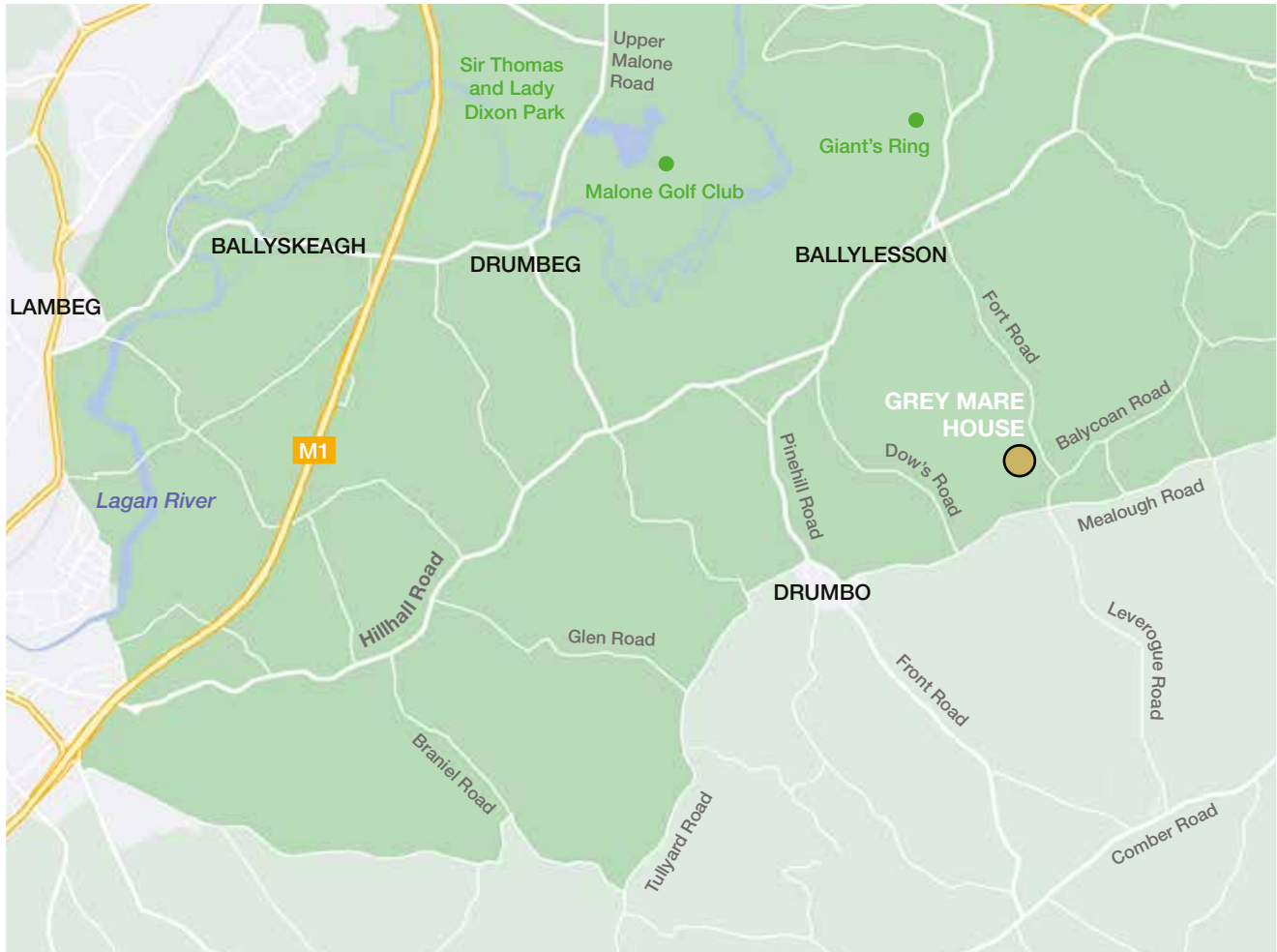
Shower room:

2.6m x 1.9m



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Any floor plans and site layouts used are not to scale and all dimensions are approximate and subject to change. Also note the brochure does not feature exact location or presence of specific or detailed items such as street lighting, sub stations or full finishes etc.

All specific details to your home or immediate boundaries etc. should be checked with the agent, developer, or your legal advisor prior to purchase.



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