



Leathem House  
87 Church Road,  
Belfast,  
BT6 9SA

Offers Over  
£765,000

Viewing by  
appointment with  
& through agent  
028 90 663030



Leathem House, a charming, Georgian detached residence built circa 1786 set in 1.2 acres of mature gardens. This beautiful home offers ideal family countryside living whilst being within easy reach of many local amenities and for the commuter going further afield.

Occupying a beautiful mature site with extensive lawns, specimen trees, south facing stone paved sun terrace, well stocked beds in shrubs trees and bushes. There is an old tennis court at the bottom of the garden and a delightful stone paved courtyard which ideal for sunnier days and entertaining. With

an extensive range of outbuildings to include garaging, stone building, wash house/utility room with loft storage. There is wooden stabling for 2 horses/ponies currently used as storage.

Extensively and sympathetically restored by current owners, the property offers excellent accommodation with character and charm. The internal accommodation is perfectly complimented by external space and the properties location. Rarely does a property come to the market with such unique qualities, and early viewing is encouraged.



- Built By Robert Leathem in 1786 This Charming Georgian Detached Residence is Set in 1.2 Acres of Mature Grounds
  - Delightful Reception Hall with Access to Basement
- Drawing Room with Vaulted Ceiling, Multi Fuel Burning Stove and Glazed Doors to Stone Paved Patio
  - Formal Dining Room with Feature Brick Fireplace
  - Bright and Welcoming Modern Fitted Kitchen with Casual Dining, Oil Fired Aga Cooker
- Fabulous Entertainment Sized Sun Room with Cellar Storage and Access to the South Facing Patio
  - Cosy Sitting Room with Multi Fuel Burning Stove
- Four Well Proportioned Bedrooms, Principal Bedroom with Dressing Area and Ensuite Shower
  - Main Bathroom
  - Gas Fired Central Heating & Hardwood Double Glazed Window Frames
- 'Cottage' Annex with lounge, small kitchen, bedroom with its own separate external access which offers a Fifth bedroom to the Main House
- Excellent Range of Outbuildings Including; Wash house/utility room with upstairs Loft Room/Games Room, Twin Garages & Store Room, Stone Building/Old Barn, Two Stables
- Landscaped Surrounding Gardens of 1.2 Acres with Extensive Gardens in Lawns with a Variety of Specimen Trees, Shrubs and Beds, South Facing Stone Paved Patio Area
  - Delightful Courtyard Ideal for Sunnier Evenings or Entertaining
  - Excellent Stoned Parking Area for Several Cars Accessed Via Sweeping Driveway
- Super Location Close to Many Amenities in, Five Minutes to Forestside Shopping Centre, Easy Commuting Distance to Many Local Towns and Into Belfast and Lisburn Cities

The Property Comprises:

Ground Floor

Hardwood front door and feature glazing to:

RECEPTION HALL: Door to basement heating pumps and storage.



CLOAKROOM: Low flush wc, pedestal wash hand basin, part panelled walls.



SITTING ROOM: 13' 2" x 10' 9" (4.01m x 3.28m) (at widest points). Multi-fuel burning stove, slate hearth.



FORMAL DRAWING ROOM: 23' 4" x 15' 6" (7.11m x 4.72m) (at widest points). Feature vaulted ceiling, wooden mantle and multi-fuel burning stove, slate hearth, glazed doors to rear, built-in shelving.



FORMAL DINING ROOM: 21' 8" x 12' 4" (6.6m x 3.76m) (at widest points). Brick fireplace with wooden mantle, open fireplace, wooden beams, built-in cupboard and shelving.



MODERN FITTED KITCHEN WITH CASUAL DINING AREA: 28' 2" x 10' 5" (8.59m x 3.18m) (at widest points). Hand painted range of high and low level units, marble work surfaces and drainer, induction hob, old Belfast style double sink unit, oil fired Aga cooker, integrated microwave combi oven and coffee machine, integrated fridge and freezer, integrated dishwasher, tiled floor, low voltage spotlights, radiator covers.



SUN ROOM: 40' 1" x 16' 5" (12.22m x 5m) (at widest points). Slate tiled floor, glazed doors to garden, door to cellar storage. Door to landing.



Feature staircase to:

First Floor

SPACIOUS LANDING: Minstrel gallery overlooking drawing room.



MAIN BATHROOM: White suite comprising low flush wc, panelled bath with telephone hand shower and electric shower, pedestal wash hand basin, part panelled walls, tongue and groove ceiling, low voltage spotlights, airing cupboard.

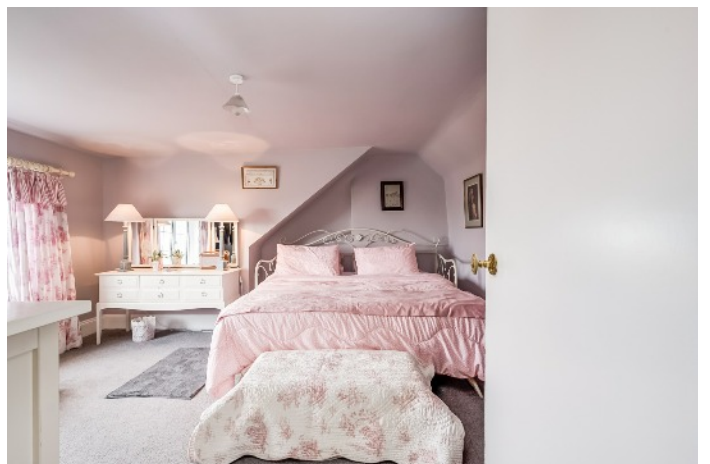


PRINCIPAL BEDROOM/ENSUITE/DRESSING AREA: 18' 7" x 13' 4" (5.66m x 4.06m) (Overall measurement and at widest points). Extensive range of built-in robes



DRESSING AREA AND ENSUITE: Vanity unit with wash hand basin, fully tiled shower cubicle, extractor fan, ceramic tiled floor, low voltage spotlights.

BEDROOM (2): 12' 8" x 10' 7" (3.86m x 3.23m) (at widest points). Built-in shelving.



## Second Floor

LANDING:

LUGGAGE ROOM:

BEDROOM (3): 13' 6" x 13' 4" (4.11m x 4.06m) (at widest points).

BEDROOM (4): 15' 6" x 9' 6" (4.72m x 2.9m) (at widest points). Walk-in wardrobe.





SELF CONTAINED ANNEX: Accessed from door from Sun Room:

ENTRANCE PORCH: Hardwood door to:

LOUNGE: 17' 9" x 12' 2" (5.41m x 3.71m) Brick fireplace, wood burner, wood floor, Velux window, tongue and groove ceiling.

INNER HALLWAY: Cupboard.

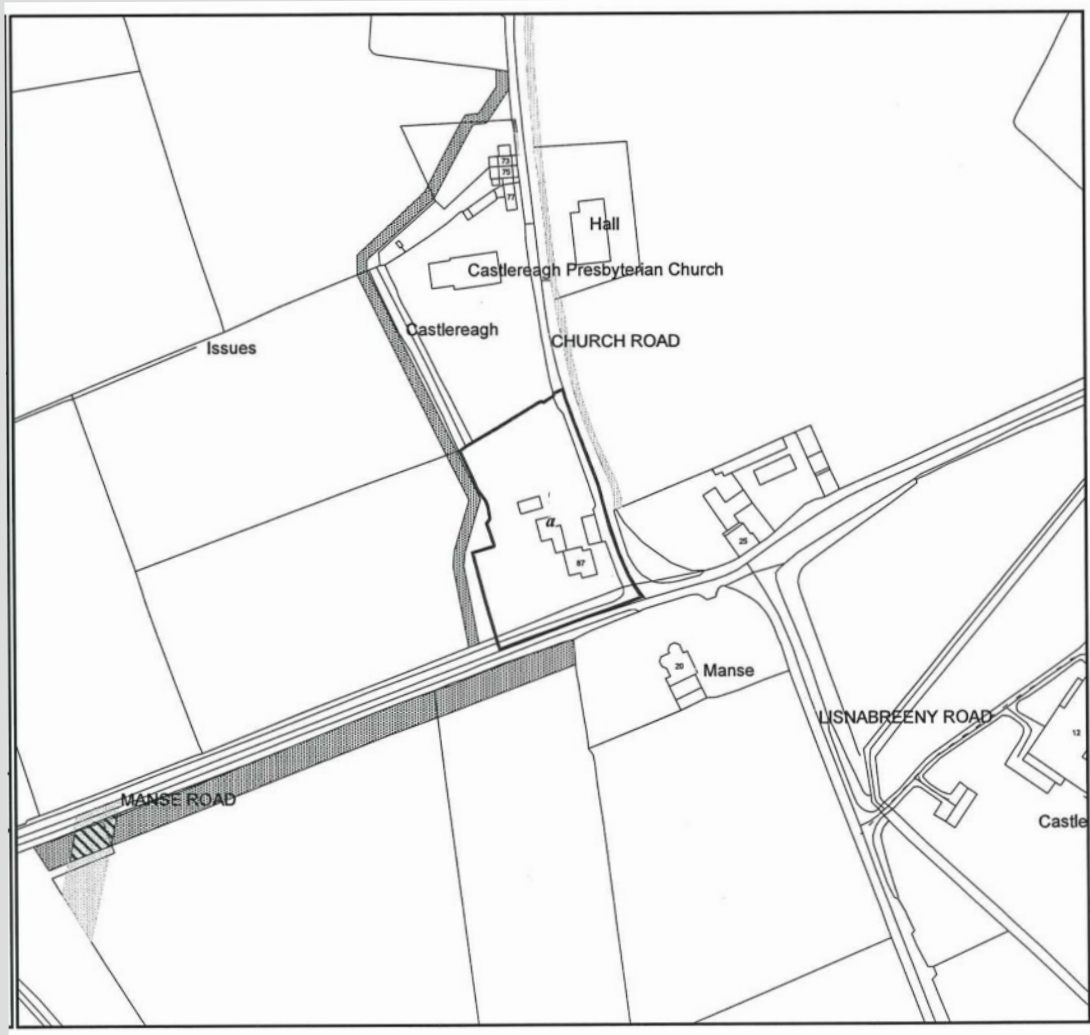
KITCHEN: 5' 7" x 5' 7" (1.7m x 1.7m) Wooden units with work surfaces, single drainer stainless steel sink unit.

CLOAKROOM: Low flush wc, wash hand basin.

BEDROOM: 9' 0" x 6' 7" (2.74m x 2.01m) Built-in bed, fully tiled shower cubicle, Velux window. Tongue and groove ceiling.







## Outside

Outbuildings to include:

WASH HOUSE/UTILITY ROOM: 16' 0" x 15' 5" (4.88m x 4.7m) Work surfaces, stainless steel sink, plumbed for washing machine, space for tumble dryer. Staircase to:

LOFT/PARTY ROOM: 40' 0" x 16' 4" (12.19m x 4.98m) (at widest points). Velux windows, exposed beams.

GARAGE (1): 17' 2" x 10' 8" (5.23m x 3.25m) Wooden door, oil tank for Aga.

GARAGE (2): 17' 2" x 10' 8" (5.23m x 3.25m) Delightful stone paved courtyard with well stocked beds in shrubs, trees and bushes, variety of specimen trees and shrubs.

Stone steps to:

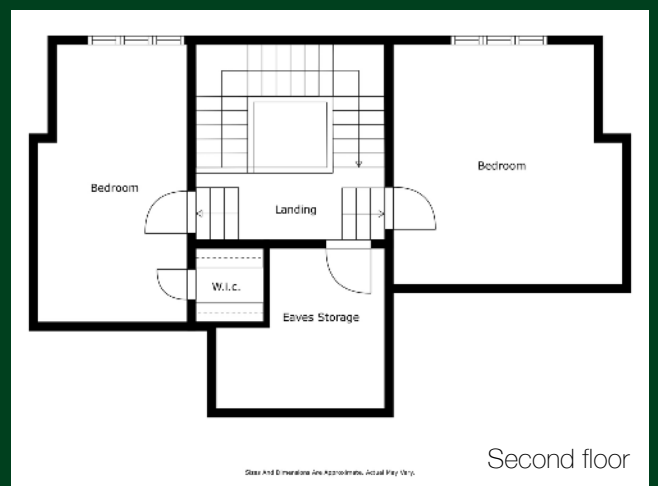
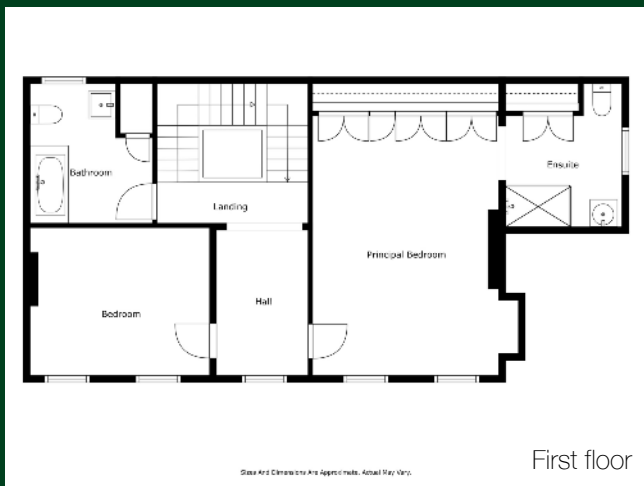
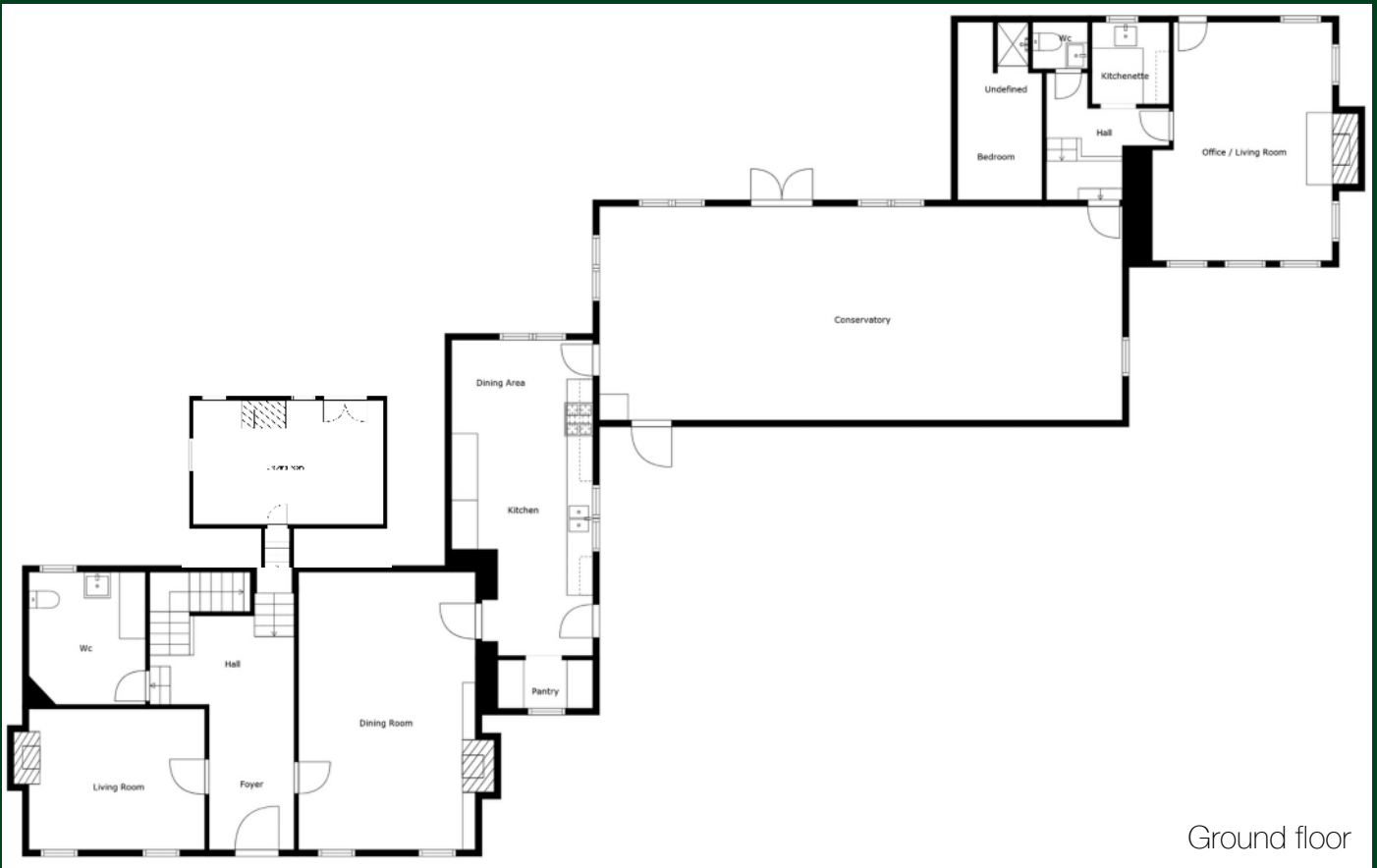
STONE OUTBUILDING/OLD BARN: 30' 7" x 15' 7" (9.32m x 4.75m) Wooden doors. (There was previous planning permission to change to a bungalow).

Wooden stabling for two ponies/horses with water and electric.

Beautifully mature and secluded gardens extending to 1.2 acres in lawns with a wide variety of specimen trees and shrubs.

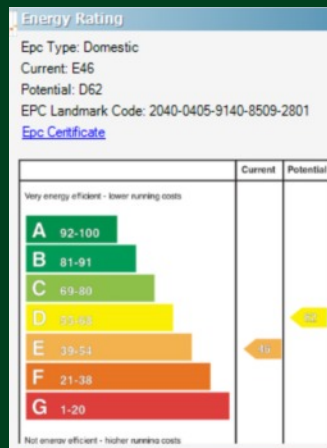
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