



Osborne King

WOODVALE CHURCH & MANSE, 64 WOODVALE ROAD, BELFAST, BT13 3BT

CHURCH BUILDING & MANSE



FOR SALE

www.osborneking.com



028 9027 0000

NEXT

PROPERTY

LOCATION

CHURCH

GALLERY 1

MANSE

GALLERY 2

SALE DETAILS

CONTACT



Location

The property is located on the Woodvale Road at its junction with the Ballygomartin Road approximately 2 miles north west of Belfast city centre.

The main church building occupies a highly prominent site adjacent to Woodvale Park and a short distance from Forth River Tennis and Bowling Club.

The manse is situated a short distance along Woodvale Road to the north of the church building.



MANSE

CHURCH

HALLS

HALLS



Church Building

The property comprises a traditional imposing church building which is of stone construction with a multi-pitch slate roof over retaining many original features with adjacent halls including meeting rooms and ancillary accommodation.

The building was constructed in 1899 having been designed by Young & Mackenzie and includes a traditional sanctuary which includes an open vaulted ceiling with exposed timber beams and a gallery seating area at first floor accessed via two no stone staircases from the vestibule.

Other features include stained glass windows, timber panelled / plastered and painted walls, timber pews and carpeted flooring. A raised section to the front of the sanctuary hosts a central pulpit with a pipe organ consol and enclosed pipes within the rear elevation.

To the rear of the main building are the church halls which are again of stone construction with pitched roof over. This area provides a number of halls and meeting rooms at ground floor level as well as access to WC facilities, kitchen and vestry.

The first-floor benefits from 2 stairway accesses which are concrete with the main stairs leading to a small lobby area providing access to the first-floor hall. This is finished to included timber flooring, plastered and painted walls and panelled vaulted timber ceiling.

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Manse

The Manse comprises a period red brick two storey detached dwelling situated on the Woodvale Road benefitting from two gate access points. Gardens to the front and side elevation are laid in grass with some mature trees.

The ground floor includes 3 large reception rooms, all of which are finished to a consistent specification and include carpeted flooring, plastered and papered walls with painted ceilings including feature corning. A second bathroom was also available and finished to a consistent specification as above.

To the rear of the property is a kitchen which is again finished to a reasonable specification having been fitted in the last number of years. Access is provided to a small yard which includes a number of stores and access to the oil-fired boiler. Windows throughout the property are uPVC double glazed.

The first floor includes 4 large bedrooms, all of which are finished to a consistent specification to include carpeted flooring, plastered and papered walls with feature cornice ceilings. The large hall area could provide additional storage or study area.

Two of the bedrooms include feature dormer bay windows to the front elevation. A half landing provides access to a fitted family bathroom which is finished to include vinyl flooring, plastered and painted walls and painted timber panel ceilings with bath, shower enclosure and sink unit with separate WC.

To the rear of the dwelling is a hall which is of portal frame construction with a mineral felt roof covering and include ancillary kitchen and WC facilities.

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Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to satisfy the vendor and their agents regarding the source of the funds used to complete the transaction.

Asking Price

Offers in the region of £400,000.

Title

Long leasehold title.

Further information available on request.

VAT

All prices quoted are exclusive of VAT which may be chargeable.



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PREVIOUS

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