



'Shakespear House' was built in 1891 for J.F. Warden, the proprietor of the Grand Opera House. In 1918 the property changed hands to the Haslett family and to this day the house remains in the ownership of their descendants.

The impressive three storey home is a B1 listed late Victorian red brick house with Dutch gables, highly ornamental cast iron balustrading and verandah.

The accommodation is over three floors; the entrance vestibule opens up to a large spacious hallway, off which there are a Drawing Room, Dining Room and Morning/Sitting Room with their own distinctive character, a kitchen, breakfast room, pantry/scullery and laundry room and downstairs cloakroom.

On the first floor the main landing is wide and spacious with five bedrooms, bathroom and separate wc. On the second floor there are two further bedrooms, a billiard room, nursery bedroom and storage room.

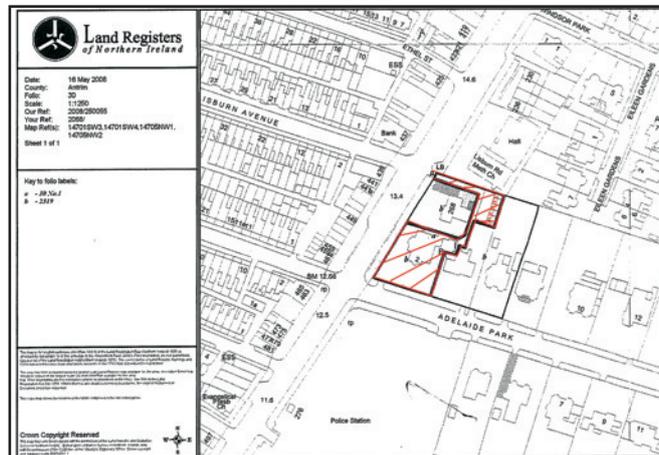
Offers Over
£895,000

'Shakespear House'
2 Adelaide Park,
BELFAST,
BT9 6FX

Viewing by
appointment
through agent
028 9066 3030

The house has outstanding original features with period fireplaces, high corniced ceilings, ornate panelling, stained glass windows and a wide sweeping staircase. The property is ready now for renovation and restoration inline with current modern day living.

Outside the gardens are mainly to the front in lawns with a variety of trees and shrubs. To the rear, and with vehicular access from the Lisburn Road, there is a small plot of ground (shown on the Land Registry map) with six garages suitable for conversion subject to obtaining the necessary planning permission.



- B1 Listed Detached Residence Built in 1891 for the Proprietor of the Grand Opera House
- Generously Proportioned Accommodation Over Three Floors with High Ceilings & Period Style Features
- 4+ Reception Rooms & 7+ Bedrooms
- Original Window Frames Some with Working Shutters
- Background Economy 7 Heating
- Victorian Architectural Features Throughout from Stained Glass Windows, High Corniced Ceilings, Picture Rails, Corbels to Solid Wooden Doors & Period Fireplaces
- 6 Garages, (Vehicular Access from Lisburn Road) On Small Plot of Ground at the Rear Suitable for Conversion Subject to Obtaining the Necessary Planning Permission
- Mature & Secluded South Facing Gardens at the Front
- Excellent Location Between the Malone & Lisburn Roads



The Property Comprises:

Ground Floor

Hardwood front door and glazing to . . .

ENTRANCE PORCH: Feature floor, part panelled walls, cornice ceiling.

RECEPTION HALL: Part ornate panelled walls, cornice ceiling, ceiling rose, picture rail, understairs storage.



DRAWING ROOM: 21' 4" x 19' 9" (6.5m x 6.02m) (at widest points). Marble fireplace with tiled inset, cornice ceiling, ceiling rose, picture rail, bay window. Doors and glazing to . . .



POTTING ROOM: Ceramic tiled floor, featuring stained glass windows (or frieze) and door to front.

FORMAL DINING ROOM: 20' 9" x 14' 5" (6.32m x 4.39m) (at widest points). Part panelled walls, cornice ceiling, ceiling rose, marble fireplace with tiled inset and hearth, bay window, access to basement (approximately 5ft depth).



SITTING ROOM: 15' 9" x 13' 2" (4.8m x 4.01m) (at widest points). Wooden fireplace with cast iron inset, tiled inset and hearth, cornice ceiling, ceiling rose, picture rail, part wood panelled walls. Door and glazing to . . .

BREAKFAST ROOM: 13' 2" x 11' 2" (4.01m x 3.4m) (at widest points). Tiled fireplace, twin built-in shelving units.

PANTRY/SCULLERY: 13' 2" x 10' 5" (4.01m x 3.18m) (at widest points). Units, work surfaces, glazed display cabinets.



CONSERVATORY: 25' 2" x 6' 8" (7.67m x 2.03m) (at widest points). Tiled floor, feature stained glass windows (or frieze).



DOWNSTAIRS CLOAKROOM: Wooden floor, wash hand basin.

FITTED KITCHEN & CASUAL DINING AREA: 23' 5" x 13' 3" (7.14m x 4.04m) (at widest points). Range of high and low level units, work surfaces, twin stainless steel drainer and sink unit, part tiled walls.



Wooden door to . . .

REAR HALL: Door to rear.

LAUNDRY: Twin old Belfast style sink units, slate tiled floor.



First Floor Return

SPACIOUS LANDING: Panelled walls, cornice ceiling, feature glazing.

STUDY/BEDROOM (5): 13' 7" x 11' 6" (4.14m x 3.51m) (at widest points). Mahogany fireplace with cast iron inset and tiling, cornice ceiling, picture rail.

INNER HALL: Airing cupboard.

CLOAKROOM (1): High flush wc, part tiled walls.

CLOAKROOM (2): High flush wc, (not working), part tiled walls.

BATHROOM: Wash hand basin, free standing bath, tongue and groove walls and ceiling.

First Floor

LANDING: Part panelled walls, cornice ceiling.

BEDROOM (1): 20' 9" x 15' 6" (6.32m x 4.72m) (at widest points). Mahogany fireplace with tiled inset and hearth, cornice ceiling.

DRESSING ROOM: 17' 9" x 9' 6" (5.41m x 2.9m) (at widest points). Cornice ceiling.

BEDROOM (2): 18' 10" x 14' 3" (5.74m x 4.34m) (at widest points). Mahogany fireplace with cast iron inset and tiling, cornice ceiling.

BEDROOM (3): 17' 2" x 13' 3" (5.23m x 4.04m) (at widest points). Marble fireplace with cast iron inset and tiling, cornice ceiling.

BEDROOM (4): 13' 3" x 12' 8" (4.04m x 3.86m) (at widest points). Marble fireplace with cast iron inset and tiling, cornice ceiling.

INNER HALL: Stairs to . . .

Second Floor

LANDING:

STORAGE ROOM:

VERY LARGE BILLIARD ROOM: 23' 6" x 15' 5" (7.16m x 4.7m) Part tongue and groove walls and ceiling.

BEDROOM (6): 16' 6" x 16' 2" (5.03m x 4.93m) Painted cast iron fireplace with tiled inset.

BEDROOM (7): 13' 2" x 10' 7" (4.01m x 3.23m) Painted cast iron fireplace.



NURSERY/BEDROOM (8): 13' 3" x 7' 10" (4.04m x 2.39m) Painted cast iron fireplace.

Outside

Good sized and well stocked south facing front gardens in lawns with mature hedging and beds with shrubs, trees and bushes. Pebbled driveway parking for several cars accessed via gates. Enclosed rear brick courtyard with fuel store, high flush wc, garden store, covered bin area and potting store. Access from courtyard to pebbled path to rear access lane with separate access off the Lisburn Road. Entrance gate to brick garage unit with six garages and brick garden area. Each garage is approximately 16'4" x 9'4" (at widest points).



Garaging





MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Location:

Heading into city centre on the Lisburn Road go past Cadogan Fire Station and Adelaide Park is the next turn on the right.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com

Energy Rating		Current	Potential
Epc Type: Domestic			
Current: G15			
Potential: E47			
EPC Landmark Code: 5801-6552-7102-0008-8606			
Epc Certificate			
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		17
F	21-38		
G	1-20	15	
Not energy efficient - higher running costs			

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