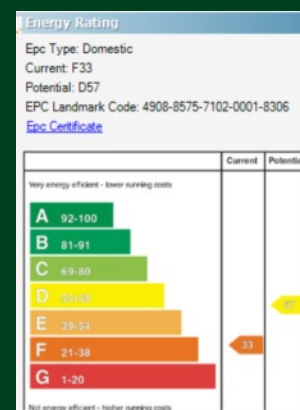




'The White Lodge',
1 Malone Court,
Malone,
Belfast,
BT9 6PA

Offers Over
£1,395,000

Viewing by
appointment with
& through agent
028 90 663030





This impressive detached residence enjoys a beautifully mature and landscaped site in one of South Belfast's most sought-after locations. Built circa 1924, the property offers generous and flexible accommodation, featuring six bedrooms— including a principal suite with en suite—and four plus reception rooms, ideal for family living and entertaining. Rich in period charm, the home retains many original features such as ornate corniced ceilings, elegant fireplaces, and striking stained glass windows, all contributing to its distinctive character and timeless appeal.

Of particular note is the stunning landscaped gardens, thoughtfully designed by

Cameron's, providing a picturesque setting that complements the home perfectly. The location offers superb convenience, with many of the city's leading grammar and primary schools within walking distance. The vibrant Lisburn Road, with its array of designer boutiques, restaurants, and wine bars, is also just moments away.

For those seeking a unique and character-filled family home in a prestigious South Belfast setting, this is a rare and exceptional opportunity not to be missed.



- Attractive detached residence on a beautiful, Private landscaped site
- Highly sought-after South Belfast location, within walking distance to both the Malone and Lisburn Roads, close to top schools and amenities
 - Built circa 1924 with an abundance of period charm and original features
 - Six spacious bedrooms, including a principal suite with en suite bathroom
 - Grand spacious reception hall with fireplace and wooden floor
 - Drawing Room with stunning original fireplace and triple aspect windows
 - Modern Fully Fitted Kitchen with Built in Aga and Breakfast island opening to ample Dining Area
 - Separate Dining Room with Bay Window and Brick Fireplace
 - Large Family Room with Electric Fire and Sliding Door to Patio & Pond
 - Conservatory with Outlook over Gardens
 - Study and Laundry Room
 - Air Source Heat Pump heating System / Alarm System
 - Character features throughout, including corniced ceilings, original fireplaces, and stained glass windows
 - Stunning landscaped gardens, professionally designed by Cameron's, fantastic array of plants and shrubs throughout with separate Patio Areas for Entertaining
 - Within walking distance to the Lisburn Road's boutiques, restaurants, wine bars, leading grammar and primary schools
 - A rare opportunity to acquire a distinctive and elegant family home in a prestigious setting

Telephone 028 9066 3030

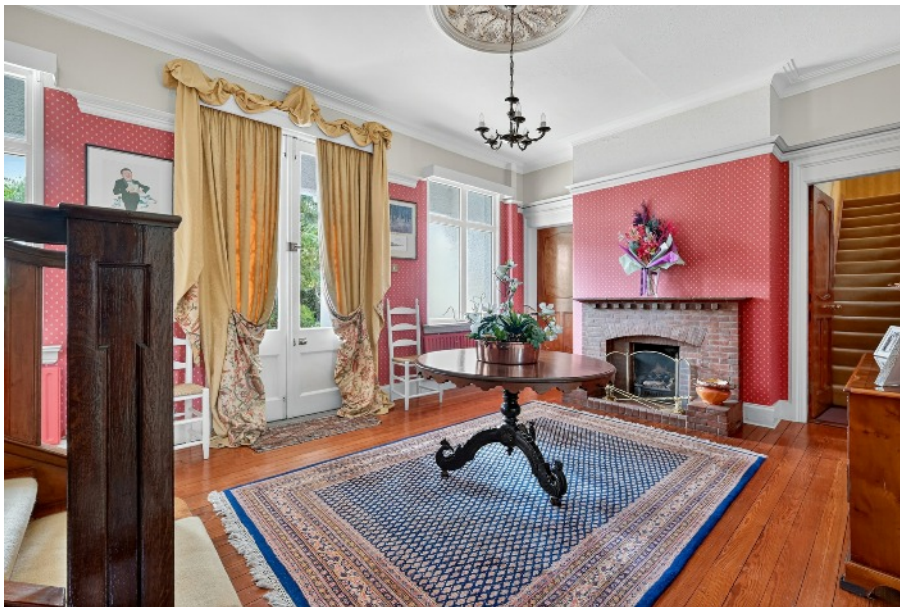
www.templetonrobinson.com

The Property Comprises:

Ground Floor

Glazed double hardwood front door to . . .

SPACIOUS GRAND RECEPTION HALL: Exposed and treated pine wooden floor, cornice ceiling, picture rail, ceiling rose, tiled fireplace and hearth with open fire, doors to veranda.



DOWNSTAIRS W.C.: Light coloured suite comprising low flush wc, pedestal wash hand basin with mixer tap, cornice ceiling, low voltage spotlights.

Stained glass hardwood internal door to . . .

RECEPTION PORCH: Original tiled floor, hardwood double doors to rear garden.

DRAWING ROOM: 31' 10" x 16' 5" (9.7m x 5m) (into bay window). Triple aspect windows, cornice ceiling, ornate surround fireplace with marble inset and hearth with open fire.



DINING ROOM: 20' 1" x 14' 8" (6.12m x 4.47m) (into bay window). Exposed and treated wooden floor, outlook to mature rear garden, cornice ceiling, low voltage spotlights, brick fireplace and hearth, built-in French shutters.



INNER HALLWAY: Quarry tiled floor.

LAUNDRY ROOM: Plumbed for washing machine, built-in cupboards, Belfast sink.

DRINKS ROOM: Built-in glazed display units, built-in wine rack and sink with mixer tap.

KITCHEN: 21' 6" x 15' 8" (6.55m x 4.78m) Modern fully fitted kitchen with range of high and low level units, granite work surfaces, built-in Aga with two ring hob and electric ovens, additional four ring ceramic hob with extractor fan and canopy above, timber mantle, plumbed for American fridge freezer, built-in glass display unit, breakfast island with granite worktop and 1.5 bowl sink unit with mixer tap, integrated dishwasher, built-in breakfast bar, oak wooden floor, tongue and groove ceiling, low voltage spotlights. Open to ample dining area with dual aspect windows, additional built-in larder cupboards and built-in wine rack.



First Floor

LANDING: Low voltage spotlights, picture rail.

BEDROOM (1): 21' 3" x 16' 4" (6.48m x 4.98m) Extensive range of built-in mirror fronted wardrobes and cupboards.

ENSUITE SHOWER ROOM: Champagne coloured suite comprising low flush wc, vanity unit with laminate worktop, built-in cupboards and shelving, built-in shower cubicle with large walk-in shower with soakaway, chrome overhead shower unit, fully tiled walls, hatch to fire escape for the top floor.



BEDROOM (2): 15' 8" x 14' 9" (4.78m x 4.5m) Beautiful mature outlook to rear garden, extensive built-in wardrobes and cupboards and pedestal wash hand basin.



BEDROOM (3): 13' 4" x 9' 4" (4.06m x 2.84m) Built-in cupboard, outlook to rear garden.

BATHROOM: White suite comprising low flush wc, floating wash hand basin with mixer tap, panelled bath with mixer tap, built-in shower cubicle with shower unit, tiled splashback, picture rail and built-in French shutters.



SEPARATE WC: White suite comprising high flush wc, picture rail.

WALK-IN HOTPRESS: Built-in shelving and copper cylinder, Willis type immersion heater.

Staircase to . . .

Second Floor

LANDING: Storage into eaves.

BEDROOM (4): 13' 3" x 12' 4" (4.04m x 3.76m) Exposed and treated wooden floor, low voltage spotlights, uPVC double glazed windows. Access to . . .

DRESSING AREA: 8' 7" x 8' 7" (2.62m x 2.62m) Pedestal wash hand basin, exposed and treated wooden floor, Velux window and storage into eaves.



Telephone 028 9066 3030

www.templetonrobinson.com

BEDROOM (5): 12' 1" x 8' 7" (3.68m x 2.62m) Pedestal wash hand basin, uPVC double glazed windows.

BEDROOM (6): 19' 11" x 11' 0" (6.07m x 3.35m) Exposed and treated pine wooden floor, two Velux windows, dual aspect windows, storage into eaves.



Outside

Driveway with ample parking laid in loose stone, leading to additional brick paved parking. Front garden laid in lawns with flower beds, shrubs and box hedging, fantastic array of mature trees, shrubs, plants, landscaped by Camerons. Garden shed, uPVC oil tank. Side patio with herringbone tiled floor, side garden with Acers, pond, mature trees and shrubs, built-in too shed. Extensive south-westrly facing, private rear garden enjoying the afternoon and evening sunshine, extensive lawns, fantastic array of flowers, trees and shrubs. Stairway to basement for wood and coal storage and sir source heat pump controls.





Telephone 028 9066 3030
www.templetonrobinson.com



Floor 2



Floor 3



Floor 1

Sizes And Dimensions Are Approximate. Actual May Vary.

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

www.templetonrobinson.com

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.