

simon**BRIEN**
RESIDENTIAL

'Wakefield'
218 Hillhall Road,
Lisburn, BT27 5JQ



Asking Price £675,000

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KEY FEATURES

- 'Wakefield' Is A Superbly Appointed Detached Residence Occupying A Private Mature Site Extending To c. 0.75 Acres
- Rural Location Backing Onto Open Fields Yet Convenient To Belfast (15 minutes) And Lisburn (5 minutes)
- Spacious Accommodation With Split Level Layout Adaptable To Differing Family Requirements
- Spacious Reception Hall
- Cloakroom
- Drawing Room
- Dining Room
- Living Room
- Garden Room
- Well Appointed Kitchen With Adjoining Utility Room
- Lower Level With 3 Bedrooms (one with ensuite shower room), Study And Main Bathroom
- Upper Level With Master Bedroom Suite With Ensuite Shower Room And Adjoining Walk In Wardrobe/Store Room
- Magnificent Landscaped Gardens
- Detached Double Garage With Automated Doors
- Automated Entrance Gates From Hillhall Road
- Hardwood Double Glazed Windows
- Oil Fired Central Heating
- Beam Control Vacuum System
- Alarm System

SUMMARY

Occupying a secluded landscaped site extending to c. 0.75 acres, this most attractive detached family home is well located only 15 minutes from Belfast and 5 minutes from Lisburn. The Upper Malone Road and Lady Dixon Park are within 10 minutes and the nearby M1 Junction provides easy access to Belfast and all provincial connections.

The property offers a deceptively spacious accommodation with a layout adaptable to differing family requirements. The accommodation comprises an Entrance Porch, spacious Reception Hall with open archway to Dining Room, Cloakroom/WC, Drawing Room, Living Room, Conservatory and well appointed Kitchen with adjoining Utility Room. On the lower level, there are 3 Bedrooms (one with Ensuite Shower Room) a Study with spiral stairway to a useful Store and main Bathroom. On the upper level, there is a spacious Principal Bedroom with Ensuite Shower Room and adjoining Walk In Wardrobe/Store Room.

Outside, there are delightful mature gardens backing onto open countryside. The gardens are laid in well tended lawns, private patio areas, and a profusion of mature shrubs and trees offering complete privacy. Automated entrance gates lead to a sweeping driveway with generous parking to the front and side, and a detached double garage.

All in all, 'Wakefield' is an exceptional family home enjoying all the attributes of rural living yet convenient to Belfast and Lisburn and all local amenities.

Viewing is by private appointment and is highly recommended.

THE PROPERTY COMPRISES:

ENTRANCE PORCH:

Double opening hardwood arched entrance doors. Tiled floor.

RECEPTION HALL:

11' 7" x 10' 10" (3.53m x 3.3m)

Pitch pine double opening doors with leaded stained glass. Pitch pine flooring open to:



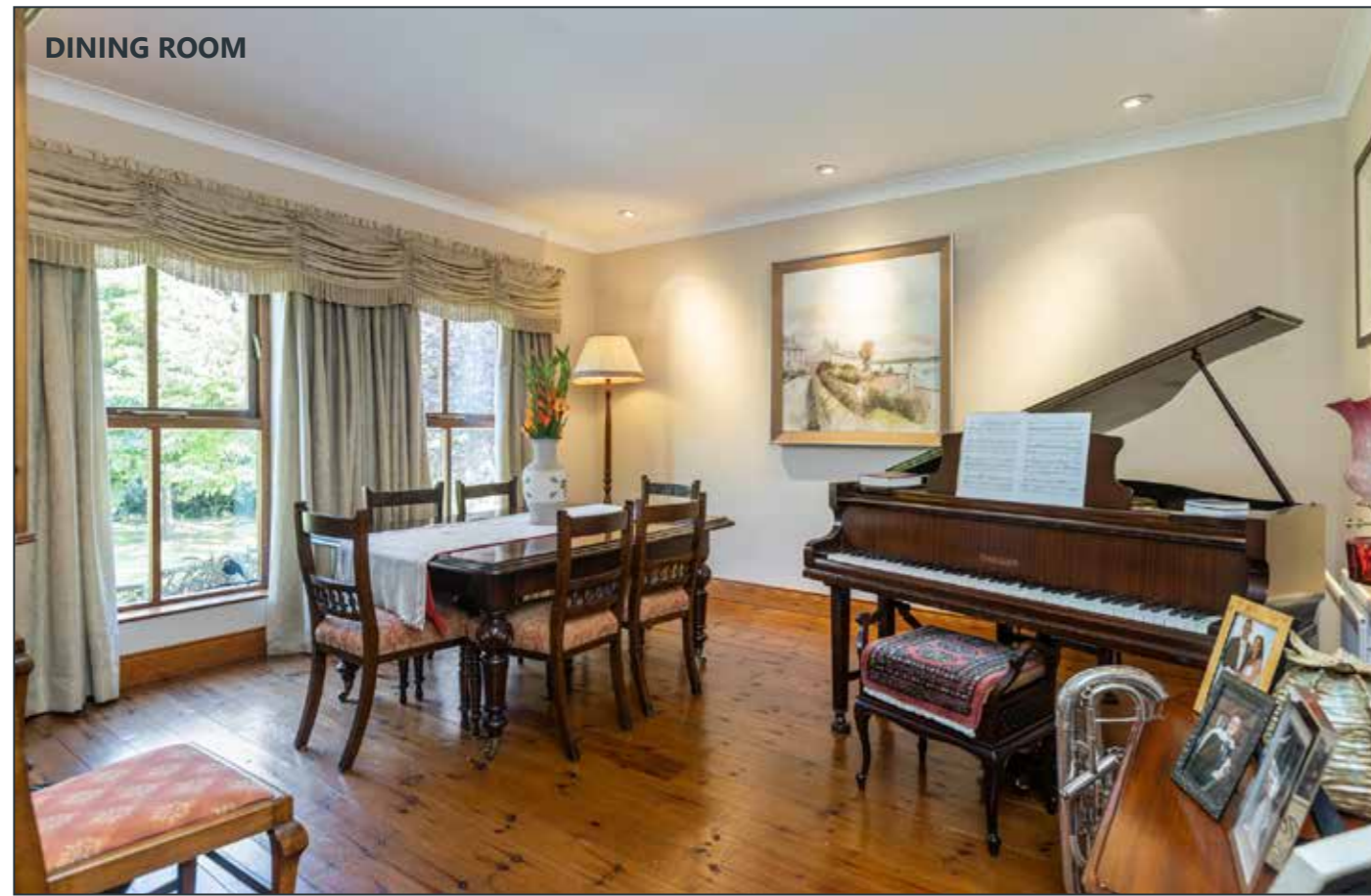
CLOAKROOM:

Low flush WC. Wash hand basin. Period style fittings. Ornament shelf.



DINING ROOM:
14' 5" x 13' 2" (4.39m x 4.01m)

Pitch pine flooring. Corniced ceiling. Recessed lighting.



DRAWING ROOM:
17' 9" x 13' 6" (5.41m x 4.11m)

Attractive period marble fireplace with stone inset, open fire, slate hearth and cast iron inset. Corniced ceiling. Pitch pine flooring. Recessed lighting. Double doors to:



GARDEN ROOM:
10' 8" x 10' 2" (3.25m x 3.1m)

Vaulted tongue and groove ceiling. Quarry tiled floor. French door to garden.



LIVING ROOM:
14' 3" x 13' 6" (4.34m x 4.11m)

Period style fireplace with granite hearth, cast iron inset and gas fire. Laminate flooring. Corniced ceiling. Wall light wiring.

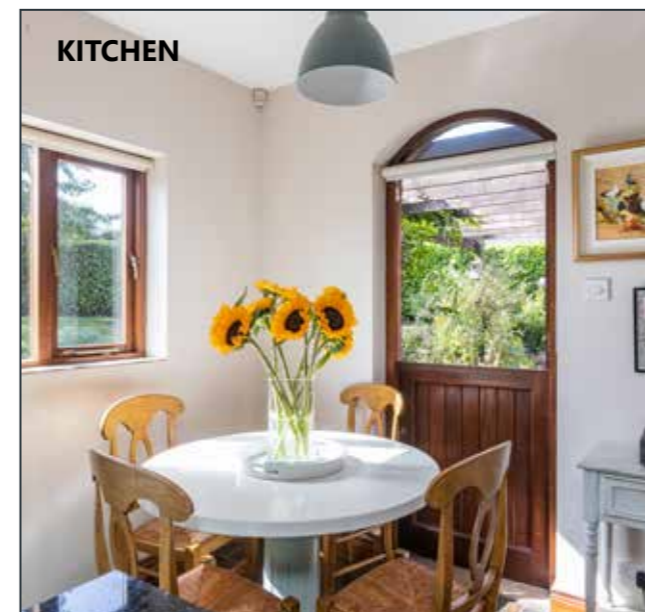


KITCHEN WITH CASUAL DINING:
14' 5" x 13' 5" (4.39m x 4.09m)

Fitted with a good range of hand crafted high and low level units with island unit with granite worktops. Preparation sink. Additional sink unit. Range cooker with 5 ring gas hob and electric oven set in brick recess. Recess for American style fridge freezer. Half door leading to rear patio and gardens.

UTILITY ROOM:
10' 7" x 5' 9" (3.23m x 1.75m)

Belfast sink. Plumbed for washing machine. Oil fired boiler. Hotpress. Doorway to rear porch.





LOWER LEVEL

BEDROOM (2):
12' 10" x 11' 2" (3.91m x 3.4m)

ENSUITE:

Fully tiled shower enclosure. Traditional style suite with low flush WC. Pedestal wash hand basin. Part tiled walls.

BEDROOM (3):
11' 5" x 10' 8" (3.48m x 3.25m)

BEDROOM (4):
14' 4" x 10' 8" (4.37m x 3.25m)

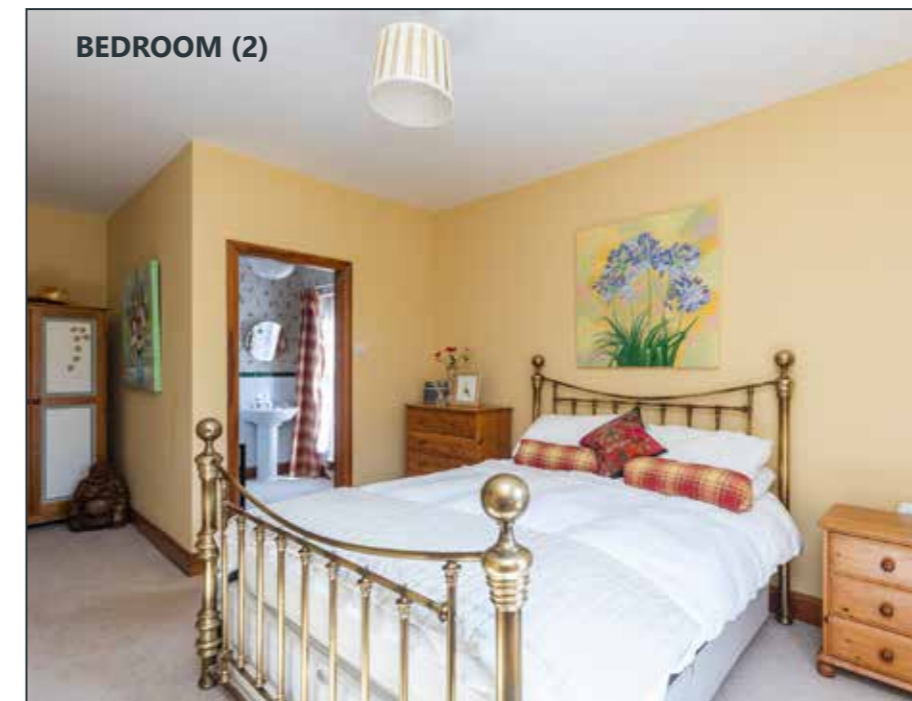
STUDY:

9' 7" x 9' 4" (2.92m x 2.84m)

Built in shelving. Cast iron spiral staircase to:

Store Room:

9' 7" x 9' 4" (2.92m x 2.84m)





BATHROOM:
Traditional style white suite comprising panelled bath with mixer taps. Telephone hand shower. Shower enclosure with electric shower. Low flush WC. Pedestal wash hand basin.

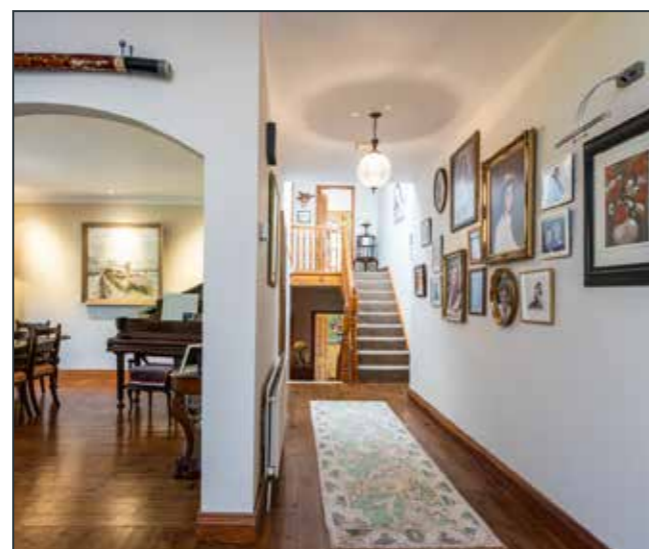
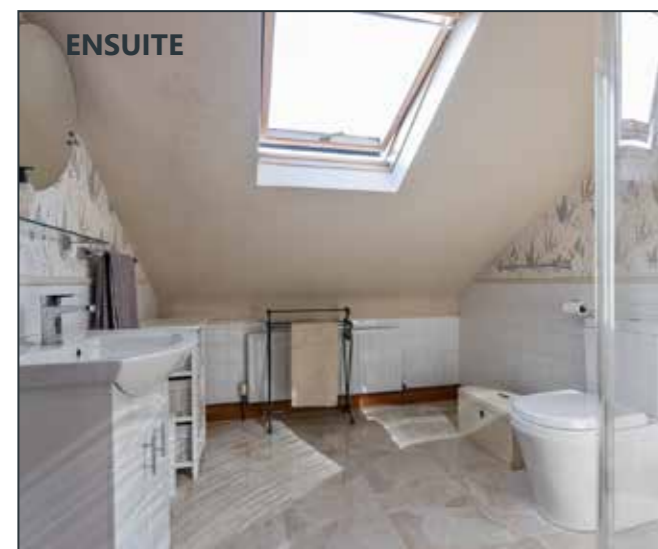


UPPER LEVEL

BEDROOM (1):
19' 7" x 14' 4" (5.97m x 4.37m)

ENSUITE:
Fully tiled shower enclosure. Low flush WC. Wash hand basin with vanity unit.

DRESSING ROOM:
11' 4" x 8' 3" (3.45m x 2.51m)
Access to generous eaves storage.



OUTSIDE

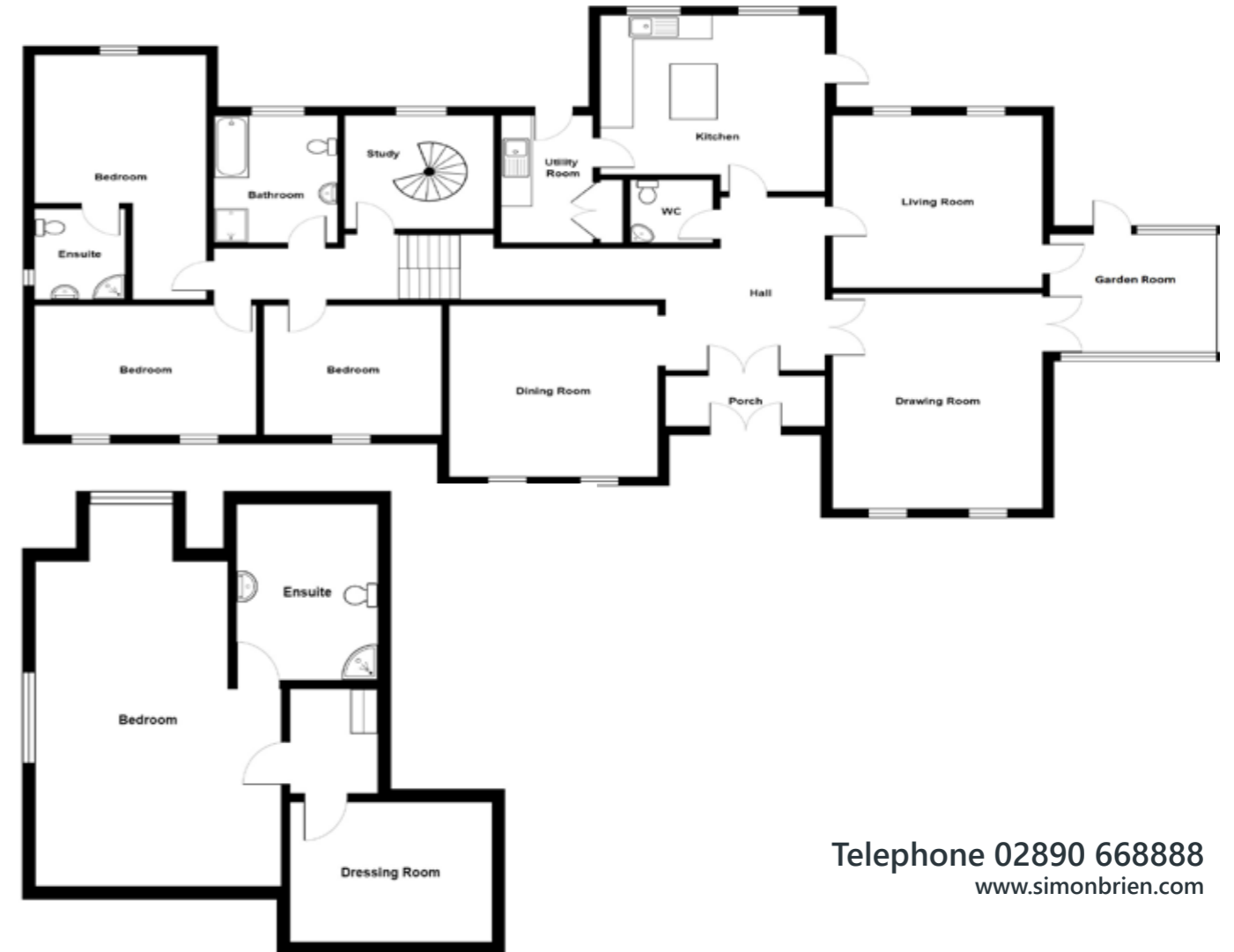
Wakefield occupies a magnificent mature, landscaped site extending to approximately 0.75 acres. An attractive entrance with automated gates leads to a sweeping driveway with generous parking to the front and side of the house.

The gardens enjoy complete privacy and are laid in well tended lawns, and mature shrubs and trees offering a profusion of colour for all seasons. A small stream with bridge meanders through the left hand side of the gardens. There are sheltered patio areas to the side and rear of the house.

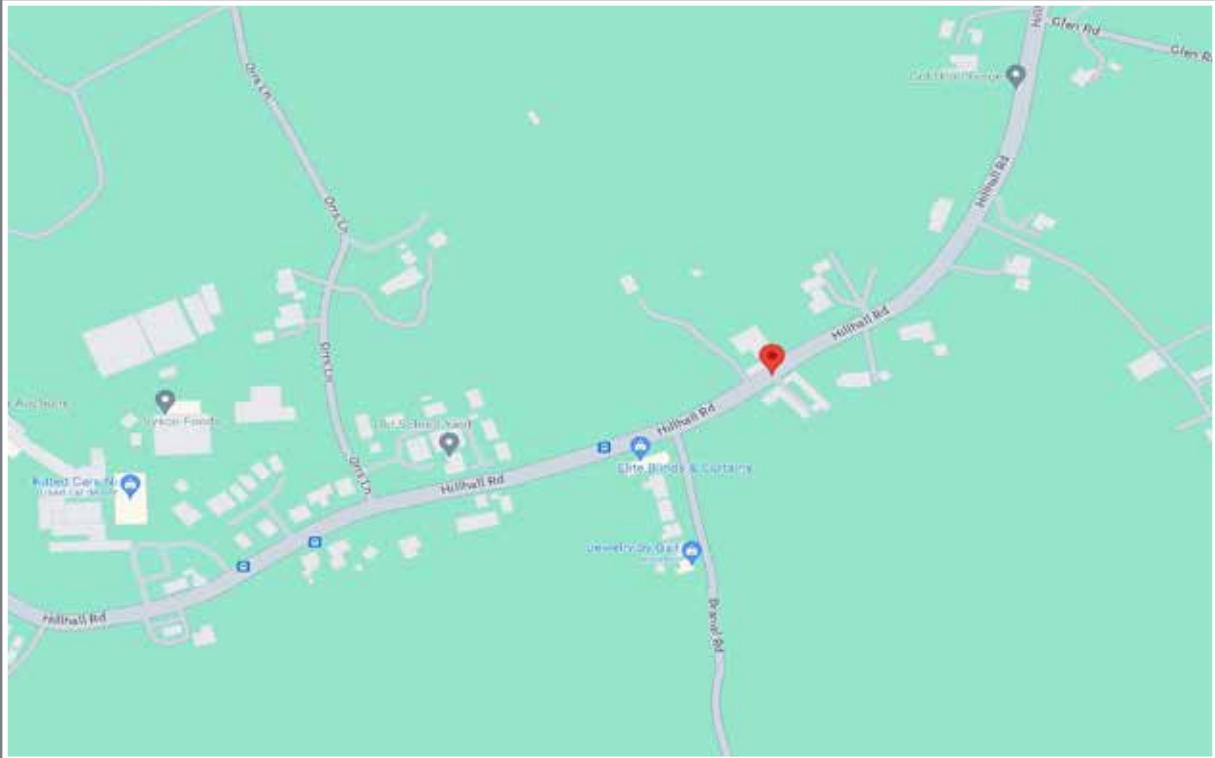
DETACHED DOUBLE GARAGE:
20' 0" x 19' 7" (6.1m x 5.97m)
Twin remote control up and over door. Light and power.

GREENHOUSE:
12' 3" x 7' 4" (3.73m x 2.24m)





Location



218 Hillhall Road, Lisburn, BT27 5JQ

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