

simonBRIEN
RESIDENTIAL



61 Carricknadarriff Road,
Hillsborough, BT26 6NJ



Offers Around £499,950

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Superb Detached Family Home Located on a Private Site on the Outskirts of Royal Hillsborough
- Providing Fantastic Countryside Views and Unrivalled Privacy
- Further 4.75 Acres of Agricultural Land Included in Sale
- Excellent Transport Links to Royal Hillsborough, Annahilt and Belfast City Centre
- Four Well Proportioned Bedrooms, Main Bedroom with En-Suite Shower Room Recently Updated and 2 Bedrooms With Original Fireplaces
- Family Bathroom, Recently Updated, with 4 Piece White Suite Including Free Standing Bath
- Grand Entrance Hall with Open Fireplace and Under Stairs Storage
- Kitchen Diner with Corian Worktops and Range of High and Low Level Units and Appliances with Breakfast Island and Oil Fired Aga
- Sun Room with Mature Outlook, High Ceilings and French Doors to Rear Patio Garden
- Dining Room with Cast Iron Fireplace and Outlook to Front
- Formal Lounge with Reclaimed Antique Wooden Floor, Stone Fireplace and Dual Aspect to Front and Rear
- Utility / Boot Room with Range of Units and Storage
- Downstairs WC
- Separate Study/Office/Playroom with Outlook to Front
- Detached Double Garage with Additional Storage
- Tarmac Driveway with Extensive Private Off-Road Parking
- Surrounding Private Garden with Raised Patio and Decking Area
- Further Surrounding Flowerbeds and Gardens Laid in Lawns
- Oil Fired Central Heating
- Double Glazing Throughout
- Full Fibre Internet / Electric Car Charger
- Alarm System Installed
- Ideally Suited to the Young Professional, Upsizer and Young Family Alike
- Early Viewing Highly Recommended



SUMMARY

This extremely attractive, stone built detached family home occupies an excellent rural site which offers superb views over open countryside. The property has been tastefully presented and updated by the current owners who have successfully modernised without losing the original farmhouse feel. A superb property in a quiet location Mussons represents a unique opportunity to acquire a well presented and fantastically proportioned detached family home. It occupies a prime private site with additional surrounding agricultural land circa 4.75 acres, located equidistant between Hillsborough, Lisburn, and Ballynahinch. The property offers ease of access to Belfast City Centre, Belfast City and International Airport and both Annahilt and Royal Hillsborough. The property is located within the catchment area to a range of leading primary, secondary and grammar schools.

This fabulous property offers a vast amount of internal accommodation over two floors. To the ground floor there is a grand reception hall with entrance porch and under stairs storage, lounge with dual aspect, dining room, downstairs WC, utility / boot room, office/study/playroom, kitchen diner with breakfast island and a sunroom with French doors to a rear patio garden.

The first floor comprises four well-proportioned bedrooms, main bedroom with en-suite shower room and a further separate family bathroom with modern white suite, and generous built in storage with a spacious landing.

Externally the property sits on a prime private site with fantastic views of rolling countryside providing and the surrounding gardens provide a vast array of mature shrubs, trees and hedging with a tarmac driveway providing ample off-street parking leading to a detached double garage.

Rarely does a property of this calibre present itself to the open market. With generously proportioned rooms and additional land with separate access included in the sale, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.



ACCOMMODATION

GROUND FLOOR

FRONT DOOR

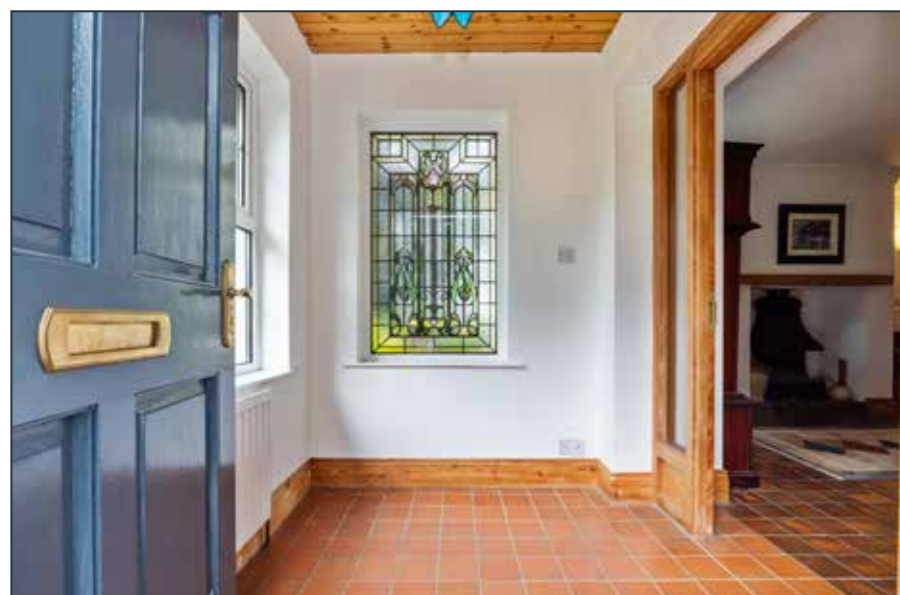
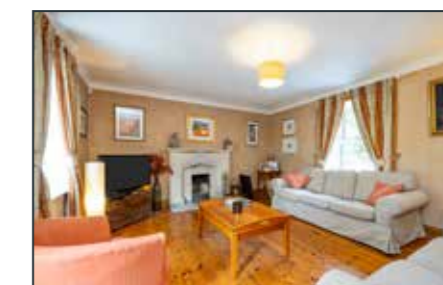
Hard wood front door with glazed insets into reception porch.



LOUNGE:

15' 7" x 13' 3" (4.75m x 4.04m)

Dual aspect to front and rear, solid stripped wooden flooring, feature fireplace with Farmington Stone surround and inset, cornice ceiling, stairs to first floor landing.



RECEPTION PORCH

Reception porch with tiled floor and dual aspect to front and side, further inner door with glazed side lights into reception hall.



DINING ROOM:

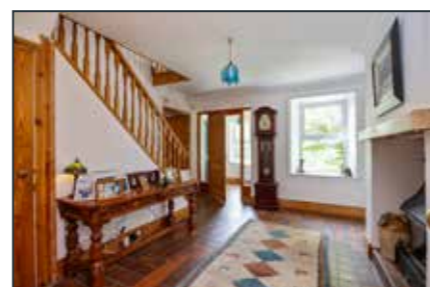
13' 3" x 12' 2" (4.04m x 3.71m)

Outlook to front, cornice ceiling, feature fireplace with cast iron surround and tiled inset.



RECEPTION HALL:

Grand reception hall with tiled floor, fireplace with cast iron inset and surround, tiled hearth with wooden sleeper mantelpiece.



OFFICE:

9' 7" x 9' 1" (2.92m x 2.77m)

Outlook to front, laminate effect wooden flooring.

KITCHEN/DINER

16' 9" x 14' 0" (5.11m x 4.27m)

Corian worktops throughout, inset Belfast sink with chrome mixer taps, range of built in cabinetry and furniture, tiled floor, breakfast island with additional space for seating, oil fired Aga with tile splashback and brick surround, built-in high-level microwave, built in fridge/freezer, built in dishwasher, archway to sunroom.



UTILITY ROOM:

13' 8" x 8' 2" (4.17m x 2.49m)

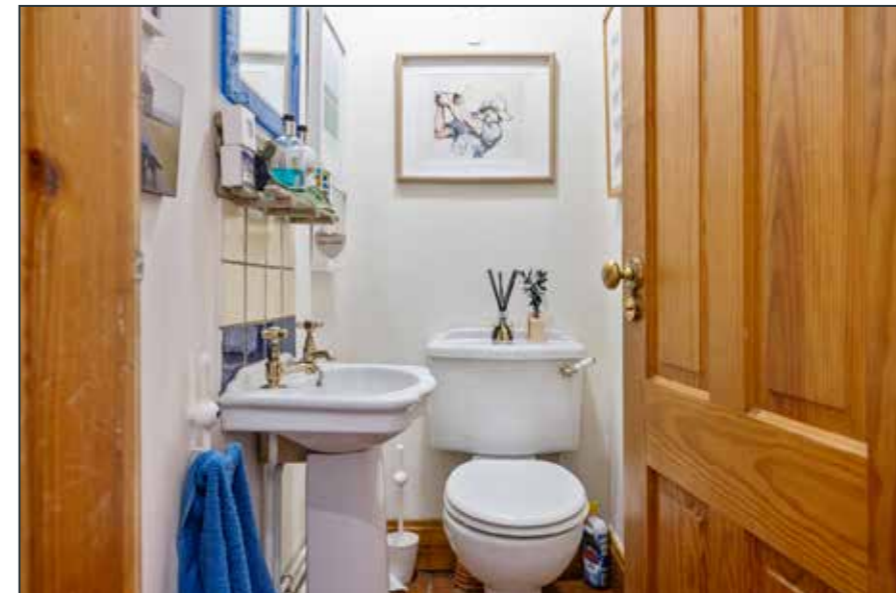
Laminate effect work tops, ceramic double sink with chrome taps, plumbed for washing machine, plumbed for dishwasher, plumbed for tumble dryer, space for fridge/freezer, tiled floor.



SUN ROOM:

15' 6" x 9' 9" (4.72m x 2.97m)

Private outlook to rear, solid stripped wooden flooring, high vaulted ceilings, exposed brick wall, uPVC double glazed French doors to rear patio.



DOWNSTAIRS WC

Low flush WC, pedestal wash hand basin with chrome taps and tile splashback, tiled floor, extractor fan.



FIRST FLOOR

LANDING:

Access to hot-press with additional built in shelving and insulated lagged copper cylinder. Picture window.



FAMILY BATHROOM

Low flush WC, pedestal wash hand basin with chrome taps, free standing bath with chrome taps and telephone attachment, part tiled walls, tiled floor, chrome heated towel rail, pine tongue and groove ceiling, low voltage recess spot lighting and extractor fan with Velux window. Corner shower unit with clad enclosure, chrome thermostatic controller valve with telephone attachment and rainfall headset.



BEDROOM (1):

17' 3" x 14' 8" (5.26m x 4.47m)

Dual aspect and cast-iron fireplace ensuite shower room.

ENSUITE SHOWER ROOM:

Low flush WC, pedestal wash hand basin with chrome taps, part tiled walls, tiled floor, Velux window, pine tongue and groove ceiling with low voltage recess spot lighting and extractor fan, corner shower unit with PVC clad walls, shower with chrome thermostatic controller valve, telephone attachment and rainfall headset.





BEDROOM (2):
14' 8" x 13' 3" (4.47m x 4.04m)

Outlook to front, pine tongue and groove ceiling, cast iron fireplace.



BEDROOM (3):
14' 2" x 9' 5" (4.32m x 2.87m)

Outlook to rear, laminate effect wooden flooring.



BEDROOM (4):
10' 8" x 10' 5" (3.25m x 3.18m)

Outlook to rear, laminate effect wooden flooring.

OUTSIDE

Extensive enclosed surrounding gardens, laid in lawns with tarmac driveway, off street parking for several cars leading to detached double garage.

DETACHED DOUBLE GARAGE
20' 0" x 18' 0" (6.1m x 5.49m)

Dual metal up and over doors, additional storage area.

Raised patio area with further raised decking area, Surrounding landscaped flower beds and patio areas with lawns. Additional land circa 4 acres.







Floorplan Is For Illustrative Purposes Only And Is Not To Scale



Floorplan Is For Illustrative Purposes Only And Is Not To Scale

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RMK/F/24/AN



EPC REF: 9599-3038-0206-8004-9200

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.