

simon**BRIEN**
RESIDENTIAL

128 Old Ballynahinch Road,
Lisburn, BT27 6TH



Asking Price £750,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Magnificent Detached Family Home Occupying An Elevated Site, Enjoying Superb Panoramic Views Over The Surrounding Countryside And Larchfield Estate
- The Property Boasts Excellent Family Accommodation Over Two Floors And Is Finished To An Exacting Specification Throughout Its Well-Proportioned Layout
- Additional Self Contained Apartment Well Suited To Nanny / Family Member Accommodation
- Property Circa 5,000 sq. ft
- Double Pillar Entrance with Electric Automated Gates
- 9 Foot Ceilings Throughout Ground Floor
- Sunroom with Vaulted Ceilings
- Ground and First Floor are Concrete Bison Units (Sound Proof)
- Three Reception Rooms
- Luxury Kitchen With Integrated Appliances Open To Dining / Living Area
- Utility Room / Downstairs WC
- Five Good Sized Bedrooms, Master and Bedroom 2 With Ensuite
- Modern Family Bathroom
- Oil Fired Central Heating
- Full Double Glazing
- Vacuum System And Alarm System
- Two Double Garages Connected by Double Car Port
- Wood Store

DESCRIPTION

We are delighted to offer for sale this attractive detached country residence which benefits from its picturesque semi-rural location with panoramic views over the surrounding countryside.

The location is exceptionally convenient with Belfast some 20 minutes away, ten minutes from Lisburn and the M1 motorway junction providing excellent provincial connections.

The property itself has a beautifully proportioned, well laid out and presented family accommodation with a plethora of bedroom and reception accommodation together with high quality bathroom/ensuite facilities and a superb family kitchen. The property also benefits from a 2 bedroom self contained apartment attached to the property but with it's own entrance.

Externally the property is surrounded by beautifully maintained gardens laid with various sitting areas and it backs on to the beautiful Larchfield Estate they also own & maintain the laneway off the main road with right of way in place

All in all, a country home of exceptional quality in a highly regarded yet most convenient semi-rural location. Viewing is strictly by private appointment through our Lisburn Road office on 028 9066 8888.



GROUND FLOOR

ENTRANCE HALL:

uPVC double glazed entrance door with glazed side panels and fan light leading to...



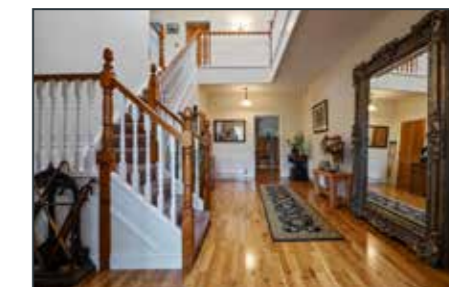
ENTRANCE PORCH:

Tiled floor. Oak double doors with stained glass panels leading to...

SPACIOUS RECEPTION HALL:

21' 6" x 10' 0" (6.55m x 3.05m)

Double height ceiling, gallery landing. Oak flooring. Understairs storage/cloaks cupboard with light.



LOUNGE:

19' 2" x 14' 7" (5.84m x 4.44m)

Fireplace with pine surround, cast iron and tiled inset and slate hearth. Oak flooring. Wall light wiring.



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**FAMILY ROOM:
20' 6" x 13' 0" (6.25m x 3.96m)**

Feature inglenook fireplace in reclaimed brick and tiled hearth with multi-burner stove and recessed lighting and Oak mantle surround. Oak flooring. Oak bevill glazed double doors to...



**SUN ROOM:
17' 0" x 14' 11" (5.18m x 4.55m)**

Oak flooring. Reclaimed brick exposed walls. Vaulted ceiling. Patio doors leading to composite decking area.



**DINING ROOM:
14' 4" x 13' 0" (4.37m x 3.96m)**

Oak flooring



**KITCHEN/DINING AREA:
28' 8" x 15' 4" (8.74m x 4.67m)**

Extensive range of units. Granite worktops. Large and small bowl single drainer sink unit with mixer taps. Integrated dishwasher, AEG double oven, ceramic hob, extractor fan and fridge/freezer. Part tiled walls. Matching island unit with cupboards and breakfast bar. Oak flooring. 'French' doors. Oak bevill glazed doors to...



**UTILITY ROOM:
9' 8" x 9' 4" (2.95m x 2.84m)**

Oak flooring. High and low level units. Granite worktops. Plumbed for washing machine. Part tiled walls. Stainless steel sink unit with mixer taps.



REAR HALLWAY:

Cloakroom with tiled floor. Pedestal wash hand basin and low flush WC. Door to Integral Garage.

INTEGRAL DOUBLE GARAGE:

21' 7" x 18' 4" (6.58m x 5.59m)

Twin automatic roller doors. Lighting. Power. Built-in storage cupboards.

INTEGRAL DOUBLE GARAGE(2):

21' 10" x 21' 5" (6.65m x 6.53m)

Automatic roller doors. Light and power, Vacuflo, Oil fired boiler

FIRST FLOOR

GALLERY LANDING:



MASTER BEDROOM:

17' 1" x 14' 8" (5.21m x 4.47m)



ENSUITE SHOWER ROOM:

Tiled floor. Fully tiled walls. White suite comprising large shower cubicle, twin sinks with granite surrounds and cupboards below and low flush WC.



BEDROOM (2):
13' 0" x 11' 4" (3.96m x 3.45m)



ENSUITE SHOWER ROOM:

White suite comprising fully tiled shower cubicle, pedestal wash hand basin and low flush WC. Tiled floor. Partly tiled walls.



BEDROOM (3):
15' 0" x 13' 5" (4.57m x 4.09m)



BEDROOM (4):
13' 1" x 12' 8" (3.99m x 3.86m)



BEDROOM (5)/DRESSING ROOM:
13' 8" x 11' 4" (4.17m x 3.45m)

Doors from both Master Bedroom and Landing.



BATHROOM:
Oak panelled bath with mixer taps and extendable shower attachment. Fully tiled shower cubicle. Pedestal wash hand basin. Low flush WC. Bidet. Tiled floor. Partly tiled walls.



GROUND FLOOR
SELF CONTAINED APARTMENT:

LOUNGE:
18' 6" x 17' 8" (5.64m x 5.38m)
Twin velux windows



STUDY:
22' 4" x 8' 1" (6.81m x 2.46m)



KITCHEN/DINING AREA:
18' 2" x 10' 1" (5.54m x 3.07m)

High and low level units. Single drainer stainless steel sink unit with mixer taps. Extractor fan. Plumbed for washing machine.



SHOWER ROOM:

Large shower cubicle. Pedestal wash hand basin. Low flush WC.



BEDROOM (1):

22' 0" x 19' 0" (6.71m x 5.79m)

uPVC double glazed double doors with glazed balconette, velux windows, fabulous views



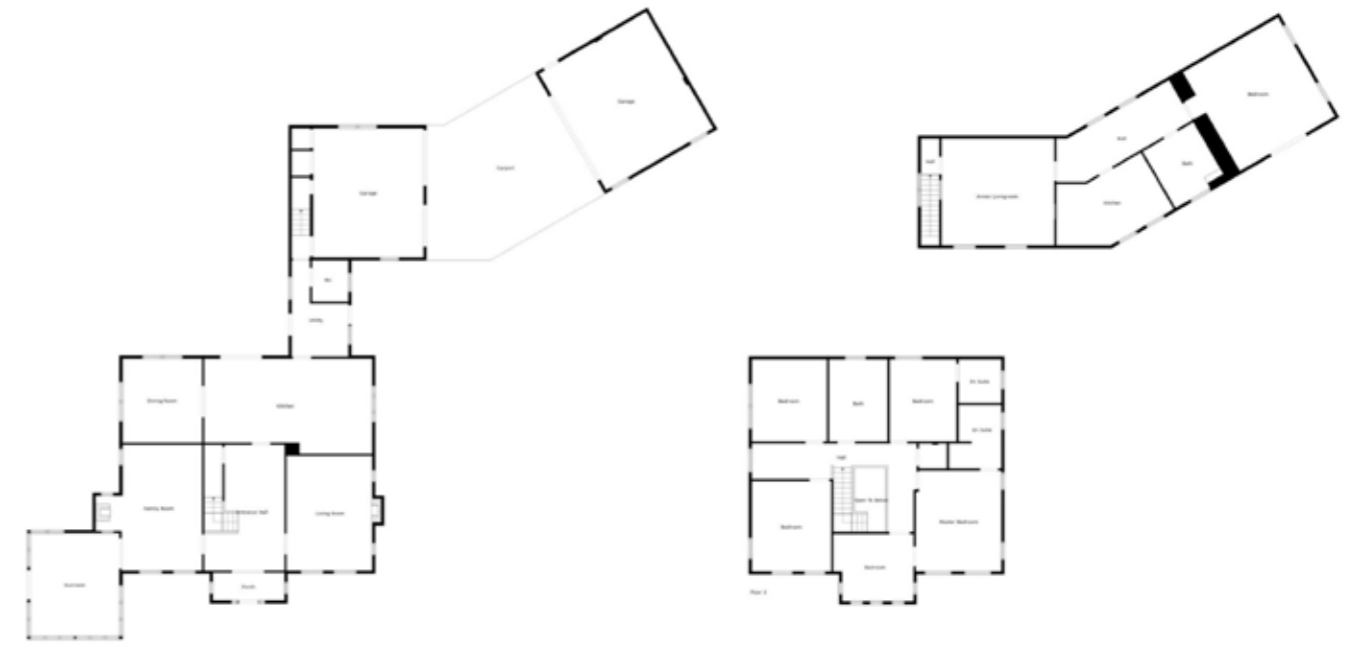
OUTSIDE

Twin pillared entrance with automatic ornate wrought iron gates. Kerbed tarmac driveway leading to extensive parking to front and side. Gardens to front and side in lawn gravel area with timber enclosed flower bed. Walled courtyard area to rear with pergola and shrub beds. Composite decked patio. Twin car-port with lighting.

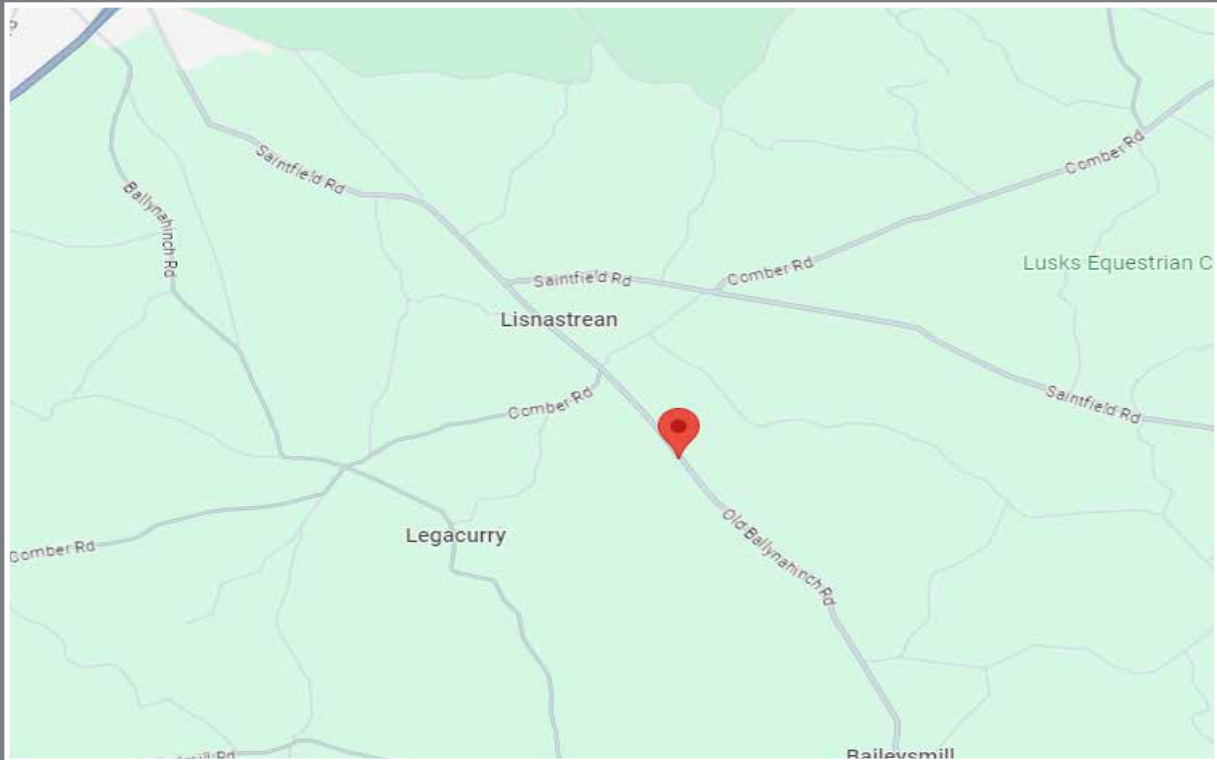
WOODEN SHED:

15' 0" x 10' 0" (4.57m x 3.05m)

Leads to wood store



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**



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