

RS.26.102

26a Lisnamulligan Road, Hilltown, BT34 5YH



Guide Price £460,000

Seldom does such a beautifully modernised home come to the market, offering breathtaking views of the Mourne Mountains and surrounding countryside. Situated in a peaceful rural setting, 26A Lisnamulligan Road is a spacious four-bedroom bungalow with a self-contained studio annex and excellent potential to create a further two bedrooms within the floored attic space.

Occupying a generous site of approximately 0.4 acres, the property enjoys a south-facing aspect to the front, while the patio area benefits from sunshine throughout the day, making it an ideal space for outdoor dining, entertaining, and relaxation. Ample off-street parking further enhances the practicality of this exceptional home.

Upon entering, you are welcomed by a bright and inviting hallway. To the right is a well-proportioned bedroom currently used as a dining room, while the impressive living room to the left of the entrance features a charming wood-burning stove and a large picture window perfectly positioned to take in the stunning views.

The hallway leads through to a contemporary kitchen, complete with a striking central island and an abundance of storage. A practical utility room is conveniently located just off the kitchen.

Further along the hallway, there is a beautifully finished, fully tiled shower room and two generous double bedrooms. The spacious principal bedroom provides a warm and cosy retreat, enhanced by its own attractive log-burning stove.

To the side of the property is a large studio annex with a private shower room, offering excellent flexibility for guest accommodation, a home office, creative workspace, or potential rental income.

The floored attic presents an exciting opportunity for further development, with ample space to create two large bedrooms and an ensuite bathroom or whatever the new owner requires, subject to any necessary approvals.

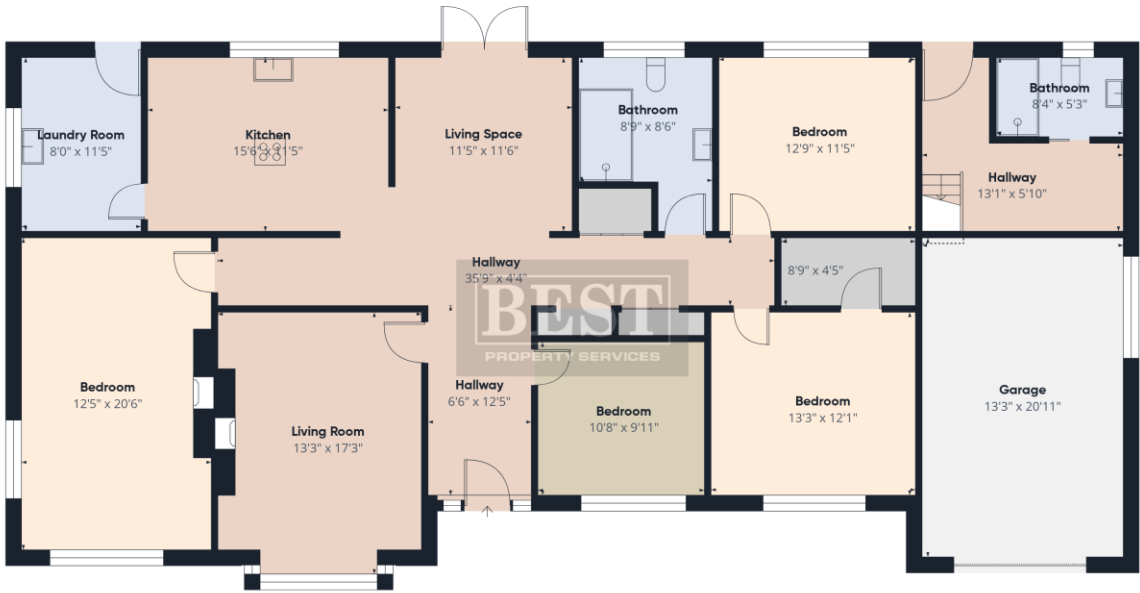
Outside, the thoughtfully landscaped gardens provide a wonderful setting for relaxation and entertaining. Featuring a herb garden, rockeries, a wildflower meadow, and a patio area, the outdoor space is both beautiful and tranquil. A substantial detached garage, currently utilised as a gym, completes this exceptional property.

- Four Bedroom Bungalow
- Located with close access to both Hilltown and Rathfriland
- Fully refurbished throughout
- Large studio annex offering excellent flexibility for guest accommodation, a home office, creative workspace, or potential rental income.
- Stunning Landscaped gardens
- Breathtaking views of the Mourne Mountains





Floorplan



Floor 1



Floor 2



Approximate
329
Reduced I
5

(1) Excluding balcony

Reduced I
..... B

Calculations refer to
3C standard. Measurements
approximate and floor plan is intended
or
GIRAF













Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Viewing:

By appointment only

Office Opening Hours

Monday- Thursday: 9-5.30

Friday: 9-5

Saturday: By Appointment

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukSI/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Intending Purchasers

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property without obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

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 any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Best Property Services nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

We reserve the right to conclude the sale of this property via the "Best and Final Offers" process. For more information please speak to an agent.

REQUEST A VALUATION

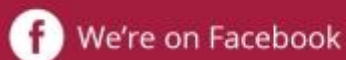
We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

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