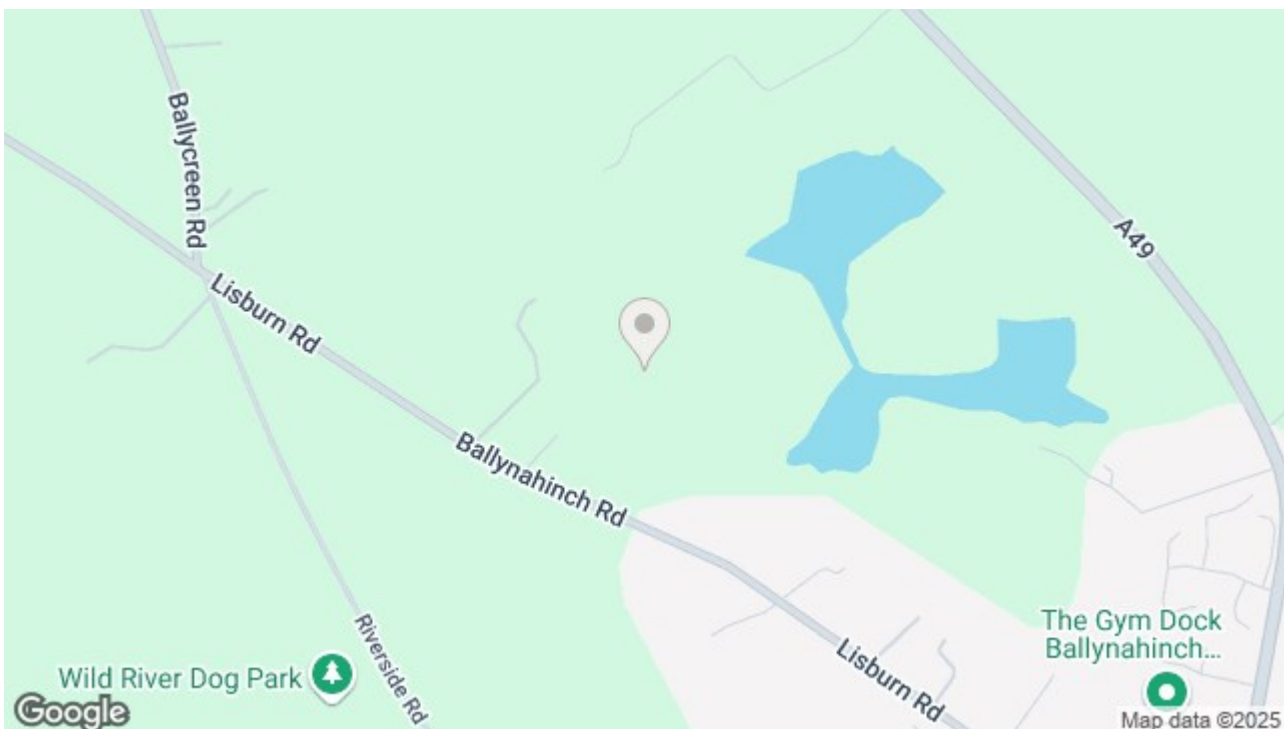


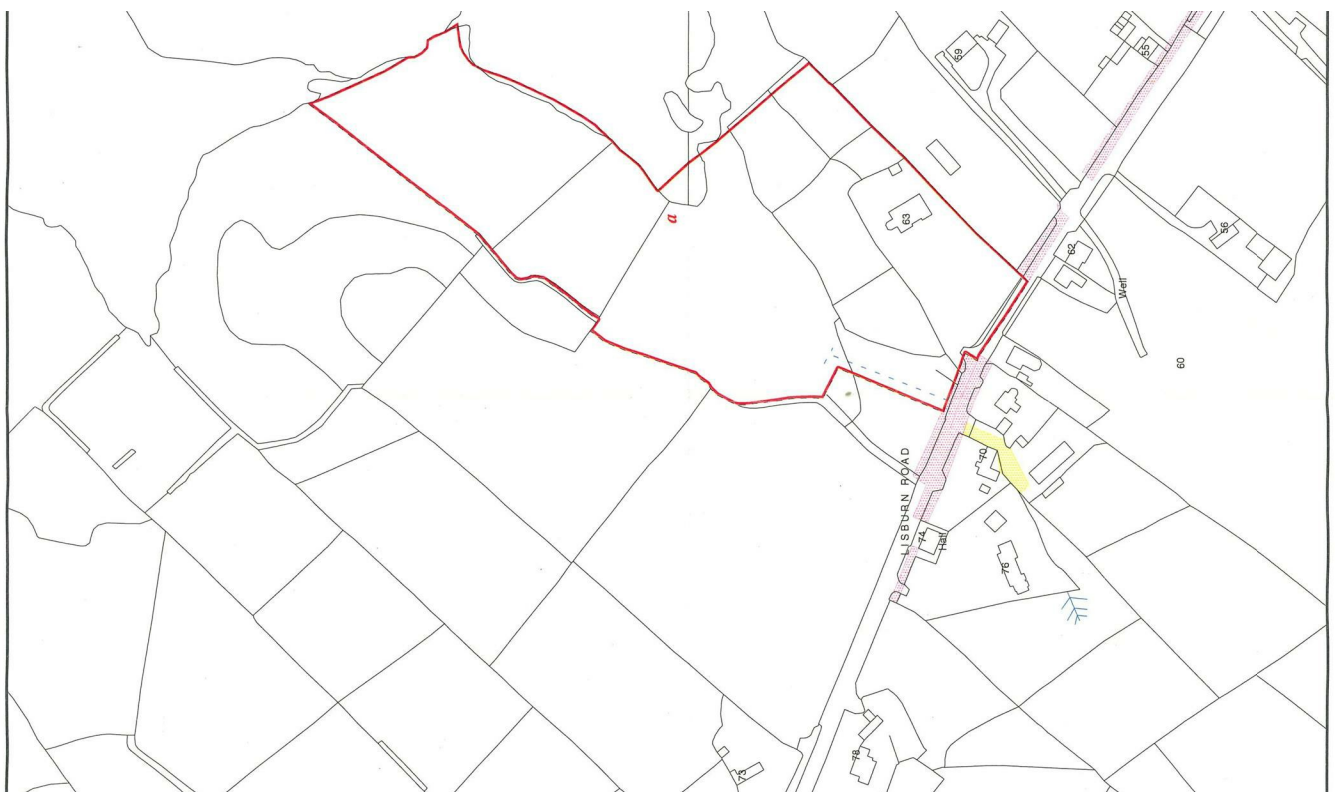


63 LISBURN ROAD, BALLYNAHINCH, DOWN, BT24 8TT



OFFERS AROUND £495,000

Situated on a mature and private site this luxury family home must be viewed to fully appreciate all that it has to offer. The impressive residence is approached by a sweeping driveway and is complimented with spacious and beautifully presented gardens along with approximately 9 acres of land. The property comprises entrance hall, living room, dining room through to conservatory, bright and spacious open plan kitchen with dining/ living area with wood burning stove through to utility room. There are two bedrooms on the ground floor as well as a study, there is also a luxury family bathroom with feature free standing style bath. On the first floor there is a living room/ kitchen, further two spacious bedrooms with en-suite and master with walk in wardrobe. This section of the house can be separately accessed and is ideal as a granny flat or airbnb accommodation. Outside the family home benefits from beautifully presented gardens with stunning views over the surrounding countryside and lake, a double garage and an outhouse with toilet facilities. There are gardens laid in lawn to the front and side with mature trees and to the rear stoned and paved patio areas. The 9 acres of land surrounds the property with about 3 acres being usable as grazing land. Rarely will you come across as spectacular a site in the country, along with the land and stunning accommodation, this property is sure to appeal to many.



## At a glance:

- Four bedrooms
- Large gardens in lawn and 9 acres
- Study
- Outhouse
- Beautifully presented
- Two with ensuite
- Living room with fireplace
- Double garage
- Conservatory
- Views over lake

### Entrance Hall

3'7" x 4'1"

Wooden flooring. Wooden Stairs, double door.

### Living Room

12'11" x 16'0"

Bright, spacious living room. Window to side, bow window to front, fireplace. Carpeted flooring. Cornicing and ceiling rose.

### Dining Room

11'11" x 16'0"

Large dining room. Double door to conservatory. Carpeted flooring. Cornicing and ceiling rose.

### Conservatory

Windows surrounding. Double doors to garden. Tiled flooring.

### Bedroom 1

11'11" x 16'0"

Window to side. Carpeted flooring.

### Bathroom

11'9" x 9'11"

White suite comprising low flush w.c, wash hand basin, stand alone bath and separate shower cubicle. Window to rear. Tiled flooring.

### Hotpress

3'8" x 5'6"

Large walk in hotpress.

### Kitchen/ Living/ Dining area

15'10" x 17'6"

Kitchen comprising high and low rise units with integrated fridge freezer, dishwasher, hob, oven, extractor fan, stainless steel sink and drainer. Granite worktops. Window to rear, fireplace with stove. Tiled flooring and splash area. Heated wall radiator. Door to utility room.

### Utility Room

8'11" x 14'0"

High and low rise units. Integrated stainless steel sink and drainer with recess for washing machine and dryer. Window to rear. Door to rear.

### Rear Hall

PVC door to carpeted hall. Stairs.

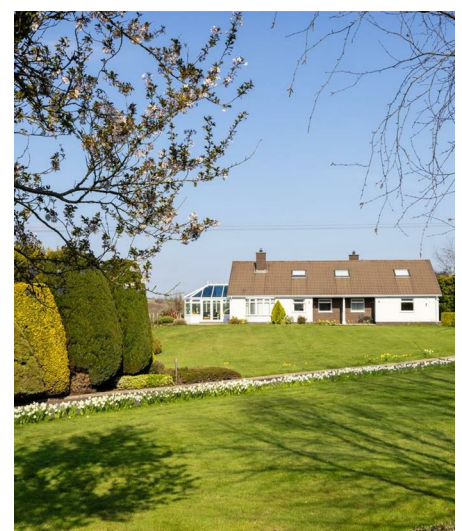
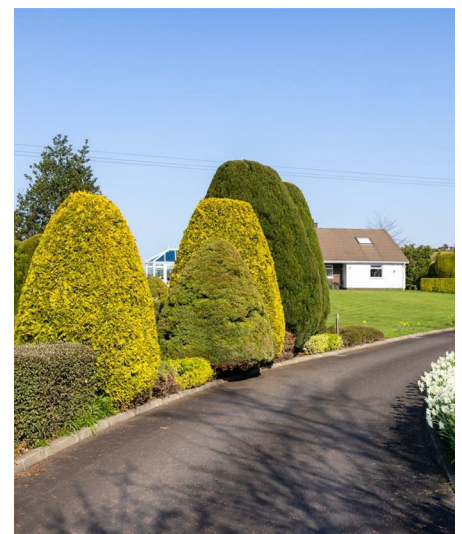
### Storage

3'7" x 2'8"

### Bedroom 2

12'10" x 9'11"

Window to front. Carpeted flooring.



### **Study**

12'10" x 8'10"

Window to front, door.  
Wooden flooring.

### **Landing**

12'0" x 6'7"

Carpeted flooring.  
Skylight.

### **Bedroom 3**

15'8" x 16'0"

Three skylights. Carpeted  
flooring. Door to en-suite.

### **En-suite**

Suite comprising low flush  
w.c, shower cubicle and  
wash hand basin with  
vanity. Storage cupboard.  
Skylight.

### **Bedroom 4**

Carpeted flooring. Door to  
en-suite and wardrobe.  
Skylight.

### **En-suite**

Tiled flooring. Suite  
comprising shower  
cubicle, low flush w.c and  
shower cubicle.

### **Wardrobe**

5'10" x 4'4"

Door to:

### **Living/ Dining area**

14'0" x 16'0"

Kitchen with recess for  
dishwasher, dining area.  
Window to side. Door to utility  
room. Stairs to rear entrance.  
Skylight.

### **Utility Space**

4'9" x 3'10"

Space for washing machine.

### **Double Garage**

Up and over door. Power and  
light.

### **Outhouse**

17'7 x 14'0

Outhouse with w.c and wash  
hand basin.

### **Basement**

14'11 x 11'9

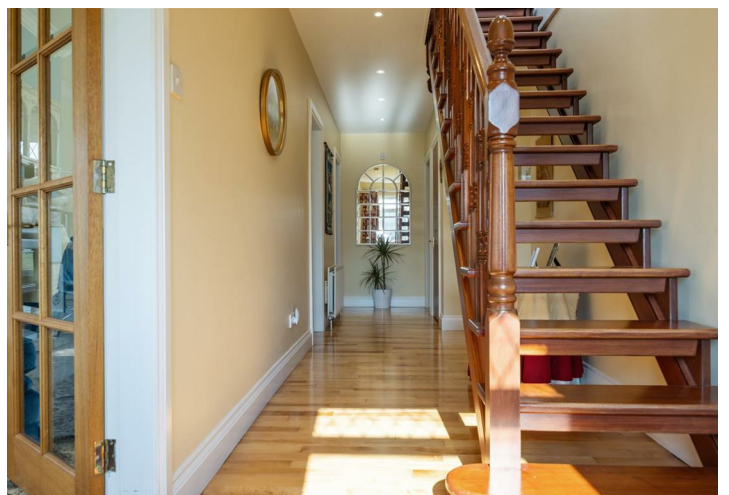
Large storage area.

### **OUTSIDE**

Driveway to property with space  
for multiple cars. Well presented  
gardens to the front and rear  
laid out in lawns with mature  
plantings.

### **Land**

The land is surrounding by  
approximately 9 acres of land  
which runs down to the lake.  
About 3 acres of this is usable as  
grazing land.













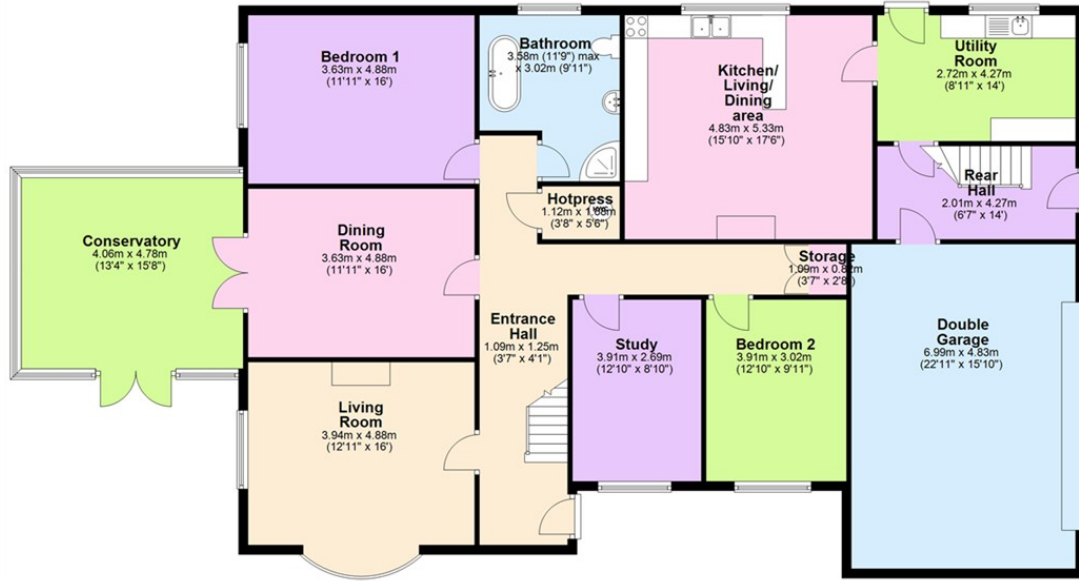






| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>Northern Ireland</b>                            | EU Directive<br>2002/91/EC |           |

Ground Floor





Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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**PRS** Property Redress Scheme

**OFT** Approved code

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