

Tim Martin
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Boardmills
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**Offers Around
£550,000**

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SUMMARY

This beautifully presented detached family home occupies a spacious, mature site in a beautiful rural location with far reaching views over the surrounding countryside.

As soon as you walk through the front door, this home is immediately impressive - a generously sized front porch leads onto a striking capacious reception hall with sweeping staircase making way to a beautifully appointed living room with wood burning stove, which leads seamlessly on to the sun room, overlooking the gardens and rear patio area . From there, double doors open out to the large open plan living and dining area and through to the beautifully fitted kitchen from Robinson Interiors. A spacious lounge with open fire provides a cosy retreat, while practical features include a separate utility room, boot room, and two ground floor WC's ensure everyday convenience.

Four excellent sized bedrooms, including the principal bedroom with en suite bathroom and walk in dressing room / wardrobe and a spacious family bathroom, complete with a modern white suite, are located on the first floor. The roof space is floored and offers the potential to convert into additional bedrooms, if desired, subject to planning.

Outside, the driveway encircles the property and leads to the three-car carport, stable block and a garage/workshop. Beautifully landscaped gardens are laid out in rolling lawn with a spacious paved patio area, boasting superb entertaining space for all the family and friends to enjoy.

This family home is perfectly located within a convenient commute to Ballynahinch, Carryduff, and Belfast city centre by road and public transport. Many primary and secondary schools in the surrounding and Greater Belfast area are easily accessible. Temple and Rockmount Golf Clubs are only a short distance away, with Forestside Shopping centre within close proximity offering a wide selection of retail and dining options making this the ideal location for growing and established families.

FEATURES

- Stunning Detached Family Residence with Stable Block, Garage / Store and Three Car Carport
- Superb Layout Perfect for Growing and Established Families
- Four Reception Rooms Including a Superbly Appointed Living Room with Wood Burning Stove and Lounge with Open Fire
- Beautiful Fitted Kitchen from Robinson Interiors Plus Boot Room, Utility Room, and Separate WCs
- Principal Bedroom with Ensuite Bathroom and Walk in Dressing Room / Wardrobe plus Three Further Excellent Sized Bedrooms
- Family Bathroom fitted with a Modern White Suite
- Floored Roof Space – With Potential to Convert (STPP)
- Oil Fired Central Heating and Double Glazing
- Stunning Gardens Laid Out in Lawn with Paved Patio Area Overlooking the Surrounding Countryside
- Situated Close to Temple and Rockmount Golf Clubs, Forestside Shopping Centre and Within a convenient Commute to Ballynahinch, Belfast and Lisburn

Entrance Porch

Oak double doors; tiled floor with mat recess.

Reception Hall 22'3 x 15'5 (6.78m x 4.70m)

Maximum Measurements

Tiled floor; wiring for wall lights; Beam vacuum point; recessed spotlighting.

Cloakroom / WC 9'1 x 7'7 (2.77m x 2.31m)

White suite comprising close coupled wc; pedestal wash hand basin with mono mixer tap; tiled floor; part pine tongue and groove wall panelling.

Lounge 17'7 x 15'5 (5.36m x 4.70m)

Beautiful sandstone fireplace with matching hearth; open fire; tv aerial connection point; Beam vacuum point; wiring for wall lights.

Living Room 19'6 x 17'7 (5.94m x 5.36m)

Tiled inglenook style fireplace with wood burning stove on a slate hearth; pine mantle over; oak wood laminate floor; recessed spot lighting; coved ceiling; wiring for wall lights; tv and telephone connection points; Beam vacuum point; glazed double doors through to:-

Sun Room 16'0 x 9'5 (4.88m x 2.87m)

Tiled floor; wiring for wall and ceiling lights; glazed PVC double doors to rear; glazed door opening through to:-

Living / Dining Room 22'1 x 13'7 (6.73m x 4.14m)

Maximum Measurements

Tiled floor; glazed PVC double doors to rear; Beam vacuum point; wiring for ceiling and wall lights; double doors leading to living room and reception hall; recessed spot lighting; open through to:-

Kitchen 17'8 x 11'8 (5.38m x 3.56m)

Beautiful fitted kitchen from Robinson Interiors with an excellent range of high and low level cupboards and drawers incorporating a Franke slate grey 1½ tub sink unit with swan neck mixer taps; oil fired 4 oven AGA; space and plumbing for American style fridge/freezer and dishwasher; formica worktops with matching upstands; recessed spot lighting; tiled floor.

Boot Room

Tiled floor; part tongue and groove wall panelling; access to rear; built-in cloak cupboard; Beam vacuum point.

WC 6'7 x 2'11 (2.01m x 0.89m)

White suite comprising close coupled wc; pedestal wash hand basin with mono mixer tap; tiled floor; part tongue and groove wall panelling.

Utility Room 12'5 x 8'9 (3.78m x 2.67m)

Good range of wood laminate high and low level cupboards and drawers incorporating a double drainer stainless steel sink unit with mixer taps; space for electric cooker with concealed extractor unit over; space and plumbing for washing machine; formica worktops; tiled floor; part tongue and groove panelling; built-in storage cupboard; Warmflow oil fired boiler.

Beautiful Sweeping Staircase

Leading to the minstrel gallieried landing.

First Floor / Landing

Access to roofspace (via Slingsby type ladder, floored, windows and potential to convert into further bedrooms if desired - subject to planning permission); wiring for wall lights.

Principal Bedroom 17'7 x 15'5 (5.36m x 4.70m)

Wood laminate floor; corniced ceiling; telephone connection point; Beam vacuum point; tv aerial connection point.

Dressing Room / Walk-In Wardrobe 11'9 x 8'8 (3.58m x 2.64m)

Wood laminate floor; built-in wardrobes and shelving.

En Suite Bathroom 10'11 x 8'1 (3.33m x 2.46m)

Modern white suite comprising tiled panelled bath with mixer taps and telephone shower attachment; close coupled wc; bidet; wall mounted wash hand basin with mono mixer tap and vanity unit under; separate tiled shower cubicle with thermostatically controlled shower unit and wall mounted power shower attachment; fitted glass shower door; part tiled walls; tiled floor; recessed spotlighting; towel radiator.

Bedroom 2 17'6 x 9'1 (5.33m x 2.77m)

Wood laminate floor; built-in wardrobes with sink unit; tv aerial connection point.

Bathroom 10'1 x 7'11 (3.07m x 2.41m)

Modern white suite comprising tiled panelled bath with mixer taps and telephone shower attachment; wc with concealed cistern; wall mounted wash hand basin with mono mixer tap and vanity unit under; separate tiled shower cubicle with Aqualisa thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted folding shower door; part tiled walls; tiled floor; towel radiator; recessed spotlighting.

Bedroom 3 17'8 x 9'8 (5.38m x 2.95m)

Wood laminate floor; built-in wardrobes with sink unit; tv aerial connection point.

Bedroom 4 13'7 x 11'8 (4.14m x 3.56m)

Hotpress with copper cylinder and shelving.

Outside

Spacious driveway leading to the front, side and rear of the residence and to:-

3 Car, Car Port 28'0 x 18'10 (8.53m x 5.74m)

Fluorescent lighting.

Store / Garage 18'8 x 15'10 (5.69m x 4.83m)

Double wooden doors (no vehicular access); light and power points; Beam vacuum central unit.

Stable Block

Comprising of:-

Stable 1 12'6 x 9'10 (3.81m x 3.00m)

Light and power point.

Stable 2 12'6 x 9'10 (3.81m x 3.00m)

Light and power point; water tap.

Store 10'3 x 9'10 (3.12m x 3.00m)

Dog/Cat door to rear; light and power points.

Store 10'10 x 9'10 (3.30m x 3.00m)

Light and power point; dog/cat door to rear concrete area; pedestrian side door.

Gardens

Beautiful landscaped gardens surround the property and are laid out in rolling lawn and planted with a wonderful selection of mature trees, hedging and a rich variety of ornamental and flowering shrubs boasting fabulous colour all year round. A spacious paved patio area bordered by well stocked flower beds; separate gravelled area with raised vegetable beds; partially enclosed concrete area to the side (perfect for a dog run); stunning views over the surrounding countryside.

Tenure

Freehold.

Capital / Rateable Value

£390,000. Rates Payable = £3393.00 Per Annum (Approximately)





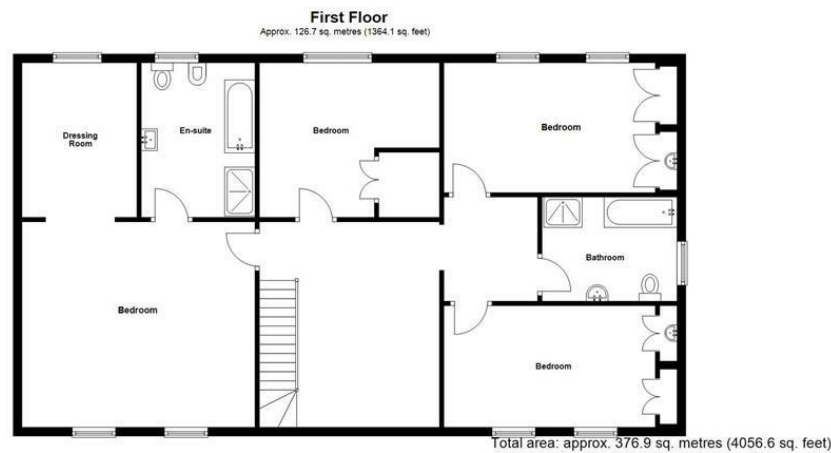
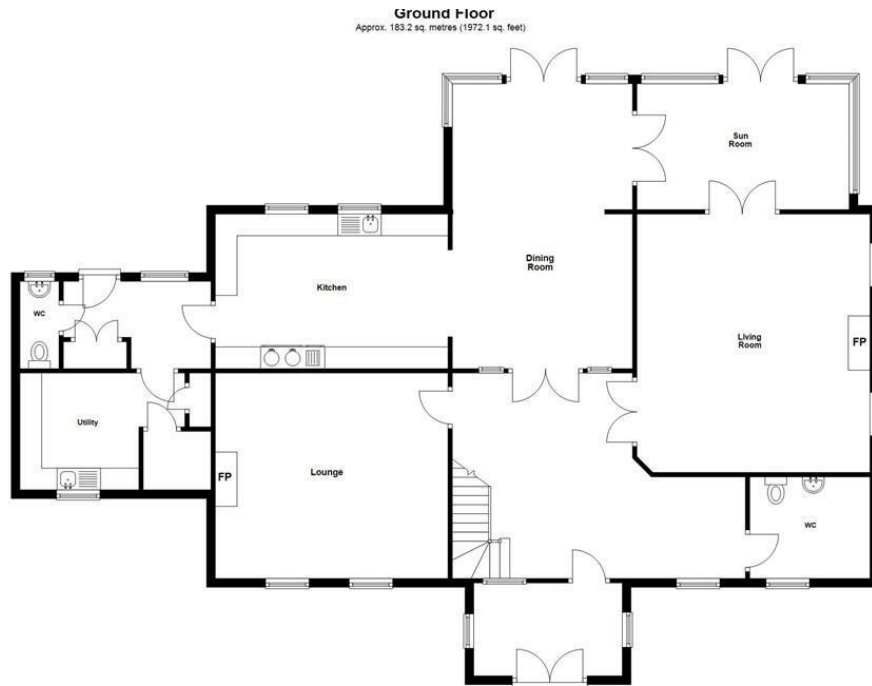












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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