



This superb and deceptively spacious detached family home has been recently modernised and renovated throughout. Situated on a peaceful rural site with generous surrounding gardens with several sheltered sitting areas overlooking open fields and countryside to the front and rear.

Exceptionally well presented throughout, offering flexible, thoughtfully designed family accommodation and in particular benefiting from a brand new bathrooms and ensuite. Situated on a delightful site offering spectacular views over the surrounding countryside whilst being ideally within easy access of Belfast and Lisburn, viewing is highly recommended.

Also benefiting from an integrated double garage and a detached double garage with home office/gym or potentially offering AirBnB potential. Recent Sales in this locality have been extremely popular and early viewing is recommended.

Offers Over
£525,000

14A Whinney Hill,
Glenavy Road,
Lisburn,
BT28 3UZ

Viewing by
appointment with
& through agent
028 9266 1700



- Detached Family Home on a Superb Picturesque Rural Site
- Extensive recent upgrading to include new ensuite, family bathroom, flooring and roof space insulation.
- Impressive First Floor Lounge with Floor to Ceiling Windows Offering Magnificent Views
- Spacious Living Room with Wood Burning Stove and Access to Rear Patio & Garden
- Additional Sitting Room/Study
- Luxury Fitted Kitchen with Central Island Unit and Dining Area/Separate Utility Room
- Open Plan Family/Dining Area
- 5 Good Sized Double Bedrooms including Master with recently renovated Ensuite
- 1st Floor Entertainment/Games Room with Bar (potential 6th Bedroom)
- Family Bathroom and Additional Ground Floor Cloakroom with WC
- Exceptionally Well Presented Throughout/Extensive Storage including Built in Wardrobes and Store Cupboards
- Oil Fired Central Heating/uPVC Double Glazed Windows
- Integral Double Garage and Additional Driveway Parking
- Additional Detached Double Garage with Adjoining Home Office/Gym and Sauna Area
- Store Room (Formerly a Stable) with Yard Area
- Delightful Surrounding Gardens in Lawns with Several Sheltered Patio Sitting Areas
- Additional Detached Double Garage with Adjoining Home Office/Gym and Sauna Area
- Recent Sales in this locality have been extremely popular and early viewing is recommended

The Property Comprises:

Ground Floor

ENTRANCE PORCH: uPVC double glazed front door with double glazed side windows, ceramic tiled floor, wood panelled ceiling, glazed door through to...

RECEPTION HALL: Solid wood strip flooring, Walk in cloakroom and additional walk in storage cupboard, shelved airing cupboard.



Glazed double door to...

LUXURY FITTED KITCHEN WITH DINING AREA: 18' 2" x 15' 0" (5.54m x 4.57m) (at widest points)
Modern style kitchen with extensive range of high and low level units, work surfaces with matching splash back Franke 1 1/2 basin single drainer stainless steel sink unit with mixer tap, Belling eye level electric double oven, integrated fridge freezer, integrated dishwasher, breakfast bar, low voltage spot lights, polished tiled floor, central island unit with matching work surfaces and Airforce 4 ring induction hob, low voltage spot lights.



Open arch to...

FAMILY/DINING ROOM: 14' 3" x 9' 10" (4.34m x 3m) Matching polished tiled floor, low voltage spot lights.



LIVING ROOM: 19' 0" x 15' 2" (5.79m x 4.62m) (at widest points) Connecting glazed door from kitchen, wood burning stove on slate hearth, timber mantle low voltage spot lights, uPVC double glazed patio door to rear.



INNER HALLWAY: Matching polished tiled floor, uPVC double glazed door to rear.

UTILITY ROOM: 8' 5" x 6' 9" (2.57m x 2.06m) Matching polished tiled floor, range of high and low level units, work surfaces with matching splash back, plumbed for washing machine, single drainer stainless steel sink unit with mixer tap.



WC: White suite comprising low flush wc, pedestal wash hand basin, matching polished tiled floor.

BEDROOM (1): 14' 6" x 12' 3" (4.42m x 3.73m) Ceramic tiled wood look flooring, built in mirror fronted slide robes.



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ENSUITE SHOWER ROOM: Continuation of ceramic tiled wood look flooring, floor to ceiling tiling, enclosed WC, wall mounted vanity sink unit, shower with rain head shower and hand held shower attachment, heated towel rail, recessed spot lighting and extractor fan.



BEDROOM (2): 12' 5" x 9' 7" (3.78m x 2.92m) Built in mirror fronted slide robes.



BEDROOM (3): 11' 7" x 9' 6" (3.53m x 2.9m) Built in slide robes and storage.

BEDROOM (4)/PLAYROOM: 16' 4" x 10' 3" (4.98m x 3.12m) (at widest points)



LUXURIOUS BATHROOM: Ceramic tiled wood look flooring, floor to ceiling tiling, enclosed WC, free standing bath with floor mounted taps, heated towel rail, twin vanity sink unit, fully tiled corner shower cubicle with rain head shower and hand held shower attachment, recessed spot lighting and extractor fan.



Half Landing

Stairs from entrance hall to...



LOUNGE: 20' 6" x 16' 4" (6.25m x 4.98m) Superb floor to ceiling windows with magnificent views over open countryside, vaulted ceiling with low voltage spot lights, raised granite hearth and display plinth with inset Gasco gas remote operated fire.



SITTING ROOM/STUDY: 14' 3" x 10' 5" (4.34m x 3.18m) Display shelves.



First Floor

LANDING: Laminate wood strip floor

BEDROOM (5): 23' 9" x 12' 9" (7.24m x 3.89m) 2 Velux windows, storage in eaves.



BEDROOM (6)/GAMES ROOM: 26' 0" x 12' 9" (7.92m x 3.89m) Built in entertainment area/bar, tongue and groove ceiling, access to storage area.



Outside

Magnificent rural site overlooking open fields and countryside. Entrance gates and tarmac driveway with parking area for several cars, leading to...

INTEGRAL DOUBLE GARAGE: 19' 10" x 17' 3" (6.05m x 5.26m) Electric up and over door, power and light, tap, boiler room/storage area.

Access from driveway to further driveway leading to...

ADDITIONAL DOUBLE GARAGE: 24' 0" x 19' 5" (7.32m x 5.92m) Electric up and over door, power and light, workshop area.

ADJOINING GARDEN ROOM/HOME GYM: 11' 5" x 10' 9" (3.48m x 3.28m) Tiled floor, vaulted tongue and groove ceiling



Door to...

FULLY TILED SHOWER ROOM: Fully tiled shower cubicle, vanity unit, fully tiled walls, tiled floor, separate wc, low flush wc, tiled floor, fully tiled walls, door to sauna.

GARDEN STORE: 11' 9" x 10' 9" (3.58m x 3.28m) (Formerly stable).

STORE ROOM: 8' 3" x 5' 2" (2.51m x 1.57m) Oil tank.

BOILER ROOM: 8' 3" x 10' 5" (2.51m x 3.18m) Oil fired boiler.



Beautifully presented surrounding garden in generous lawns with mature trees, planting, boundary fences, large sheltered private patio area and additional raised bbq patio with purpose built brick bbq, feature central flower beds with mature tree.





Tenure

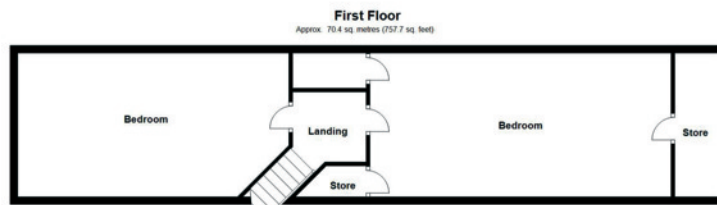
We have been advised the tenure for this property is Freehold, we recommend the purchaser and their solicitor verify the details.

Rates Payable

For the period April 2023 to March 2024 £3,011.76

Location:

Heading out of Lisburn on Glenavy Road, Whinney Hill is on the right hand side.



Total area: approx. 303.7 sq. metres (3268.9 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

14A Whinney Hill

Energy Rating

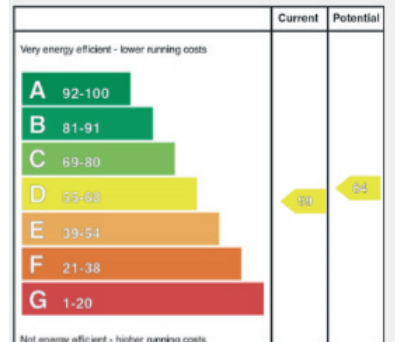
Epc Type: Domestic

Current: D59

Potential: D64

EPC Landmark Code: 3605-6587-7102-0809-8796

[Epc Certificate](#)



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