

TEMPLETON  
ROBINSON



2 Lougherne Road,  
Hillsborough,  
BT26 6BX

Offers Around  
£800,000

Viewing by  
appointment with agent  
028 9266 1700

- Countryside residence nestled within circa 2.5 acres of grounds
      - Designed by Renowned Architect Des Ewing
  - Outstanding Standard of Specification and High Energy Performance Throughout
    - Private and Automated Entrance
      - Includes Self Contained 1 Bedroom Apartment
        - Drawing Room: 2 Feature Bay Windows, Tiled Floor, Scandinavian Wood Burning Stove, Built in Shelving and Storage
        - Spacious Lounge: Scandinavian Wood Burning Stove, Built in Oak Library and Storage Cupboard, Tiled Flooring
      - Luxurious Downstairs WC: Low flush WC, Bespoke Wash Hand Basin Incorporating Vanity Unit with Granite Worktops and Brass Faucet Taps, Tiled Flooring
- Open Plan Kitchen/Living/Dining Area: Range Of High and Low Level Units in Partially High Gloss Butter Milk Finish and Walnut Effect, Granite 50mm Thick Worktops with Upstands and Custom Made Coloured Glass Splash Backs, Fridge Freezer, Built-In Eye Level Bosch Coffee Machine with Warming Drawer Under, Built-In Bosch Microwave and Oven, 5 Ring Bosch Gas Hob. with Neff Extractor Fan Over, Integrated Dishwasher, Centre Island with Granite Worktop and 1 1/2 Bowl Franke Stainless Steel Sink Unit with a Quooker Instant Boiling Water Tap, 2 Sets Of Double Doors To Paved Patio Area, Tiled Flooring.
  - Large Walk-In Pantry: Range Of High and Low Level Units, Wine Cooker, Display Shelving, Tiled Floor
  - Utility Room: Range of High and Low Level Units, Coloured Glass Splash Backs, Tumble Dryer, Washing Machine, Stainless Steel Sink Unit, Tiled Flooring
  - Master Bedroom: Range Of Built-In Wardrobes, Eelskin Effect Wall Coverings, Access To Balcony With Beautiful Views Over Surrounding Countryside, Dressing Area With Range Of Built-In Wardrobes
  - Luxury White Ensuite: Comprising Low Flush Wc, Wall Mounted Wash Hand Basin With Storage Below, Large Walk In Shower Cubicle With Overhead Brushed Nickel Rain Shower, 2 Person Jacuzzi Bath With Various Jets And Handheld Shower Attachment, Integrated Television And Surround Sound System, Colourchanging Mood Lights In Ceiling Above Jacuzzi, Recessed LED Floor Lighting, Hardwood Door To External Balcony With Views Over The Countryside
    - Two Further Spacious Double Bedrooms
- Family Bathroom: Sanitan High Level Flush WC, Pedestal Sink And Cast Iron Bath with Lion Head Feet with Hand Held Telephone Shower Attachment, Large Walk In Shower Cubicle With Overhead Chrome Drench Shower, Bidet with Mixer Taps, Extractor Fan, Fully Tiled Walls and Floor, Wall Mounted Heated Towel Rail
  - Integrated Home Audio System throughout the home
    - Oil Fired Central Heating
  - Intruder Alarm & CCTV System (to entrance gates)
    - House Wired for CCTV System
  - K-Rend External Finish and Tricoya Facias and Soffits for Ease of Maintenance
    - Bangor Blue Celtic Salte Roof with Black Limestone Cladding
    - Pilkington K-Glass Glazing (solar reflective to kitchen area)
- Self Contained Annex: Open Plan Living/Dining/Kitchen with Full Range of Integrated Appliances, Double Bedroom with Range of Integrated Furniture, Luxury Bathroom with Walk in Shower
  - Double Integrated Garage
- Detached Barn Style Garage: Light and Power, Slingsby Ladder to Attic Space, Self Setting Clock Tower on the Roof (which sets automatically when the hour changes), Could Easily be Converted into 3 Stable Boxes or 1 Bed Granny Flat
- Outside: Electric Gates, Sweeping Stone Driveway Bordered By Ranch Fencing To Extensive Carparking Area Leading onto Courtyard To The Rear Of The Property, Extensive Lawn Area With Variety Of Plants, Trees And Shrubs, Paved Patio Area
  - Feature Stone Pillars & Gated Entrance
- Superb Rural Setting in Heart of Co Down Countryside yet both Hillsborough & Ballynahinch Only a Short Distance Drive
  - Further lands may be available by further negotiation
- Early Inspection a Must if Only to Take in this Unrivalled Setting & the Views



We are delighted to present this exquisite home on the Lougherne Road which has been designed by renowned architect, Des Ewing to take full advantage of its idyllic rural setting. Finished to an exceptional specification throughout, the house combines striking elevations with a bright, open internal layout extending to approximately 5,000 sq ft to include separate, self-contained 1 bedroom annex.

The sale includes land of circa 2.5 acres with further lands available by further negotiation.

The property is finished to an exceptionally high standard to include vaulted ceilings, hand crafted walnut staircase, integral home audio system throughout, hardwood factory painted sliding sash windows and doors. It presents a minimal designer feel throughout its very stylish interior but with the highest level of finish.

Approached by private automated gated entrance to a sweeping driveway lit on both sides with cast iron period lanterns, a long laneway leads to this impressive house with outside floodlighting. Outside there are professionally landscaped mature gardens with beautiful lawns, flowerbeds, entertaining areas and ample parking spaces along with numerous outhouses, sheds and facilities for stabling.

Opportunities like this are rare and set conveniently between Hillsborough, Lisburn, Ballynahinch with ease of commute to Belfast and beyond. Early enquiries are highly recommended.

The Property Comprises:

## Ground Floor

**ENTRANCE PORCH:** Hardwood front door with glazed centrepiece and overhead fan head light. Victorian style mosaic tiled floor in chequered design. 2 storage cupboards. Ceiling cornice, double doors through to

**ENTRANCE HALL:** Ceiling cornice, beautiful sweeping staircase to first floor with walnut treads and hand crafted steel balustrade, Porcelain tiled flooring.



Double doors through to . . .

DRAWING ROOM: 20' 3" x 28' 8" (6.16m x 8.75m) Scandinavian wood burning stove with soapstone insets with tempered black glass hearth and hand cut solid oak mantle over, ceiling cornice and centre rose, 2 feature bay windows and tiled flooring, feature wall mounted radiators.



LOUNGE: 15' 5" x 14' 6" (4.69m x 4.42m) Scandinavian wood burning stove with soap stone insets and tempered black glass hearth and hand cut solid oak mantle over, custom built oak library and storage cupboard. Feature wall mounted radiator. Ceiling cornice, centre rose, tiled flooring.

WC: 9' 2" x 7' 6" (2.8m x 2.28m) Low flush WC, bespoke wash hand basin incorporating vanity unit with granite worktops and brass faucet taps. Little Venice mural wall covering with matching blind. Cast iron, bronze ornamental radiator. Half panelled Porcelain walls, ceiling cornice, centre rose, Porcelain tiled flooring.

OPEN PLAN KITCHEN DINER: 24' 9" x 22' 4" (7.55m x 6.81m) Excellent bespoke fitted kitchen with range of high and low level units in partially high gloss butter milk finish and walnut effect, granite 50mm thick worktops with upstands and custom made coloured glass splashbacks. Plumbed and housing for American style fridge freezer, built-in eye level Bosch coffee machine with warming drawer under, built-in Bosch microwave and oven, 5 ring Bosch gas hob with Neff extractor fan over, integrated dishwasher. Centre island with granite worktop and 1 1/2 bowl Franke stainless steel sink unit with a Quooker instant boiling water tap with pop up electric socket. 2 sets of double doors to paved patio area, tiled flooring. Feature hand carved solid oak trusses and purlons.





LARGE WALK IN PANTRY WITH COLOURED GLASS SPLASHBACKS: 10' 4" x 10' 2" (3.14m x 3.1m) Range of high and low level units, space for wine cooler, display shelving, electric sockets, tiled floor.

UTILITY ROOM: 10' 4" x 10' 2" (3.14m x 3.1m) Range of high and low level units, coloured glass splashbacks, space for tumble dryer, plumbed for 2 automatic washing machines, stainless steel sink unit, tiled flooring.



REAR HALLWAY: Oil fired boiler, ceiling cornice, tiled floor, hardwood door to rear courtyard, internal door to integrated double garage.

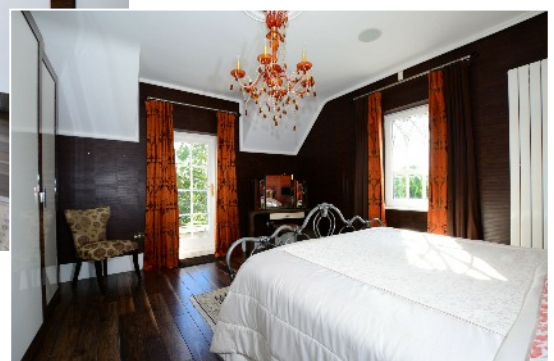


## First Floor

GALLARIED LANDING: Hot press with shelving and immersion heater.



PRIMARY BEDROOM (1): 15' 5" x 13' 3" (4.7m x 4.03m) Range of built-in wardrobes, Eel-skin effect wall coverings, ceiling rose, wooden laminate flooring, wall mounted radiator, access to balcony with beautiful views over surrounding countryside, dressing area with range of built-in wardrobes, recessed lighting.





ENSUITE SHOWER ROOM: 15' 4" x 8' 11" (4.68m x 2.72m) Luxury white suite comprising low flush wc, wall mounted wash hand basin with storage below, large walk in shower cubicle with overhead brushed nickel rain shower with hand held attachment. 2 person Jacuzzi bath with various jets and handheld shower attachment. Integrated television and surround sound system. Decorative tubular towel heater/radiator. Fully tiled walls and flooring. Colour changing mood lights in ceiling above Jacuzzi. Recessed LED floor lighting. Extractor fan. Hardwood door to external balcony with views over the surrounding countryside and beyond.



BEDROOM (2): 13' 11" x 13' 4" (4.25m x 4.06m) Range of built in wardrobes, ceiling rose, wall mounted radiators, wooden laminate flooring.

BEDROOM (3): 15' 7" x 12' 7" (4.75m x 3.83m) Ceiling rose, wooden laminate flooring, wall mounted radiator.



BATHROOM: 15' 5" x 9' 2" (4.71m x 2.8m) Sanitan high level flush WC, pedestal sink and cast iron bath with lion head feet with hand held telephone shower attachment. Large walk in shower cubicle with over head chrome drench shower, bidet with mixer taps, extractor fan, fully tiled walls and floor, wall mounted heated towel rail.



Annex

KITCHEN /LIVING / DINING: 30' 3" x 19' 5" (9.23m x 5.92m) Kitchen area, range of high and low level units, Siquastone Quartz worktops and sink. Siquastone quartz breakfast bar with colour changeable recessed lighting. Custom made coloured glass splashback. Integrated fridge freezer, built in Bosch electric oven, built in Whirlpool microwave, 4 ring Samsung hob, integrated Kenwood dish washer, integrated washing machine, recessed lighting. Feature multi-slate stone walling.



LIVING AREA: Numerous recessed LED lighting. Feature multi slate stone walling.

BEDROOM: Range of built in bedroom furniture and recessed lighting.



BATHROOM: 9' 6" x 8' 6" (2.9m x 2.59m) Low flush wc, natural stone counter top basin, luxury walk in shower cubicle with overhead power shower and hand held attachment, fully tiled walls and flooring, wall mounted heated towel rail.

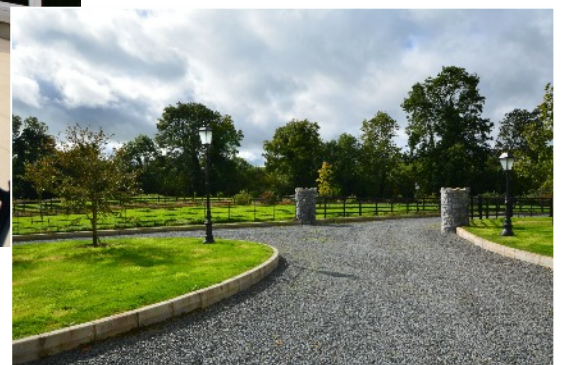


DOUBLE INTEGRATED GARAGE: 30' 4" x 20' 5" (9.24m x 6.23m) 2 Double doors, light and power and central heating, oil fired boiler.

DETACHED BARN STYLE GARAGE: 32' 7" x 19' 7" (9.93m x 5.97m) Light and power. Plumbed for heating and WC. Slingsby ladder to attic space. Self setting clock tower on the roof (which sets automatically when the hour changes). Could easily be converted into 3 stable boxes.

### Outside

Accessed via automated gates with feature reclaimed stone pillars and walls. Sweeping stone driveway bordered by ranch fencing to extensive carparking area leading onto courtyard to the rear of the property. Extensive lawn area with variety of plants, trees and shrubs, paved patio area. Set in circa 2.5 acres in total with further lands available via negotiation with the agent.





## 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 2022 to March 2023

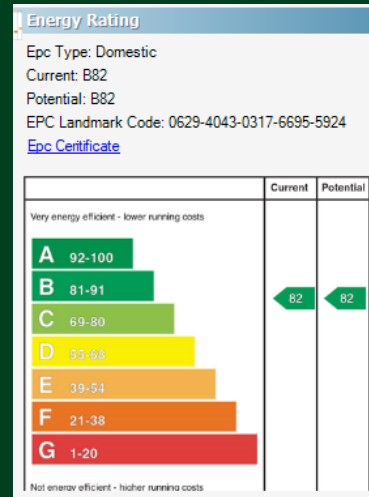
£4,315.85

## Location:

Leaving Annahilt take left onto Lougherne Road, the property is located on the right hand side.

Indicative Land Boundary for Illustration Only

Further lands may be available by further negotiation



Lisburn - 028 92 66 1700  
Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
North Down - 028 90 42 4747

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