



“SOZO”
123a SAINTFIELD ROAD,
LISBURN, BT27 5PG



A most outstanding and exceptionally well appointed detached country residence occupying a spacious rural setting extending to approximately 1.6 acres.

This truly stunning and contemporary property has recently been constructed to the highest standards and boasts an extensive inventory of high quality fittings and specification.

The accommodation extends to nearly 3000 square feet and offers a highly adaptable and well proportioned family layout with en suite facilities to all bedrooms and spacious family kitchen and living area with glass wall and sliding doors leading to rear garden and large timber deck area.

Externally, the property enjoys space and privacy with panoramic views over the surrounding, picturesque countryside and views towards Slieve Croob. The location will be ideal for those seeking convenience and country living with easy commuting to Lisburn, Belfast, Hillsborough, Sprucefield, Drumbo and Carryduff

This most impressive family home boasts many unique and quality features, we strongly recommend early viewing

PRICE: OFFERS IN THE REGION OF £775,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING B85

REF:DL250424HG

- A Most Outstanding And Exceptionally Well Appointed Detached Country Residence
- Spacious And Private Rural Setting Extending To Approximately 1.6 Acres
- Superb Family Accommodation Extending To Nearly 3000 Square Feet
- Spacious Reception Hall With Feature Oak And Glass Staircase Leading To Cantilever Landing Above
- Lounge With Lotus Cylindrical Wood Burning Stove And Media Wall Feature
- Spacious And Luxury Fitted Kitchen And Dining Area With 8 Metre Glazed Wall With Large Sliding Doors And Range Of Integrated Appliances
- Open Plan Family Living Area
- Spacious Sun Room With Bellfire Log Effect Gas Fire And Patio Doors
- Utility Room With Range Of Integrated Appliances And Built In Units
- Four Spacious Bedrooms All With En Suite Facilities Plus Study
- Master Bedroom Suite With Freestanding Media Wall And Open Plan To Spacious Bath And Shower Room En Suite Plus Dressing Room With Glazed Balcony
- Luxury Bath And Shower Rooms With High Quality Sanitaryware And Fittings By Hansgrohe, Clearwater And Keramec
- Spacious Rural Setting Laid In Lawns And Spacious Timber Deck Area
- Sweeping Driveway With Remote Control Gated Entrance And Bollard Lighting
- Detached Large Double Garage With Horman Insulated Remote Control Door
- Oil Fired Central Heating System With Grant Vortex Condensing Boiler Linked To Underfloor Heating To Ground And First Floor Levels
- Solar Panels Linked To Presurised Hot Water System Plus Nuaire Heat Recovery System
- Anthracite Aluminium Double Glazed Windows And External Doors
- Excellent Insulation Standards With B85 Energy Rating For Reduced Running Costs
- Zoned Alarm System And Hick CCTV Linked To Remote App
- Highly Desirable Rural Location Convenient To Lisburn, Hillsborough, Sprucefield, M1 Motorway, Drumbo, South Belfast And Carryduff
- Internal Viewing Is Highly Recommended And Essential To Appreciate Fully This Stunning Home And Its Many Attributes



ACCOMMODATION:

Measurements are approximate

ENTRANCE HALL:

Porcelain stone effect 1m floor tiles. Oak staircase with glass balustrade leading to feature cantilever landing. Recessed step lights. Recessed spotlights.

CLOAKROOM:

Low flush suite. Wall mounted wc with concealed cistern. Vanity unit with wash hand basin. Grohe mono style mixer tap. Tiled splashback. Tiled floor. Recessed spotlight.

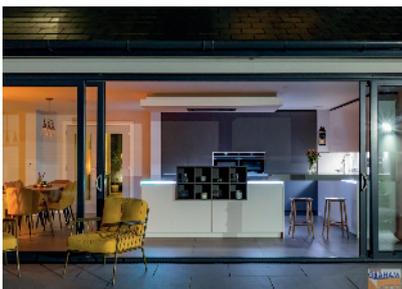
LOUNGE: 5.24m (17'2") x 4.23m (13'11")

Measurement taken into bay window. Lotus cylindrical wood burning stove on slate hearth. Media wall with back lighting. Recessed spotlights.



SPACIOUS AND LUXURY FITTED KITCHEN/ DINING AREA: 7.26m (23'10") x 4.83m (15'10")

Extensive range of Alwood built in units. Island unit with dining bar. Feature internal and under unit lighting. Quartz dining bar. Corian worktops and upstands. Franke sink with swan neck mixer tap. Zip hydro tap with boiling water, filter water and sparkling water functions. Siemens steam oven and combi oven/microwave. Siemens induction touch control hob with extractor canopy above. Liebherr larder fridge. Neff larder freezer. Siemens Integrated dishwasher. Recessed spotlights. 8 metre glazed wall with two 2 metre sliding doors leading to spacious patio area. Open plan to family living room.



FAMILY LIVING ROOM:

4.91m (16'1") x 4.37m (14'4")

Measurement taken into large bay window. Porcelain stone effect 1m tiled floor.

UTILITY ROOM:

Range of built in units. Single drainer bowl and a half sink unit. Swan neck flexi tap. Siemens Integrated coffee machine. Miele integrated fan assisted oven. Neff 2 ring gas hob with extractor hood. Plumbed for washing machine. Part tiled walls. Tiled floor. Recessed spotlights.

SUNROOM:

5.16m (16'11") x 5.23m (17'2")

Bellfire Derby 3 log effect gas fire. Solid oak herringbone floor. Feature vaulted ceiling. Double glazed double doors leading to rear garden.



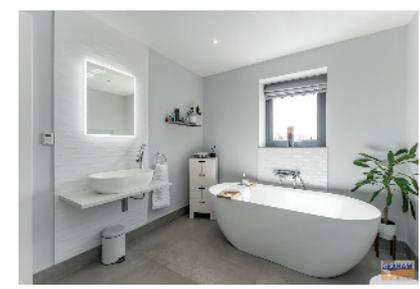
BEDROOM (2) / GUEST BEDROOM:

5.24m (17'2") x 3.07m (10'1")

Measurement taken into bay window. Built in robe and storage cupboard.

LUXURY BATH AND SHOWER ROOM EN SUITE:

Large shower cubicle with Merlyn10 glass sliding door. Hansgrohe raindance power shower. Clearwater free standing stone bathtub. Hansgrohe Axor wall mounted mixer tap and shower attachment. Matching wash bowl on Quartz ledge. Hansgrohe Axor mixer tap. Tiled splashback with mirror with touch control LED lighting. Recessed spotlights. Porcelain stone 1m tiled floor. Chrome finish heated towel rail. Wall mounted wc with concealed cistern.



FIRST FLOOR

BEDROOM (1):

4.62m (15'2") x 4.38m (14'4")

Free standing centre media wall. Open plan to Luxury bath and shower room en suite.

LUXURY SHOWER ROOM EN SUITE:

Walk in shower enclosure. Hansgrohe raindance shower. Clearwater free standing stone bathtub. Hansgrohe Axor mixer tap. Keramec floating vanity unit with wash hand basin. Hansgrohe Axor mixer tap. Wall mounted wc with concealed cistern. Recessed spotlights. Tiled floor.



DRESSING ROOM:

5.90m (19'4") x 2.97m (9'9")

Extensive range of built in units. Wood effect tiled floor. Double doors leading to south facing and glazed balcony with panoramic views.

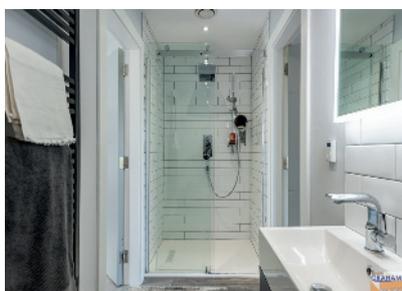


BEDROOM (3): 4.36m (14'4") x 3.37m (11'1")

Recessed spotlights. Double doors leading to large glazed balcony with aspects over rear garden.

LUXURY SHOWER ROOM EN SUITE:

Large shower cubicle with Merlyn 10 shower door. Hansgrohe raindance shower. Floating vanity unit with wash hand basin. Mono style mixer tap. Tiled splashback and illuminated wall mirror. Heated towel rail. Wall mounted wc with concealed cistern. Wood effect tiled floor. Recessed spotlights.



BEDROOM (4); 4.36m (14'4") x 3.30m (10'10")

Limed oak laminated timber floor. Access to shared ensuite.

STUDY: 2.68m (8'10") x 2.19m (7'2")

Wood effect tiled floor. Recessed spotlights.

OUTSIDE: Extensive rural setting extending to approximately 1.6 acres laid in spacious lawns and well stocked with newly planted trees. Large timber deck area. Hot tub not included. Sweeping driveway with remote control gated entrance and bollard lighting.



LARGE DETACHED DOUBLE GARAGE:

6.60m (21'8") x 6.40m (21'0")

Horman insulated remote control roller shutter door. Grant Vortex condensing boiler. Hot water storage tank. Recessed spotlights. Power points. Spacious loft area.

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 period April 2023 to March 2024 £3,132.00

DIRECTIONS: From Lisburn proceed along Saintfield Road, at Ballymacbrennan turn left and then number 123a is second house on the left.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

123a Saintfield Road

Approximate Gross Internal Area = 267.7 sq m / 2882 sq ft
 Garage = 39.7 sq m / 427 sq ft
 Total = 307.4 sq m / 3309 sq ft

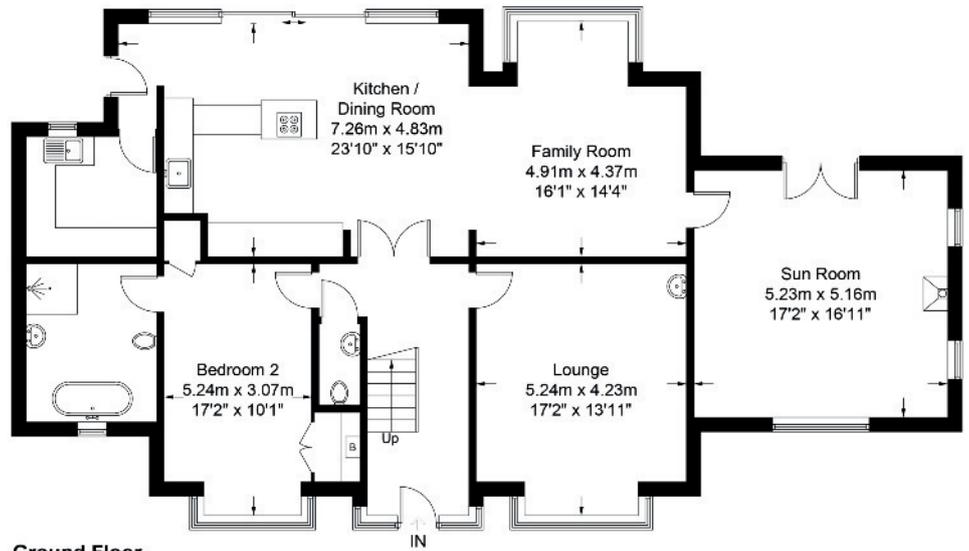
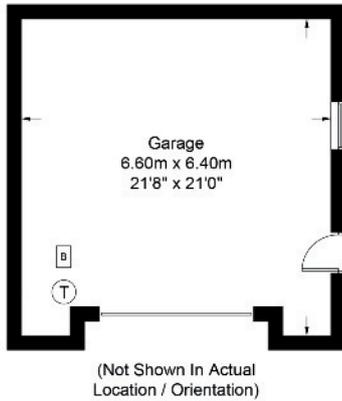
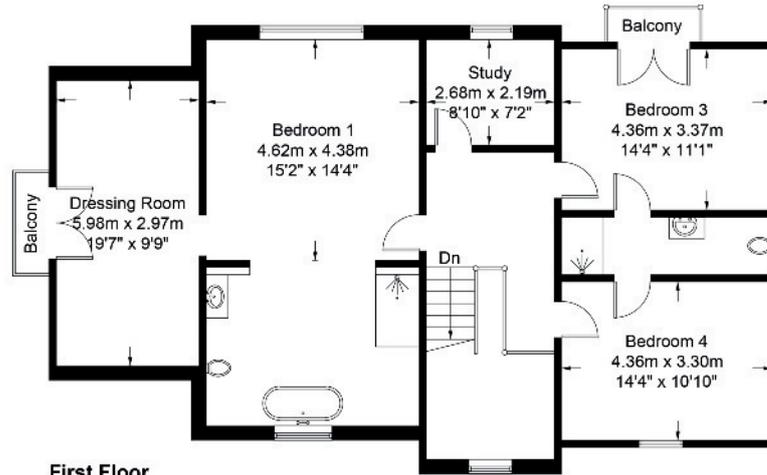


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