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**1e CLONTARRIFF ROAD**  
Ballinderry Upper Lisburn BT28 2JD

offers around  
**£595,000**







## Description:

An imposing and very exclusive detached country house, cloaked in the natural beauty of the surrounding landscape and creating a wonderful backdrop for modern living. The property has striking elevations from its deceptive interior which has many contemporary architectural features including an impressive entrance hallway with Minstrels Gallery and a glazed roof lantern, a truly elegant drawing room with large box bay window and double doors to a covered patio with retractable roof. An open plan kitchen with family room, leading to an adjoining sun room at the rear has access to a second staircase to the spacious first floor accommodation with 5 spacious bedrooms, master bedroom with ensuite shower room and a step out balcony. A 6<sup>th</sup> bedroom on the ground floor has a spacious ensuite shower room.

This beautiful residence enjoys a spacious and private garden, positioned on a stunning leafy country lane, just off the Lower Ballinderry Road and convenient to the main A26 for commuting routes to other towns and cities including Antrim and the north, Belfast International Airport and Moira for Belfast and the West.

## Features:

- Imposing country residence enjoying a private and mature private rural setting
- Six spacious bedrooms, master bedroom with ensuite shower room and french doors to a balcony
- A ground floor bedroom, currently used as a family room, has an ensuite shower room
- Striking entrance hallway with a spindled staircase to the first floor accommodation including a minstrels gallery and a glazed roof lantern
- Elegant drawing room with large bay window and double doors leading to an exterior patio with retractable roof
- Dining room with an attractive wooden floor from the central hallway
- Attractive kitchen finished in a contemporary style comprising high and low level units with granite work top as well as a built in oven and dishwasher. Attractive tiled floor leading through to the rear hallway
- Open plan to the family room with feature chimney breast and inset stove and a second staircase to the first floor accommodation
- Sun room to the rear leading from the family room and the kitchen with doors to the rear patio garden
- Rear hallway leading to the utility room with fitted high and low level units
- Separate cloak room with WC and wash hand basin
- Contemporary style bathroom on the first floor with feature bath, WC and wash hand basin and spacious shower cubicle
- Attached carport and an adjoining garage
- Oil fired central heating
- PVC double glazed windows
- Spacious gardens extensively laid out in lawns with mature hedges, south facing rear garden and a west facing patio with retractable roof
- Stunning leafy setting on the Clontarrieff Road and convenient to the A26
- Attractive driveway and parking areas
- Solar panels
- Electric car charger
- 2 Robot lawnmowers included
- Viewing a must!

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**TOTAL: 3495 sq. ft, 325 m2**  
 FLOOR 1: 2033 sq. ft, 189 m2, FLOOR 2: 1462 sq. ft, 136 m2  
 EXCLUDED AREAS: OPEN TO BELOW: 117 sq. ft, 11 m2, BALCONY: 68 sq. ft, 6 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

