



Heather Cottage  
32 Gravehill Road  
Maze  
Lisburn  
BT27 5RW

OFFERS OVER:- £159,500

Viewing strictly by appointment only.

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## HEATHER COTTAGE 32 GRAVEHILL ROAD, MAZE, LISBURN, BT27 5RW

This is a rare opportunity to acquire an extended detached original stone cottage. This charming period property offers a rustic cottage ambience, in an enviable semi-rural location with an open aspect to the rear overlooking Down Royal Racecourse, golf course and beyond to the surrounding countryside.

This truly unique property offers versatile accommodation and whilst in need of modernisation, it offers endless potential to renovate, restore or extend further (subject to planning) to create a beautiful bespoke home.

The accommodation offers a spacious open plan kitchen/dining/family room, a living room with feature fireplace, two bedrooms, and a bright principal bathroom.

The property further benefits from oil fired central heating, uPVC double glazed windows, doors, and guttering and a replacement 'Grant Vortex' condensing oil fired boiler.

Externally the delightful rear garden is laid in lawns with well stocked and mature, flowerbeds, shrubs, and trees, with an ample paved patio area perfect for al-fresco dining. The Down Royal racetrack runs adjacent to the rear boundary providing a bird's eye view on race days.

The front of the property provides off street parking, a paved garden area and a timber framed garage with inspection pit and adjoining stores.

Only five minutes' drive from the wide range of premier amenities in the historic village of Royal Hillsborough, and Ideally situated for commuters, with ease of access to both the A1 and M1 road networks, leading to Lisburn, Moira Belfast, Dublin and beyond. For the business traveller, Belfast International Airport is a mere forty minutes by car, with Belfast City Airport thirty minutes and Dublin Airport just over an hour away.

Private viewing by appointment only.







## FEATURES

- A charming, and rustic original detached cottage, with beautiful south-west facing rear garden and open aspect overlooking Down Royal Racecourse and Golf Course.
- Envious semi-rural location, yet only 5mins drive to the excellent amenities on offer in the award-winning village of Royal Hillsborough.
- Extending to c.1200 sq. ft. and whilst in need of modernisation this delightful cottage presents a rare opportunity to restore, renovate or extend (subject to planning) to create a bespoke dream home tailored to a buyer's specific requirements.  
Accommodation includes: -
  - Entrance porch.
  - Living Room with feature fireplace.
  - Open-plan spacious kitchen/dining/family room.
  - Two well-proportioned bedrooms.
  - Principal bathroom.
  - Oil fired central heating with 'Grant Vortex' condensing boiler.
  - uPVC double-glazed windows, doors, and guttering.
  - Rear garden with open aspect over Down Royal Racecourse and Golf Course.
  - Off-street parking.
  - Timber framed garage with inspection pit and adjoining stores to rear.
  - Within easy access of local schools, Sprucefield shopping complex, and main arterial and commuter networks, leading to Lisburn, Moira, Belfast, and Dublin.





## **Ground Floor:**

### **Entrance Porch:**

### **Living Room: 15'9" x 12'0" (4.80m x 3.66m)**

Feature marble and cast-iron fireplace with decorative tiled inset. Double aspect windows.

### **Open-plan kitchen/dining/family room:**

### **Kitchen/Dining: 21'7" x 15'11" (6.57m x 4.85m)**

Range of high and low level cabinetry, with matching island/breakfast bar, stainless steel sink, double drainer and mixer tap. Plumbed for washing machine. Double aspect windows. Door to rear patio and gardens. Open to:-

### **Family room/snug area: 16'5" x 10'2" (5.0m x 3.09m)**

Feature brick-built fireplace.







**Bedroom (1)**

**14'6" x 11'6".(4.41m x 3.50m)**

Double aspect windows.

**Bedroom (2)**

**14'10" x 8'9". (4.52m x 2.66m)**

Double aspect windows.

**Rear Hallway:-**

Built in cupboard.

**Principal Bathroom:- 14'0" x 9'4". (4.26m x 2.84m) longest and widest.**

Fully tiled shower recess with 'Mira' sport electric shower. Cornflower, blue pedestal wash hand basin, low-flush W.C., and panelled bath. Double size hot press with copper cylinder, immersion heater and shelved storage. Access to roof void.

**Roof Void:-**

Accessed via ladder. Partially floored. Light.

















**OUTSIDE:**

**Rear:** South-west facing with open aspect.

Fully enclosed garden laid in lawns with well stocked and mature flowers, shrubs, and trees. Paved patio area and pathway.

Open aspect with stunning countryside views over Down Royal racecourse, golf course and the surrounding countryside.

Selection of sheds and stores. PVC Oil tank. Outside tap and lighting.

**Front:**

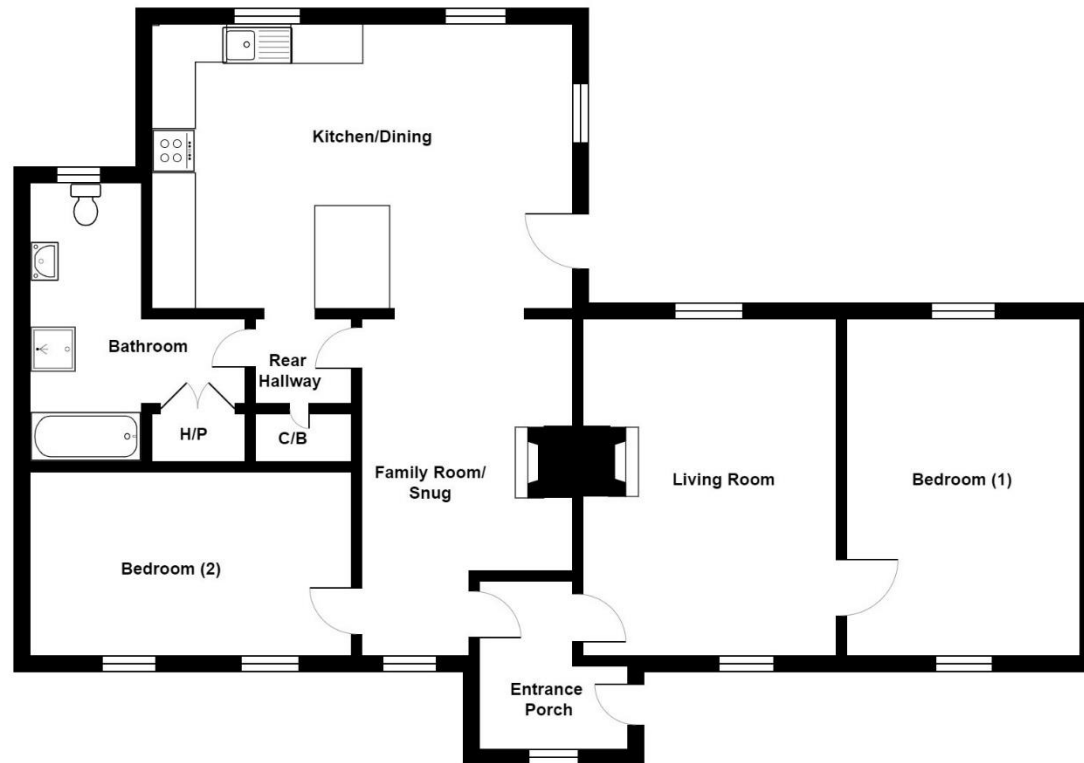
Paved garden area with privacy hedge. Gate to side and rear.

Off street parking.

Timber framed garage with inspection pit and adjoining stores to rear. 'Grant Vortex' oil fired condensing boiler.



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Floor plans are for illustrative purposes only.





Property type	Detached bungalow		
Total floor area	118 square metres		

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### Energy rating and score

This property's energy rating is E. It has the potential to be E.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	48 E
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

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**Rates:2024/25 – est. £1131.00**

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