



“MILLTOWN HOUSE” 35 DERRIAGHY ROAD, LISBURN, BT28 3SQ

Milltown House is a substantial detached Georgian style country house set in private and mature grounds extending to approximately one acre. The original house dates back to 1747 or possibly earlier and has Grade B1 listed building status.

The property is in need of upgrading and refurbishment thus, we are inviting cash offers only.

The property offers spacious accommodation extending to approximately 3000 square feet with excellent potential to make a superb family home set in private grounds.

The location will be ideal for those seeking convenience to Belfast and Lisburn plus easy commuting to many leading schools. This sale represents a rare opportunity to acquire a most distinctive home, we strongly recommend early viewing

Please note, there is a tree preservation order on approximately 22 trees and further details are available from Lisburn City Council

PRICE: OFFERS IN THE REGION OF £250,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING G8

REF:DL080624HG

- Substantial Georgian Style Detached Residence
- Mature Gardens And Grounds Extending To Approximately One Acre
- Grade B1 Listed Building
- Two Spacious Reception Rooms
- Four Bedrooms
- Country Kitchen And Utility Room
- Two Bathrooms
- Enclosed Courtyard And Outbuildings (in need of refurbishment)
- Sweeping Driveway With Gated Entrance And Parking Areas
- Original Georgian Style Sash Windows And Internal Panelled Doors
- Oil Fired Central Heating System

ACCOMMODATION: Measurements are approximate.

ENTRANCE HALL: Panelled entrance door. Staircase with spindled balustrade and original hand rail.

DRAWING ROOM: 6.15m (20'2") x 4.64m (15'3")

Marble fireplace and hearth. Cast iron doggrate.

SITTING ROOM: 5.98m (19'7") x 4.85m (15'11")

Measurement taken to widest points. Marble fireplace. Cast iron and tiled inset and hearth.

COUNTRY KITCHEN / DINING AREA: 5.39m (17'8") x 4.19m (13'9")

Built in units. Belfast style ceramic sink.

UTILITY ROOM: 4.18m (13'9") x 2.93m (9'7")

Rear hallway with maid's staircase to first floor.

BATHROOM: Coloured suite. Panelled bath. Triton electric shower. Pedestal wash hand basin. Low flush wc. Pine tongue and groove part panelled walls.

FIRST FLOOR

BEDROOM (1): 5.98m (19'7") x 4.11m (13'6")

Plaster cornice. Fireplace. Access to bedroom 3.

DRESSING ROOM: Access to bathroom.

BATHROOM: Panelled bath. Mixer tap and shower attachment. Pedestal wash hand basin. Low flush wc. Heated towel rail.

BEDROOM (2): 6.20m (20'4") x 4.70m (15'5")

Oak fire surround. Cast iron and tiled inset and hearth. Plaster cornice.

BEDROOM (3): 6.20m (20'4") x 4.22m (13'10")

Fireplace. Pedestal wash hand basin. Access to attic storage. Maid's staircase leading down to rear hallway and kitchen.

SECOND FLOOR

BEDROOM (4) 4.61m (15'1") x 3.00m (9'10")

Measurement taken in to sloping ceilings. Access to eave storage.

ATTIC / ROOFSPACE STORAGE: Floored. Light.

OUTSIDE: Extensive setting extending to approximately 1 acre well stocked with mature trees. Gated entrance with sweeping driveway leading to parking and turning areas. Enclosed courtyard with range of building and stores. Boiler store with oil fired boiler.

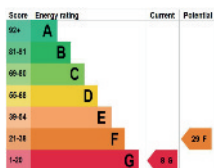
TENURE: We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2024 to March 2025 £2,479.50

DIRECTIONS: From Lisburn proceed to the end of Belsize Road, at T junction turn left into Derriaghy Road, number 35 is on the right on the corner of Barnfield Road.

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

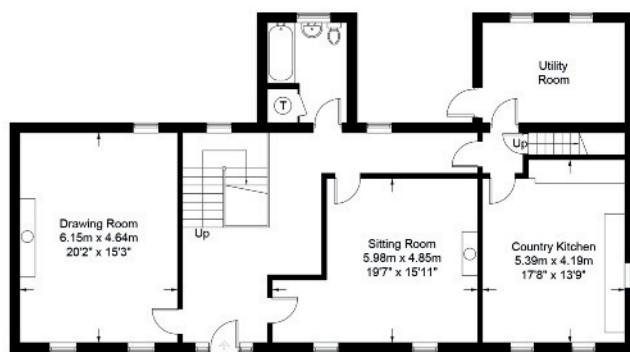




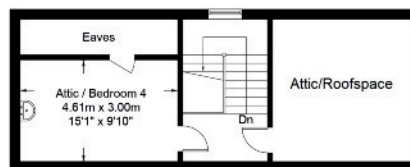
35 Derriaghy Road, Lisburn

Approximate Gross Internal Area
Ground Floor = 132.2 sq m / 1423 sq ft
First Floor = 121.8 sq m / 1311 sq ft
Second Floor = 24.9 sq m / 268 sq ft
Total = 278.9 sq ft / 3002 sq m

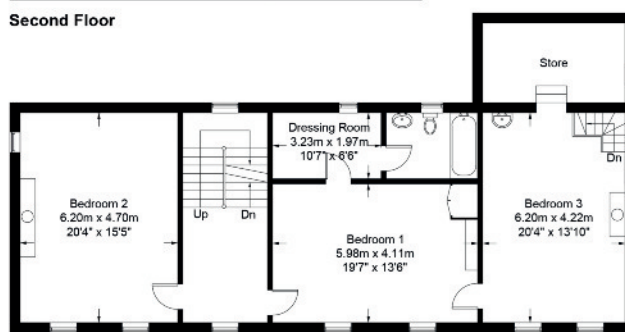
Excluding Attic/Roofspace storage and Eaves



Ground Floor

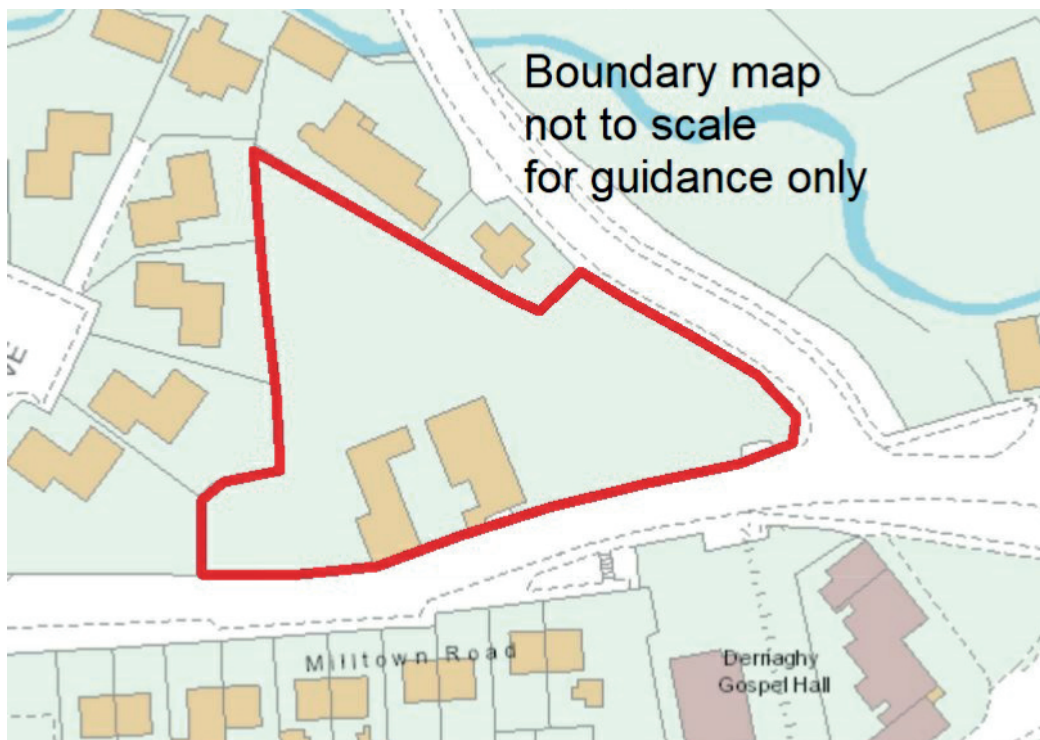


Second Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1087025)



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