



**39 LIMEHILL ROAD,
LISBURN, BT27 5LR**

- An Attractive Detached Country House Occupying A Spacious Setting Of Approximately One Acre With Fabulous Panoramic Views Over Open Countryside And Lagan Valley Beyond
- Well Proportioned Family Accommodation And Mature Gardens Plus Detached Annex With Bed/Sitting Room And Shower Room
- Spacious Lounge With Panoramic Views And Open Fireplace
- Large PVC Double Glazed Conservatory With Double Doors To Patio Area
- Family Room With Multi Fuel Stove And Open Plan To Country Kitchen With Rayburn Range Cooker
- Cloakroom With Low Flush Suite / Double Glazed Sun Porch / Entrance Hall With Oak Panelled Walls
- Four Bedrooms (Three With Built In Robes)

PRICE: OFFERS IN THE REGION OF £350,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E47

REF:DLI20624HG

- Shower Room With Large Shower Cubicle And Mira Electric Shower
- Oil Fired Central Heating System And Partial PVC Double Glazing
- PVC Fascias And Soffits
- This most appealing detached family home enjoys a prime rural location offering country living and convenience to Lisburn, Sprucefield, Hillsborough, M1 motorway and A1 dual carriageway making it ideal for commuting to work and schools, early viewing is highly recommended.

ACCOMMODATION

Measurements are approximate.

DOUBLE GLAZED SUN PORCH: Mahogany effect PVC double glazed entrance door.

ENTRANCE HALL: Oak panelled walls. Plaster cornice.

CLOAKROOM: Low flush suite. Close couple low flush wc. Wash hand basin. Tiled walls. Tiled floor.

SPACIOUS LOUNGE: 6.77m (22'3") x 3.67m (12'0")

Three large window with panoramic views over front garden. Plaster cornice. Stone tiled fireplace and hearth. Pitch pine floor. Glazed double doors leading to large conservatory.

PVC DOUBLE GLAZED CONSERVATORY:

4.60m (15'1") x 3.25m (10'8")

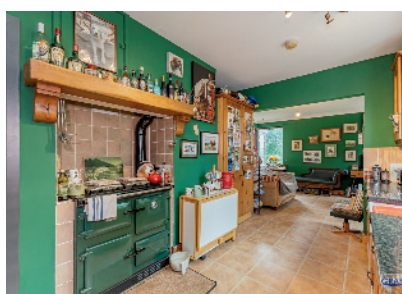
Ceramic tiled floor. PVC double glazed double doors leading to patio area.

FAMILY ROOM: 3.90m (12'10") x 3.63m (11'11")

Multi fuel stove on tiled hearth. Open plan to kitchen.

COUNTRY KITCHEN: 4.30m (14'1") x 2.41m (7'11")

Rayburn range cooker/boiler. Range of built in units. Granite worktops. Belfast style ceramic sink. Mixer tap. Adjoining pantry store.



FIRST FLOOR

BEDROOM (1): 3.90m (12'10") x 3.64m (11'11")

Corner window with panoramic views. Laminated timber floor

BEDROOM (2): 3.73m (12'3") x 3.70m (12'2")

Measurement taken to widest points and to include built in robe. Panoramic views.

BEDROOM (3): 3.73m (12'3") x 3.00m (9'10")

Built in robe. Panoramic views.

BEDROOM (4): 2.80m (9'2") x 2.77m (9'1")

Built in robe.

SHOWER ROOM: Large shower cubicle. Mira sport electric shower. Vanity unit with wash hand basin and mono style mixer tap. Hotpress. Separate close couple low flush wc. Part tiled walls.

OUTSIDE: Extensive gardens extending to approximately 1 acre laid in lawns and mature trees. Tarmac driveway and gravel parking area. Paved patio areas. PVC oil storage tank. Please note, stables and outbuildings to rear are not included in the sale.

DETACHED ANNEX ACCOMMODATION

OPEN PLAN BEDROOM/SITTING ROOM:

5.87m (19'3") x 3.43m (11'3")

Panelled radiator. Plumbed for sink.

ADJOINING SHOWER ROOM: Large shower enclosure with thermostatic shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc.

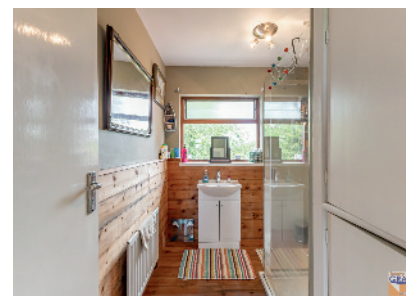
UTILITY STORE: Plumbed for washing machine. Gas fired boiler with bottle gas supply.

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 £1,426.80

DIRECTIONS: From Lisburn proceed along Ballynahinch Road, turn left into Limehill Road, number 39 is 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		
69-80	C		
56-68	D		62 D
39-54	E	47 E	
21-38	F		
1-20	G		

39 Limehill Road, Lisburn



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