

TEMPLETON
ROBINSON



9 Knox Road,
HILLSBOROUGH,
BT25 1QZ

Offers Over
£745,000

Viewing by
appointment with
& through agent
028 90 663030



A unique opportunity to purchase a beautiful family home, set on a mature and generous site of approximately 2 acres.

The property enjoys an idyllic, rural location, yet remains only a few miles from Hillsborough village centre with the A1 also very convenient making Belfast, Lisburn and further south very easily accessible. The gardens are magnificent – they include a seated pergola area, greenhouse, garden room and triple garage separate from the

main house which would suite a range of purposes. The property also has a separate annex, complete with its own sauna. Ideal for a teenager's den, home gym, or home office.

This place needs to be seen to be truly appreciated. Contact our office for more information. Book a viewing as soon as possible.





- Aesthetically beautiful family home with amazing gardens set over 2 acres
 - Large reception hall with impressive feature staircase
- Formal living room with feature inglenook fireplace and access to gardens
 - Dining room with triple aspect windows
- Family room with cast iron wood burning stove and double doors to a conservatory
 - Magnificent luxury kitchen finished with solid granite work surfaces
 - Master Bedroom Suite featuring walk-in wardrobe *(tbc)
 - Recently installed contemporary bathroom suite featuring walk in shower
 - Three additional double bedrooms
- Separate annex which could serve a range of purposes, currently used as a gym
 - Large, integral, double garage
 - Oil Fired Central Heating
- Landscaped surrounding gardens. Extensive Parking, Turning area. Separate triple garage and garden room
 - Superb patio area for outdoor entertaining
- Just minutes from Sprucefield, Lisburn and amenities. Easy Commuting Distance from Belfast via M1 Motorway

The Property Comprises:

Ground Floor

Hardwood double front doors to:

RECEPTION PORCH: Double glazed inner door to:

SPACIOUS RECEPTION HALL: Cornice ceiling, ceiling rose, minstrel gallery with pine tongue and groove ceiling. Two Velux windows.

DOWNSTAIRS W.C.: White suite comprising low flush wc, vanity unit with chrome mixer taps, built-in cabinet below, mirror recessed with LED touchscreen light, chrome heated towel rail, ceramic tiled floor, fully tiled walls, low voltage spotlight.

Glazed double doors from hall to:

DINING ROOM: 17' 9" x 16' 1" (5.4m x 4.9m) (measurements into bay window). Triple aspect windows, semi solid oak wooden floor, cornice ceiling.



Double doors from hallway to:

LIVING ROOM: 27' 7" x 19' 8" (8.4m x 6m) (measurements into bay window). Oak wooden floor, cornice ceiling, brick Inglenook fireplace with cast iron Stovex wood burning stove, double glazed sliding doors to rear garden.



FAMILY ROOM: 17' 5" x 13' 1" (5.3m x 4m) Semi-solid wooden floor, cast iron wood burning stove, slate hearth. Glazed double doors to:



Telephone 028 9066 3030
www.templetonrobinson.com

CONSERVATORY: 17' 5" x 12' 6" (5.3m x 3.8m) Ceramic tiled floor, pvc double glazed double doors to rear garden. Beautiful mature outlook. Glazed double doors to:



KITCHEN: 25' 3" x 12' 6" (7.7m x 3.8m) Contemporary kitchen with range of high and low level high gloss units, high level Smeg oven, integrated fridge and freezer, granite worktops, single drainer stainless steel sink unit, mixer taps, breakfast island with granite worktops. Integrated five ring gas hob, extractor fan above. Built-in breakfast bar. Polished porcelain tiled floor, low voltage spotlights. Open to ample dining area. Access door to rear garden, service door to garage.



Spiral staircase to:

Upper Level

ANNEX/TEENAGERS DEN/HOME OFFICE/GYM:

15' 5" x 14' 9" (4.7m x 4.5m) Double glazed sliding door to rear garden. Velux window.



BEDROOM (5): 15' 9" x 8' 10" (4.8m x 2.7m)



Telephone 028 9066 3030
www.templetonrobinson.com

SHOWER ROOM/SAUNA: Champagne coloured suite comprising low flush wc, pedestal wash hand basin, built-in shower cubicle with fully tiled walls, built-in shower unit. Sauna with built-in seating area. Velux window, fully tiled walls, ceramic tiled floor.



First Floor

LANDING: Large airing cupboard with built-in shelving, pressurised water cylinder.

PRINCIPAL BEDROOM: Excellent range of built-in furniture including robes, drawers and dressing table.



ENSUITE BATHROOM: Light coloured suite comprising tiled panelled bath with mixer tap, low flush wc, bidet, tiled shower cubicle, pedestal wash hand basin with mixer tap, heated towel rails, storage cupboard in eaves. Part tiled walls, ceramic tiled floor. Extractor fan, spotlights.



BEDROOM (2): 13' 1" x 10' 2" (4.0m x 3.1m) Built-in furniture including robes and chest of drawers. Outlook to front.



BEDROOM (3): 9' 10" x 9' 10" (3.0m x 3m) Outlook to front. Built-in bedroom furniture.

BEDROOM (4): 17' 5" x 12' 2" (5.3m x 3.7m) Built-in bedroom furniture.



BATHROOM: Recently installed white bathroom suite comprising close coupled wc, vanity unit with built-in cabinet below. Mirror recessed with LED touchscreen light. Bidet, free standing bath, walk-in shower slate tray, overhead shower unit and drying area. Chrome heated towel rail, porcelain tiled floor. Marble tiled walls. Low voltage spotlights.



Telephone 028 9066 3030
www.templetonrobinson.com

Outside

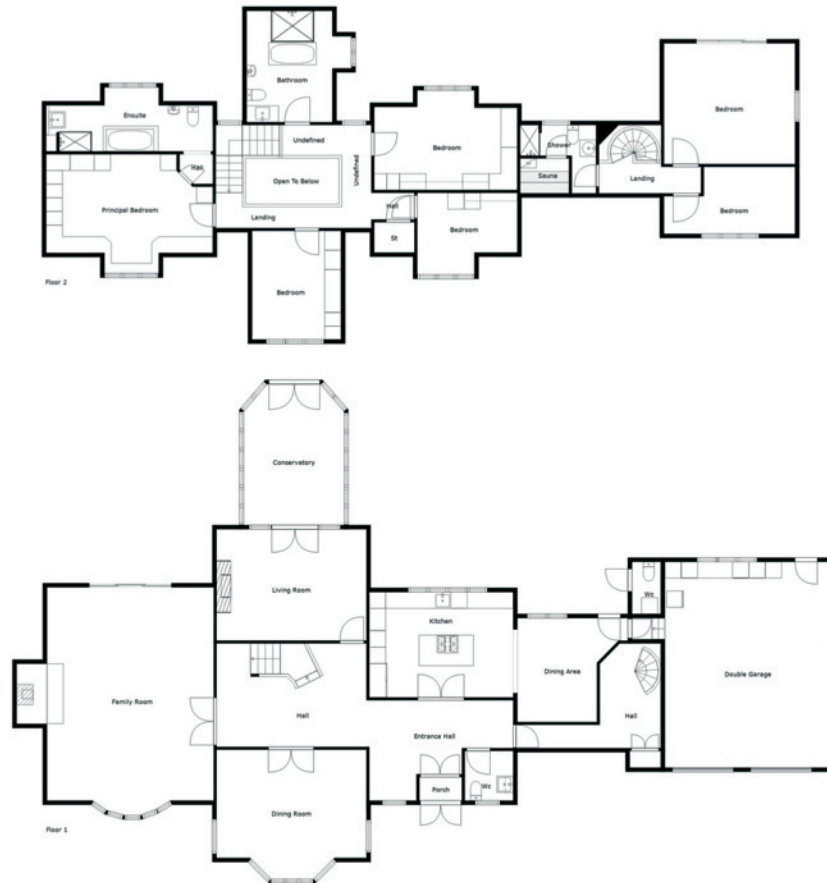
DOUBLE GARAGE: 19' 8" x 19' 8" (6m x 6m) Electric up and over door, range of low level units, laminate work surfaces, stainless steel sink unit with mixer taps.

Gardens of approximately 2 acres with sweeping tarmac driveway with ample parking leading to:

TRIPLE GARAGE: Rosemary tiled roof.

Excellent degree of privacy. Large front gardens laid in lawns with mature trees, shrubs and an array of plants. Enclosed rear garden with beautiful array of trees, shrubs, mature plants, seating pergola area. Greenhouse. Triple garage with additional garden room.





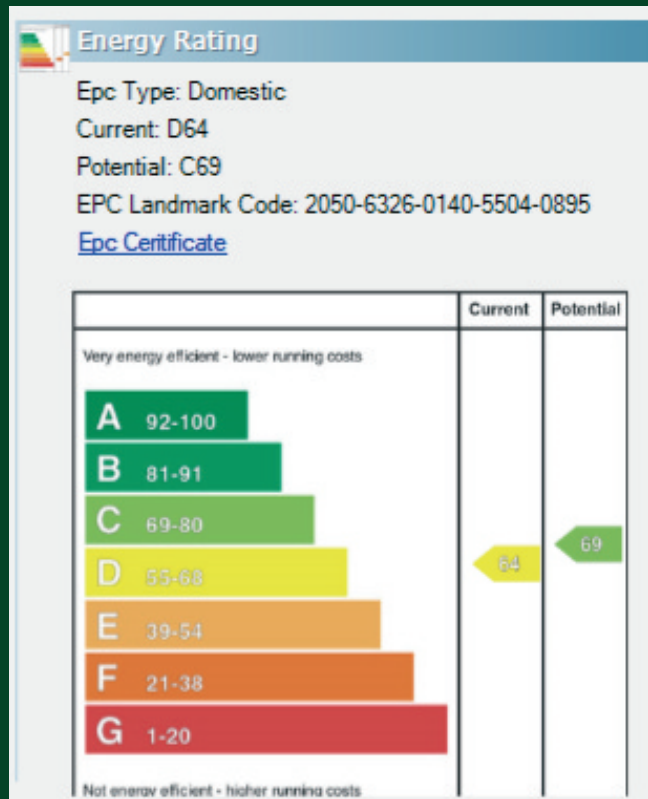
Sizes And Dimensions Are Approximate. Actual May Vary.



Location:

Travelling on the A1 from Sprucefield, pass Hillsborough heading towards Dromore. Take the first left, following the Dromore Road, Hillsborough junction. Immediately turn right onto the Dromore Road. Turn left on to Edentrillick Road. Follow the road for about a mile and turn right onto Knox Road. Number 9 is the first house on the left side.

Telephone 028 9066 3030
www.templetonrobinson.com



Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700

www.templetonrobinson.com



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.