

**simonBRIEN**  
RESIDENTIAL

**For Sale In 3 Lots:**  
**'Hillview Cottage',**  
**9-11 Lisleen Road,**  
**Gransha,**  
**Castlereagh, BT23 5QD**



Lot 1: Asking Price £925,000  
Lot 2: £245,000 and Lot 3: £230,000

Telephone 02890 595555  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- Spacious Detached Residence of Approximately 7,500 sq ft, Set On A Private Site Measuring c.1acre
- Views to the rear over surrounding gardens and countryside
- Adaptable and expansive accommodation laid out over two floors
- Four principal reception rooms
- Open plan kitchen, dining area leading to balcony terrace
- Six bedrooms all with ensuite shower rooms and built in robes
- Family bathroom opening onto balcony
- Large Swimming Pool and changing Room facilities with sliding doors opening onto rear patio
- Games Room with multiple uses including Gym, Office or Cinema Room
- Large Triple garage with additional boiler room to side
- Separate Stable Block
- Mature and landscaped gardens surrounding the property with views across surrounding countryside to Strangford Lough
- Multiple patio areas for entertaining
- Oil Fired Central Heating and Double Glazing
- Lot 2 Agricultural Land 15.7 acres
- Lot 3 Building Site with full planning permission for detached dwelling



#### SUMMARY

##### LOT 1 House and Gardens £925,000

Conveniently located in the Castlereagh Hills just 15 minutes drivetime from Belfast City Centre, we are delighted to offer this ideal opportunity to purchase a spacious detached family home offering all the benefits of country living, yet still convenient to a mass of local amenities and schools within easy reach.

The front door opens into the large reception hall leading onto a spacious formal living room which is almost 32ft long with ornate marble fireplace, ideal for entertaining and double doors into a dining room, kitchen with casual dining area, additional living room and cloak room with wc.

There are six well-proportioned bedrooms, all with ensuite shower rooms and built in wardrobes. The bedrooms are also complimented by a large bathroom with 5 piece suite. The principal rooms can access a balcony terrace ideal for outdoor entertainment.

On the lower level, the accommodation provides a utility room, cloakroom with wc, pool room with a 27foot swimming pool, changing room and large games room complimented with Inglenook fireplace and gas fire. The pool room and games room all have sliding doors accessing the rear gardens.

Gardens and grounds

The triple garage comes with power, lighting, heating and three remote controlled doors and houses the beam vacuum system. A separate stable block, with tack room and two loose boxes complete the accommodation.

The gardens at Hillview Cottage are simply stunning. Both front and back gardens adjoining the house are attractively landscaped with areas of lawn surrounded by well-stocked herbaceous flower beds and interspersed with a variety of attractive specimen trees.

##### LOT 2 £230,000

Field 1: 6.71 acres/2.72 hectares

Field 2: 4.41 acres/1.78 hectares

Field 3: 4.58 acres/1.85 hectares

Total agricultural: 15.7 acres/6.35 hectares

##### LOT 3 £245,000

0.92 acre building site with Full Planning Permission situated fronting the Lisleen Road (LA05/2020/0300/RM), with direct access from the Lisleen Road. The design of the property can be amended through further applications to suit a potential purchaser.

The site benefits form a rural setting in very close proximity to Belfast. Also, site lines are in place and an entrance formed

All in all a stunning site surrounded by open countryside and yet withing easy access to Belfast and beyond.

Private viewing is recommended.



**ACCOMMODATION**

**GROUND FLOOR**

Double doors to front.



**RECEPTION HALL:**

**18' 2" x 13' 4" (5.54m x 4.06m)**

Wooden floors, French double doors to Drawing Room.



**FORMAL DRAWING ROOM:**

**31' 10" x 18' 0" (9.7m x 5.49m)**

Ornate marble fireplace and surround with gas fire, wooden floor, French double doors to front garden, corniced ceiling, wired for wall lighting, French double doors to Dining Room.



**DINING ROOM:**

**17' 0" x 12' 0" (5.18m x 3.66m)**

French double doors to Balcony Terrace.



**KITCHEN WITH DINING AREA:  
22' 10" x 12' 0" (6.96m x 3.66m)**

Full range of high and low level oak units with tiled work surfaces, stainless steel single drainer 1.5 bowl sink unit with mixer taps, 4 ring ceramic hob, oven and microwave, recess for fridge freezer, dishwasher, Terracotta tiled floor, French double doors to rear brick terrace. Open Arch to Living Room.



**LIVING ROOM:  
15' 10" x 12' 8" (4.83m x 3.86m)**

Terracotta tiled floor, French double doors to rear Balcony Terrace. Wood burning stove.

**CLOAKROOM**



**BEDROOM (1):  
13' 0" x 10' 10" (3.96m x 3.3m)**

Wooden floor, built in robes.

**ENSUITE SHOWER ROOM:**

Fully tiled shower cubicle with thermostatic shower, vanity sink unit with mixer taps, low flush WC, partly tiled walls, ceramic tiled floor.





**BEDROOM (2):**  
**14' 9" x 12' 9" (4.5m x 3.89m)**

Wooden floor, French double doors to Balcony Terrace, built in wardrobes.

**ENSUITE SHOWER ROOM:**

High flush WC, pedestal wash hand basin, fully tiled shower cubicle with thermostatic shower, fully tiled walls, ceramic tiled floor.



**BEDROOM (3):**  
**15' 0" x 13' 0" (4.57m x 3.96m)**

Built in robes, wooden floor.

**ENSUITE SHOWER ROOM:**

Fully tiled shower cubicle with thermostatic shower, vanity sink unit with mixer taps, low flush WC, fully tiled walls, ceramic tiled floor.

**REAR HALLWAY:**

Large walk in airing cupboard.



**BEDROOM (4):**  
**15' 4" x 13' 0" (4.67m x 3.96m)**

Wooden floor, built in wardrobes.

**ENSUITE SHOWER ROOM:**

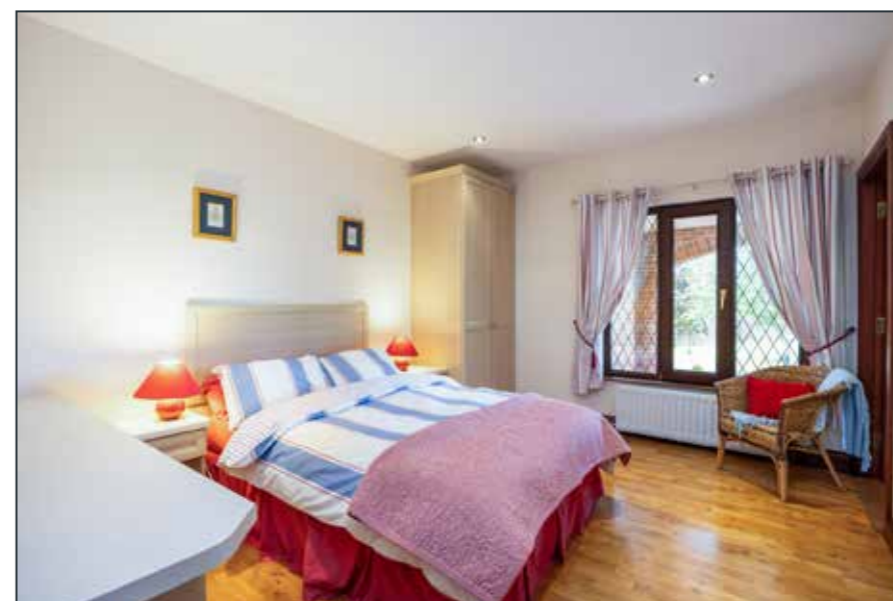
Fully tiled shower cubicle, thermostatic shower, low flush WC, vanity sink unit with mixer taps, fully tiled walls, ceramic tiled floor.





**BATHROOM:**

White suite comprising: Corner bath with mixer taps, pedestal wash hand basin with mixer taps, low flush WC, bidet, fully tiled walls, ceramic tiled floor, French window to Balcony Terrace.



**BEDROOM (6):**

**15' 5" x 13' 0" (4.7m x 3.96m)**

Wooden floor, built in wardrobes.

**ENSUITE SHOWER ROOM:**

Fully tiled shower cubicle with thermostatic shower, low flush WC, vanity sink unit, fully tiled walls, ceramic tiled floor.



**BEDROOM (5):**

**15' 5" x 12' 8" (4.7m x 3.86m)**

French double doors to Balcony Terrace. Wooden floor, built in wardrobes.

**ENSUITE BATHROOM:**

White suite comprising: panelled bath, low flush WC, twin vanity sink units, bidet, shower enclosure with multi jet shower, French windows to Balcony Terrace.



**LOWER LEVEL**

**UTILITY ROOM:**

**12' 7" x 11' 2" (3.84m x 3.4m)**

Full range of high and low level units, sink unit with mixer taps, plumbed for washing machine, ceramic tiled floor, fully tiled walls.



**SEPARATE WC:**

Pedestal wash hand basin with mixer taps, fully tiled walls, ceramic tiled floor.

**POOL ROOM:**

**41' 5" x 30' 6" (12.62m x 9.3m)**

Triple sliding Aluminium framed doors to rear.

**SWIMMING POOL:**

**27' 0" x 16' 5" (8.23m x 5m)**



**CHANGING ROOM:**  
21' 7" x 16' 10" (6.58m x 5.13m)



**GAMES ROOM:**  
30' 6" x 21' 0" (9.3m x 6.4m)

Gas fire in Inglenook fireplace, sliding doors to rear.



**BOILER ROOM:**  
19' 4" x 13' 1" (5.89m x 3.99m)

**TRIPLE INTEGRAL GARAGE:**  
Triple electric doors. Beam Vacuum system.



**OUTSIDE**

**STABLE BLOCK:**

**TACK ROOM:**  
11' 1" x 7' 5" (3.38m x 2.26m)

**LOOSE BOX 1:**  
11' 1" x 9' 11" (3.38m x 3.02m)  
Power and water trough.

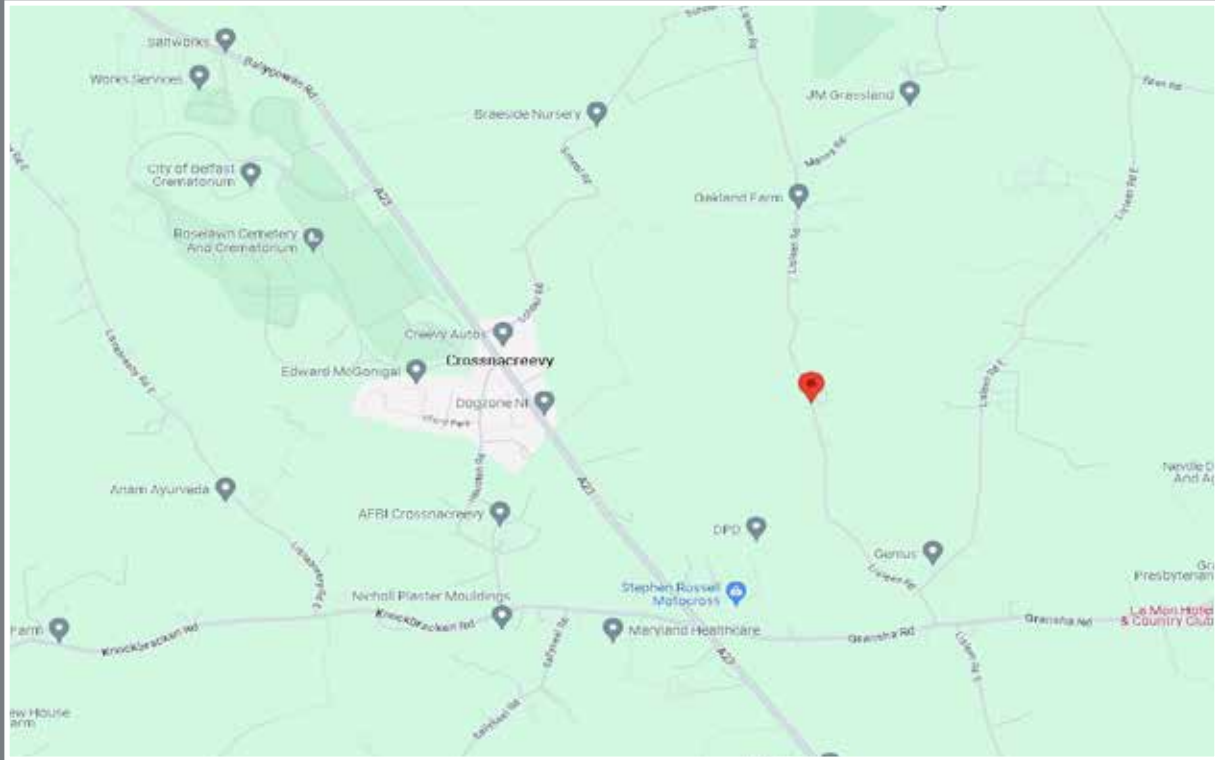
**LOOSE BOX 2:**  
11' 0" x 10' 0" (3.35m x 3.05m)  
Power and water trough.







# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

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## Lettings Department

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REF: SHJD/F/24/AN



	Current	Potential
Very energy efficient - lower running costs		
A		
B		
<b>Awaiting EPC Rating Information</b>		
C		
Not energy efficient - higher running costs		

EPC REF: XXXXXXXXXXXXXXXXXXXXXXX

**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E [holywood@simonbrien.com](mailto:holywood@simonbrien.com)

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E [newtownards@simonbrien.com](mailto:newtownards@simonbrien.com)

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