

simon**BRIEN**  
RESIDENTIAL

'Weathers Eye'  
35B Dromore Road,  
Hillsborough, BT26 6HU



Offers Over £950,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Magnificent Detached Three Storey Split Level Family Residence
- Unique Architectural Design
- Exceptional Elevated Site Extending to 0.8 Acre with stunning views towards Belfast, Lagan Valley and over Hillsborough Village
- Deceptively Spacious and Beautifully Presented Accommodation extending to Approximately 5000 sq ft
- Gracious Entrance Hall
- Four Generous Bedrooms and Home Office
- Two Formal Reception Rooms
- High Quality Kitchen with Central Island and Casual Dining Area
- Library/Sun Room
- Gym/Playroom
- Two Shower Rooms plus Ensuite
- Utility Room
- Large Storage Area on Ground Floor/Ideal for Conversion to Home Cinema Room
- Oil Fired Central Heating
- Double Glazing
- Alarm System Installed
- Security Gates and Railing
- Mature Gardens front and rear enjoying high degree of privacy
- Popular and Convenient Location within walking distance of Hillsborough Village with its host of local amenities, pubs, cafes, restaurants, Forest Park and Downshire Primary Schools
- Nearby Motorway Networks providing excellent connections North and South
- Belfast Circa 20 minutes
- Viewing by Private Appointment

## DESCRIPTION

We are delighted to offer for sale this magnificent detached family residence which is exceptionally well located within walking distance of the historic village of Royal Hillsborough with its vast array of specialist shops, pubs, restaurants, cafes, Forest Park and Downshire Primary School. Nearby motorway networks provide excellent provincial connections North and South with Belfast approximately 20 minutes away. Sprucefield Shopping Centre and high quality secondary schools in Lisburn are also within close proximity.

The subject property provides deceptively spacious family accommodation beautifully presented by the present vendors and extending to approximately 5000 sq ft. The spacious layout is adaptable to suit individual requirements and in brief comprises of four bedrooms plus office, two formal reception rooms, high quality kitchen with central island and casual dining area, two shower rooms plus ensuite, gym/playroom, library/sun room and utility room.

Externally the property is positioned on an exceptional elevated site extending to 0.8 acre enjoying panoramic views towards Belfast with formal gardens enjoying a high degree of privacy. This is a unique opportunity to acquire a property of this calibre in what is one of the areas most sought after residential locations.

Viewing is by private appointment through our Belfast Office on 02890 668888



## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH:

Slate flooring, Hardwood glazed internal entrance door to entrance hall

#### ENTRANCE HALL:

**27' 0" x 12' 9" (8.23m x 3.89m)**

Travertine flooring, cloaks cupboard



#### BEDROOM:

**19' 8" x 17' 0" (5.99m x 5.18m)**

Walk in wardrobe



**GYM/PLAYROOM:**  
21' 4" x 16' 6" (6.5m x 5.03m)



**UTILITY ROOM:**  
19' 5" x 12' 0" (5.92m x 3.66m)

High and Low Level units, inset sink, plumbed washing machine, vented tumble dryer, marble floor, door to side



**STORE:**  
19' 9" x 9' 7" (6.02m x 2.92m)

**FIRST FLOOR**



**DRAWING ROOM:**  
28' 10" x 19' 8" (8.79m x 5.99m)

Attractive Feature Fireplace with open fire, triple aspect windows with views over garden and double doors to private courtyard



**LIBRARY/SUN LOUNGE:**  
27' 8" x 12' 7" (8.43m x 3.84m)

Stunning views towards Belfast, Lagan Valley and Hillborough Village. Wood burning stove



**KITCHEN/DINING:**  
21' 4" x 19' 8" (6.5m x 5.99m)

Kitchen –Extensive range of hand made high and Low Level units, central island unit, quartz worktops, inset sink, integrated dishwasher, recess range cooker and American Style fridge freezer, dual aspect windows



**LIVING ROOM:**

**20' 3" x 12' 5" (6.17m x 3.78m)**  
Accessed off hallway and kitchen.  
Wood burning stove, double doors to rear garden



**SECOND FLOOR**



**OFFICE:**

**22' 11" x 9' 4" (6.98m x 2.84m)**



**BEDROOM:**

**16' 2" x 9' 7" (4.93m x 2.92m)**



**ENSUITE:**

Fully Tiled Shower Enclosure, WC, wash hand basin with vanity unit, travertine flooring

**BEDROOM:**  
**15' 3" x 12' 9" (4.65m x 3.89m)**  
 Walk in wardrobe



**BEDROOM:**  
**28' 4" x 14' 7" (8.64m x 4.44m)**



**SHOWER ROOM:**  
 Fully Tiled Shower Enclosure, WC,  
 twin wash hand basin with vanity unit,  
 marble tiled floor

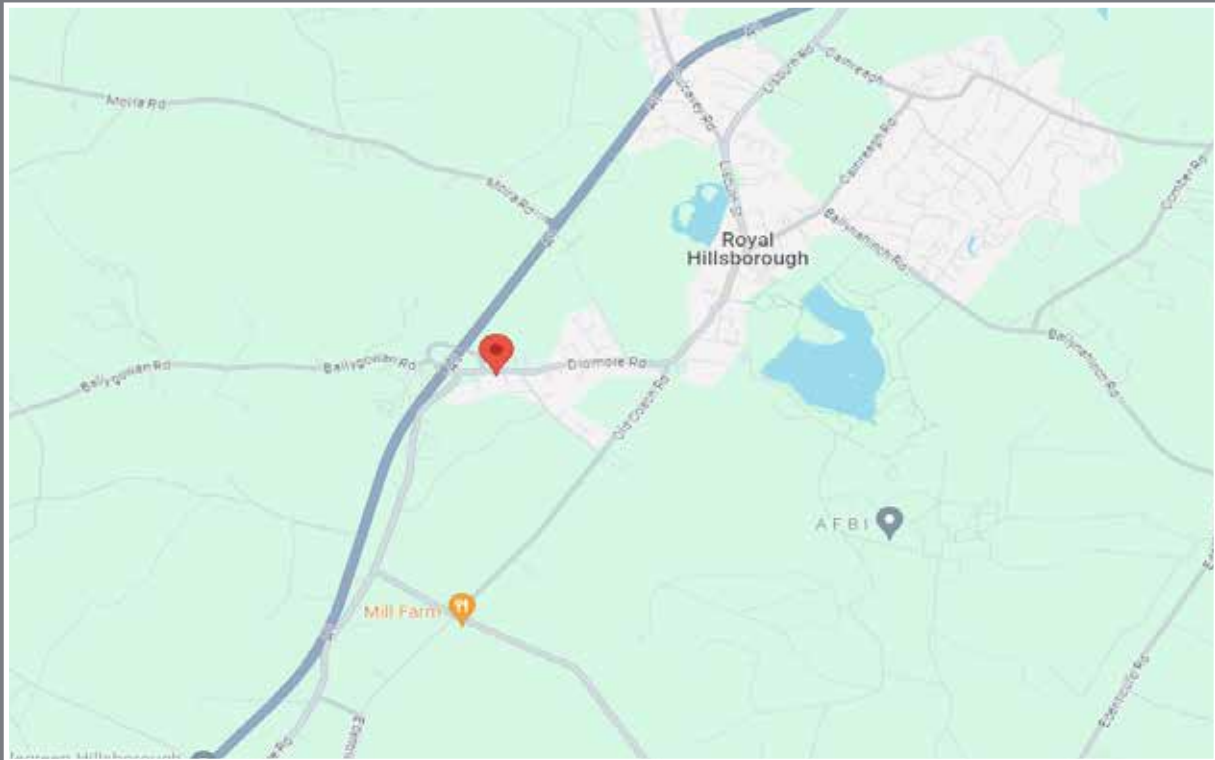


**OUTSIDE**

Electric gates leading to sweeping driveway to graveled parking areas, extensive landscaped gardens in lawns, shrubs, mature trees foliage and patio area



# 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

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/G/24/MB



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