



'The Mews House'  
31A Lisburn Street  
Royal Hillsborough  
Co Down  
BT26 6AB

OFFERS OVER:- £299,950

Viewing strictly by appointment only.

Tel:-028 9268 3762 Email:- [Info@downshireestateagents.co.uk](mailto:Info@downshireestateagents.co.uk)

**'THE MEWS HOUSE' 32A LISBURN STREET, ROYAL HILLSBOROUGH, BT26 6AB**

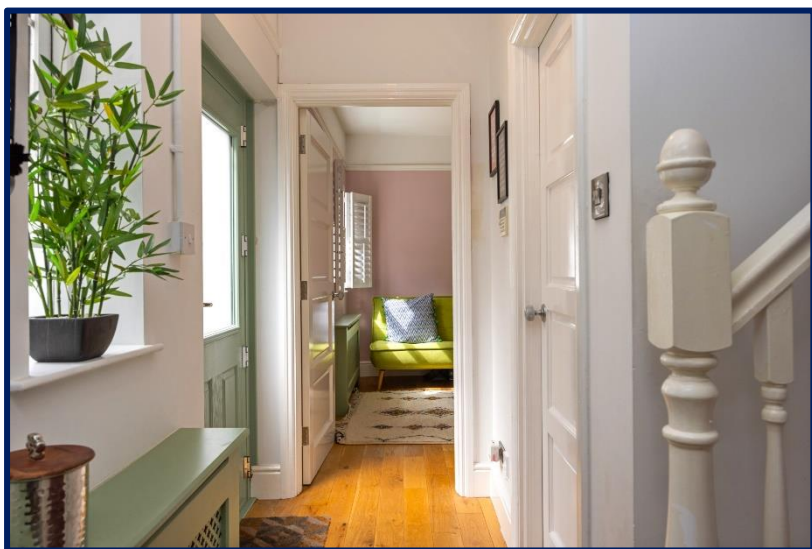
**A rare opportunity to acquire a stunning period mews-style house, this charming home offers a perfect blend of style, history, and modern elegance, in an enviable prime yet secluded location, in the heart of the affluent and highly desirable Royal Hillsborough village.**

**This true hidden gem has been extensively renovated and meticulously maintained by the current owners, and offers unique inverted accommodation over two floors, boasting a loft-style, light filled open plan living/kitchen/dining space on the first floor, and two double bedrooms, principal with en-suite shower room and modern bathroom on the ground floor. The property is complemented beautifully by a south-west facing courtyard.**

**The historic village of Royal Hillsborough offers a host of private fitness, health, and leisure facilities, together with an ever-expanding list of speciality shops, artisan bakeries and cafes, award winning bars and restaurants, and beautiful scenic walks through both the Forest Park and Hillsborough Castle and Gardens.**

**The property is a short stroll from the prestigious Downshire Primary School and is ideally situated for commuters, with ease of access to both the A1 and M1 road networks, leading to Lisburn, Belfast, Dublin and beyond. For the business traveller, Belfast International Airport is a mere forty minutes by car, with Belfast City Airport thirty minutes and Dublin Airport just over an hour away.**





## FEATURES

- A charming, period mews-style property, extensively renovated and meticulously maintained throughout.
- Prime, yet secluded location in the heart of Royal Hillsborough with excellent amenities right on the doorstep.
- Ideal Pied-à-terre, bolt-hole or investment property.
- Unique loft-style, first floor living space with feature multi-fuel eco stove and archway through to kitchen and dining room.
- Modern kitchen with full complement of integrated appliances.
- Feature glazed orangery style bright and airy dining space.
- Two well-proportioned ground floor double bedrooms.
- Principal bedroom with luxury ensuite shower room.
- Modern ground floor bathroom.
- Oil fired central heating with 'Nest' smart app control system.
- Newly fitted external 'Warmflow' energy efficient condensing boiler.
- Georgian style double-glazed timber framed windows.
- Stylish and functional fitted shutters and radiator covers.
- New composite front door and internal panelled doors.
- South-west facing courtyard to front.
- Off-street parking accessed via striking period style ornate wrought iron gates.
- Within easy access of Sprucefield shopping complex, together with main arterial and commuter networks, leading to Lisburn, Belfast, and Dublin.



## Ground Floor:

### **Entrance Hall:**

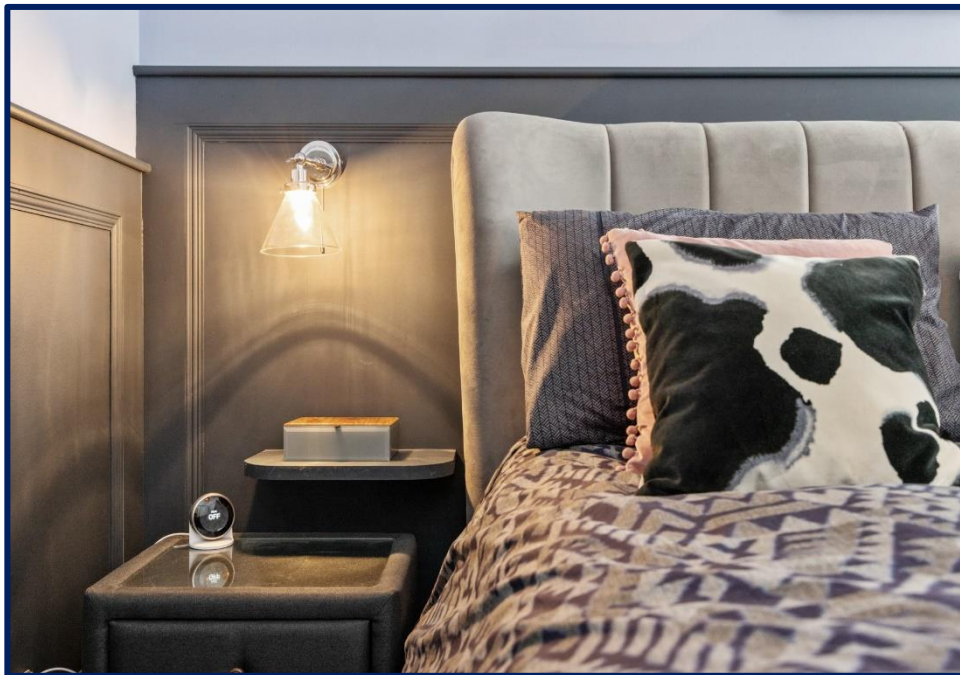
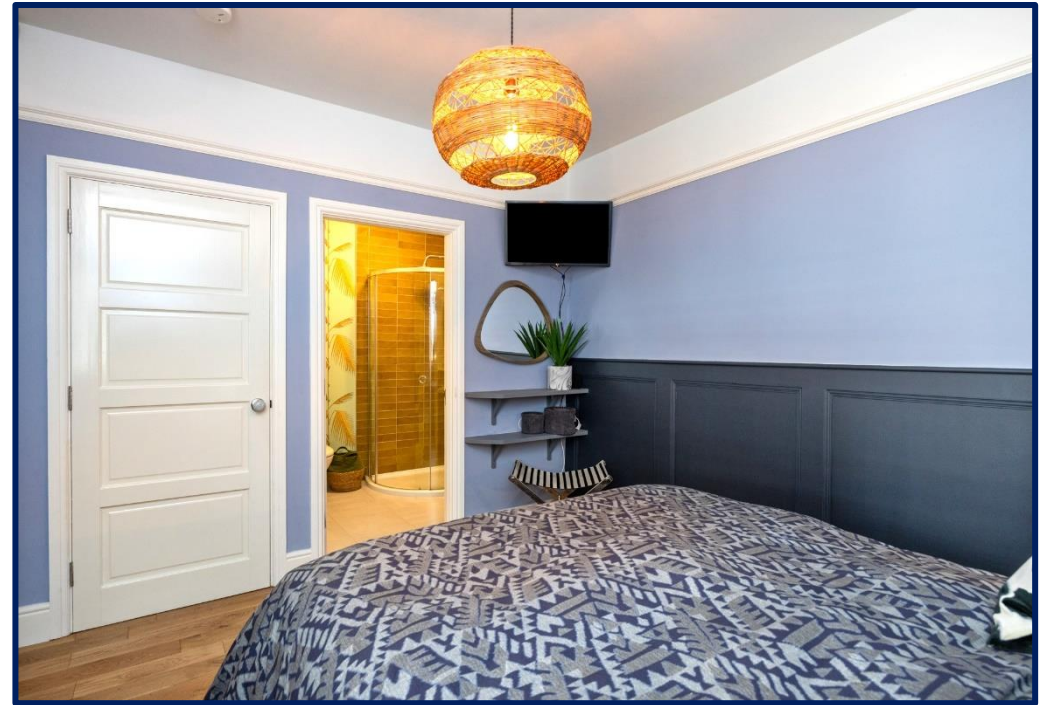
Newly fitted composite front door with. Solid timber stripped flooring. Picture rail.

### **Principal Bedroom 12'4" x 10'6". (3.75m x 3.2m)**

Oak hardwood flooring. Picture rail. Walk-in cupboard/Hotpress, shelved and plumbed for washing machine.

### **Ensuite Shower Room:-**

Corner shower enclosure with dual, drench and portable shower attachments and on trend metro tiling. Rectangular wash hand basin with storage underneath. Low-flush W.C. Luxury tiled floor. Extractor fan.



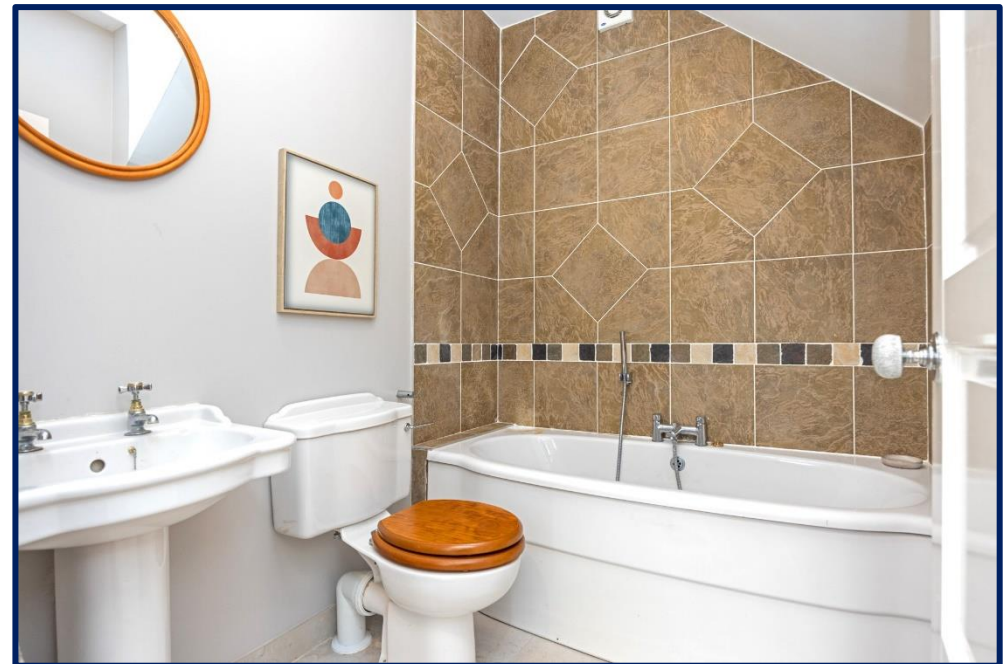
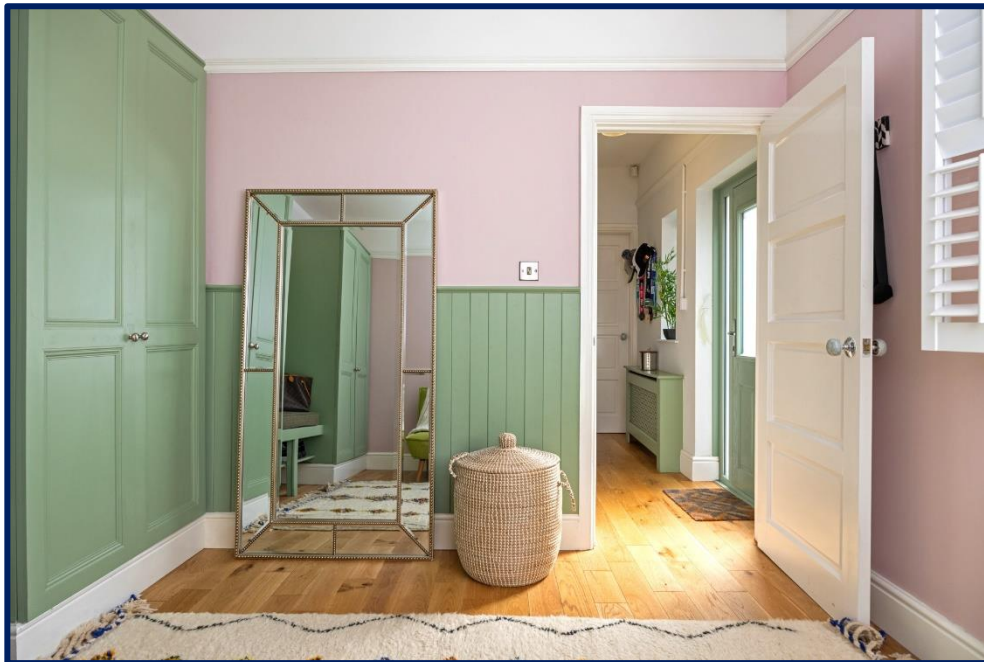


## Bedroom (2) 11'2" x 10'10" (3.4m x 3.3m)

Two bespoke built in double robes with matching wood paneling, cloaks and seating area. Picture rail. Oak hardwood flooring. Fitted window shutters.

## Principal Bathroom:-

Heritage suite comprising, pedestal wash hand basin, low-flush W.C., panelled bath with central taps and hand-held shower attachment. Part tiled walls and tiled floor. Extractor fan.



## First Floor :

### Living Room: 11'2" x 17'2" (3.4m x 5.24m)

Recently installed 'Chesney' Eco, retro style, multi-fuel stove with exposed brick chamber, slate hearth and rustic timber mantle. Triple aspect windows with fitted shutters. Oak hardwood flooring. Recessed shelving and built in cupboards. Low voltage recessed spotlights.

### Archway to Kitchen and dining room.

### Kitchen and dining room: 20'2" x 10'10" (6.15m x 3.3m)

Extensive range of high and low level grey gloss cabinetry, with luxury quartz worktops and splashbacks, and complementary modern tiling. 'Franke' stainless steel sink and mixer tap. 'Dedietrich' range with five ring gas hob, double electric oven, and glass splash back. Extractor fan with stainless steel and glass hood. Integrated 'Neff' dishwasher. Integrated fridge freezer. Low voltage spotlights. Oak hardwood flooring.

### Open to:-

Orangery style dining space with extensive glazing and fitted shutters. Feature wood panelled vaulted ceiling and wooden beams.

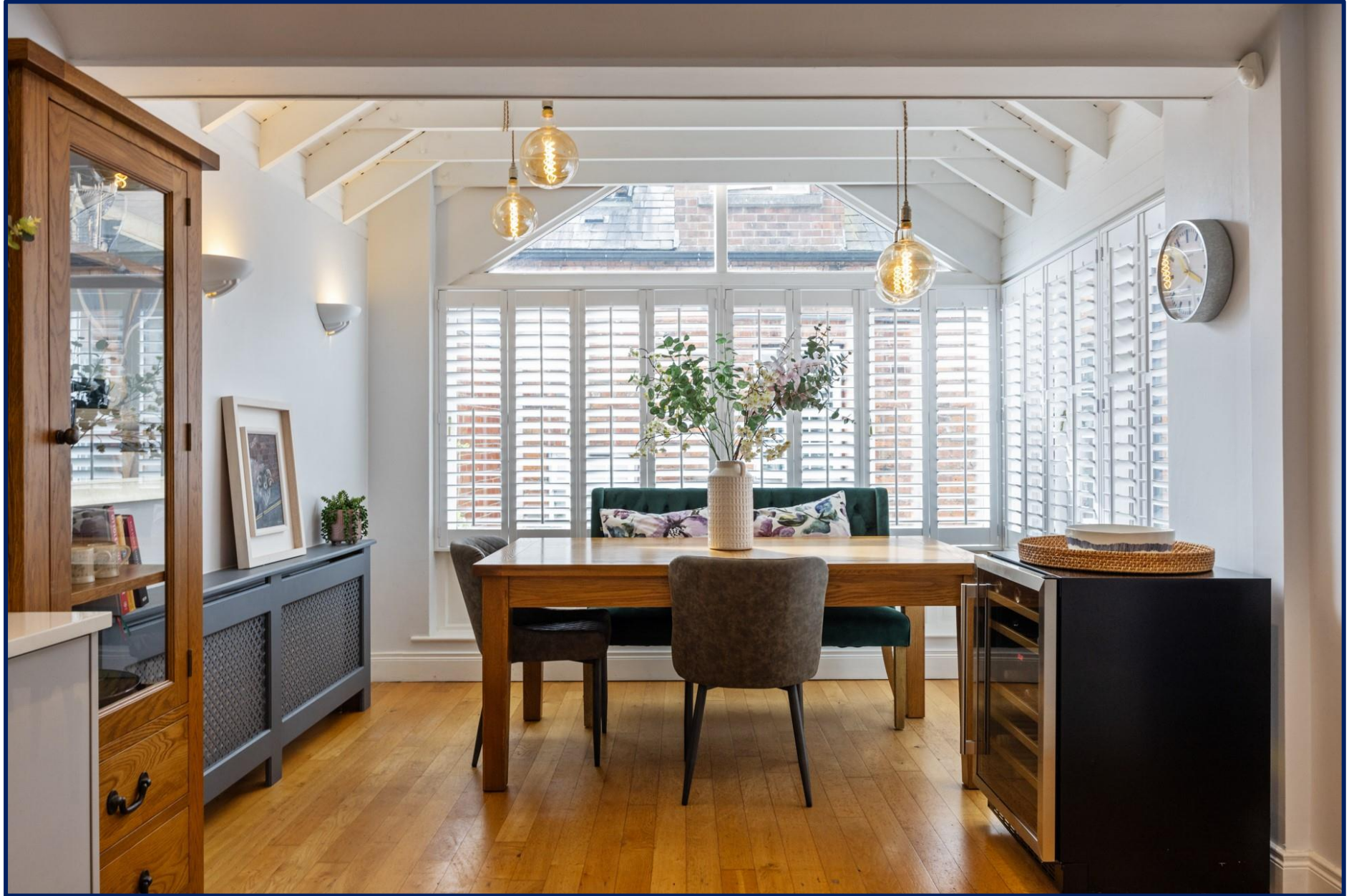




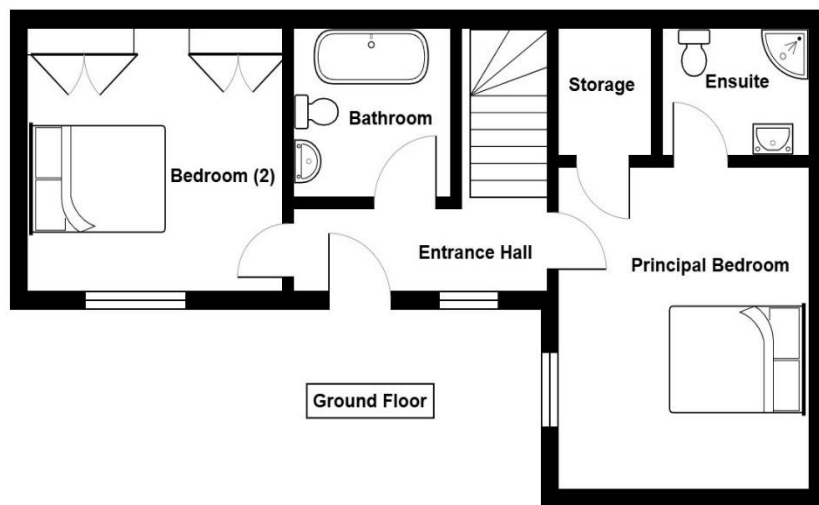




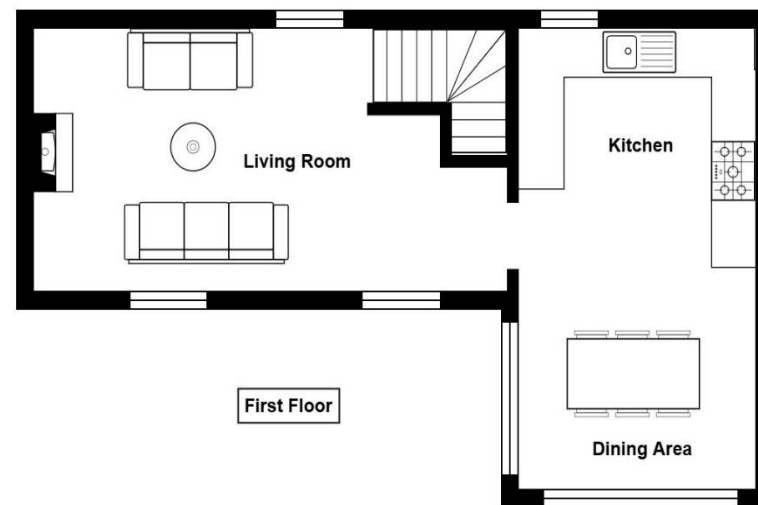




The Mews House, 31A Lisburn Street, Royal Hillsborough, BT26 6AB



Ground Floor



First Floor

Floor plans are for illustrative purposes only and are not to scale.



**OUTSIDE:**

**Front:**

South-West facing courtyard.

Space for table and chairs. Oil fired boiler. uPVC oil tank.

Parking space accessed via ornate wrought iron gates.

15 Main Street  
Royal Hillsborough  
BT26 6AE  
028 9268 3762  
[Info@Downshireestateagents.co.uk](mailto:Info@Downshireestateagents.co.uk)  
[WWW.Downshireestateagents.co.uk](http://WWW.Downshireestateagents.co.uk)

**PRS** Property  
Redress  
Scheme



These particulars do not represent any part of an offer or contract and none of the statements contained should be relied upon as fact. Please note we have not tested any systems in this property, and we recommend the purchaser checks all systems are working prior to completion. All measurements are taken to the nearest 3 inches. Some of the photographs used in these marketing particulars are of an historic nature or for illustration purposes and do not represent of constitute part of the sale.