

**RODGERS
&
BROWNE**

43 Lakeland Road
Hillsborough, BT26 6PW

offers over £675,000



The Owner's Perspective...

"Whilst renting locally we were delighted to find number 43 Lakeland Road was up for sale. Having walked our dog along Lakeland Road on many a starlit night we were confident that it was a great place to live. We already knew that it was very peaceful and quiet with beautiful views of the lake, the mountains and hills.

We have enjoyed number 43 as a beautifully proportioned, very well maintained, warm and comfortable home. Inside and out there are a wonderful variety of spaces to work and relax in.

Number 43 is close enough to Belfast for a school-run and equally close to Murlough Beach for a weekend morning walk. We are very sorry to leave but happy to pass on the opportunity to live here to someone else"



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Entrance hall

The facts you need to know...

Stunning detached family home set within a tranquil semi rural location

Recently finished in a granite chip render, the house sits perfectly within its current environment

Built in 2017 and extending to c.3,770 sq ft surrounded by c.3 acres of gardens and a paddock

Bright and spacious accommodation comprising of drawing room, family room, sunroom and dining room

Luxury fitted kitchen finished in shaker units, granite worktops and feature red oil fired Aga, direct access to casual sitting and dining area

Gallery landing accessing five bedrooms, main bedroom, two and three have luxury ensuite facilities

Luxury main bathroom

Oil fired central heating (ground floor with underfloor heating)

Energy efficient solar power system

CAT 6 wiring

Dedicated high speed internet to the house

Detached matching double garage, electric roller doors, access to home office/gym above

Ideally located to Royal Hillsborough (5 miles), Ballynahinch (6 miles), Lisburn (9 miles) and Belfast City Centre (16 miles)

Belfast International Airport (24 miles) and Belfast City Airport (19 Miles)



Dining room



Casual dining & sitting area



Family room



Sunroom

The property comprises...

GROUND FLOOR

Composite front door with fan in triple glazing and side lights..

SPACIOUS ENTRANCE HALL

Tile wood effect flooring, finished in a herringbone style, solid oak staircase with matching spindles, handrails and panelling, under stair storage with under floor heating Manafolds.

CLOAKROOM

8' 5" x 6' 4" (2.57m x 1.93m)

Extra large shower cubicle with thermostatically controlled shower unit over drencher and telephone shower, RAK wall mounted toilet with Geribet flushing system, modern wall mounted sink unit with cabinets below, mixer tap, part tiled walls, wood effect tiled floor.

DRAWING ROOM

22' 3" (into bay window) x 14' 2" (6.78m x 4.32m)

Aarrow glass fronted contemporary fire, slate hearth, wood effect tiled floor.

DINING ROOM

14' 3" (into bay window) x 14' 2" (4.34m x 4.32m)

Wood effect tiled floor, solid oak double glazed doors to:

FAMILY ROOM

18' 0" x 14' 3" (5.49m x 4.34m)

Feature multi fuel stove set within an inglenook, slate hearth and stone effect finish, wood effect tiled floor, views of the garden.

SUNROOM

14' 5" x 12' 8" (4.39m x 3.86m)

12 ft vaulted ceiling, French doors to large patio area, wood effect tiled floor.



Luxury fitted kitchen



The property comprises...

GROUND FLOOR

LUXURY FITTED KITCHEN

18' 7" x 18' 1" (5.66m x 5.51m)

Extensive range of high and low level solid wood shaker doors finished in a soft cream, granite worktops and splashbacks, feature red oil fired Aga with additional Modular unit. Oak mantle and concealed cabinets, four ring ceramic hob with under oven, integrated dishwasher, large central island, inset stainless steel prep sink unit, Range Master double sink unit with mixer tap, wine fridge, American fridge freezer, display cabinet and picture rail, wood effect tiled floor, French doors leading to patio area, arch leading to:

CASUAL DINING/SITTING AREA

13' 7" x 12' 0" (4.14m x 3.66m)

Feature 12 ft vaulted ceiling, views down the garden, wood effect tiled floor.

REAR HALLWAY

Open hanging space, composite triple glazed door, wood effect tiled floor.

UTILITY ROOM

9' 9" x 7' 3" (2.97m x 2.21m)

Extensive range of high and low level oak shaker units, granite effect worktops, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine and space for tumble dryer, coms cabinet with CAT 6 wiring and wood effect tiled floor.



Main bedroom

First Floor

STUDY

14' 2" x 10' 1" (4.32m x 3.07m)
Wood effect tiled floor.

LARGE GALLERY STYLE LANDING

Hotpress with Joule pressurised tank, Eddie control system for solar panels. Access to roofspace.

MAIN BEDROOM

16' 2" (into bay window) x 14' 3" (4.93m x 4.34m)
Plus walk-in dressing room.

LUXURY FITTED ENSUITE SHOWER ROOM

6' 6" x 6' 0" (1.98m x 1.83m)
Double shower cubicle with thermostatically controlled shower unit, over drencher and telephone shower, RAK wall mounted toilet unit and Geribet flush system, contemporary wall mounted sink unit and mixer tap, cabinets below, ceramic tiled floor, part tiled walls, heated towel radiator, extractor fan, low voltage lighting.

BEDROOM (2)

14' 8" (into bay window) x 14' 3" (4.47m x 4.34m)
Plus walk-in wardrobe.

JACK AND JILL SHOWER ROOM

8' 7" x 4' 2" (2.62m x 1.27m)
Double walk-in shower cubicle and over drencher and telephone shower, RAK low flush wc, contemporary sink unit and mixer tap with cabinets below, ceramic tiled floor, fully tiled walls, heated towel radiator.

BEDROOM (3)

14' 2" x 12' 7" (4.32m x 3.84m)
Plus built-in wardrobes. Access to Jack & Jill ensuite.

BEDROOM (4)

18' 1" x 9' 1" (5.51m x 2.77m)

BEDROOM (5)

18' 1" x 9' 1" (5.51m x 2.77m)

LUXURY BATHROOM

14' 7" x 9' 5" (4.44m x 2.87m)
Luxury suite comprising free standing bath with mixer tap and telephone shower, RAK wall mounted sink unit, Geribet flush system, wall mounted sink unit with mixer tap and cabinet below, heated towel radiator, large double shower cubicle with thermostatically controlled shower unit, over drencher and telephone shower, fully tiled walls, wood effect tiled floor.



Ensuite shower room



Bedroom two



Luxury bathroom



Bedroom three

The property comprises...

Outside

Extensive grounds c. 3 acres in total in gardens surrounding the house laid in lawns, and enclosed by fencing, raised flowerbeds, large patio area with views across the gardens. Additional paddock planted with Irish oak, Scots pine, Alder birch, Rowan and Thorn.

Access to the house is via a shared tarmac driveway, electric gates leading to the house, tarmac driveway with parking for up to eight cars, trailers/boats.

DETACHED DOUBLE GARAGE

24' 4" x 10' 10" (7.42m x 3.3m)
Two electric roller doors, service door, power and light.

GARDEN SHED

16' 0" x 8' 0" (4.88m x 2.44m)
Power and light.

BOILER HOUSING

8' 1" x 4' 10" (2.46m x 1.47m)

HOME OFFICE/GYM/HOBBIES ROOM

24' 4" x 14' 11" (7.42m x 4.55m)
Light and power. Accessed via an external staircase to the side of the garage.



Rear garden



Views



Double garage



Rear garden



Views



Driveway

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?		X	
Is there an annual service charge?		X	
Any lease restrictions (no AirBnB etc) ?		X	
On site parking?	X		
Is the property 'listed'?		X	
Is it in a conservation area?		X	
Is there a Tree Preservation Order?		X	
Have there been any structural alterations?		X	
Has an EWS1 Form been completed?			X
Are there any existing planning applications?		X	
Is the property of standard construction?	X		
Is the property timber framed?		X	
Is the property connected to mains drains?		X	
Are contributions required towards maintenance?		X	
Any flooding issues?		X	
Any mining or quarrying nearby?		X	

ENERGY EFFICIENCY RATING (EPC)



STAMP DUTY From 23rd September 2022 property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override still applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £625,000. Please contact your own legal adviser with any queries.

TENURE: freehold

RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

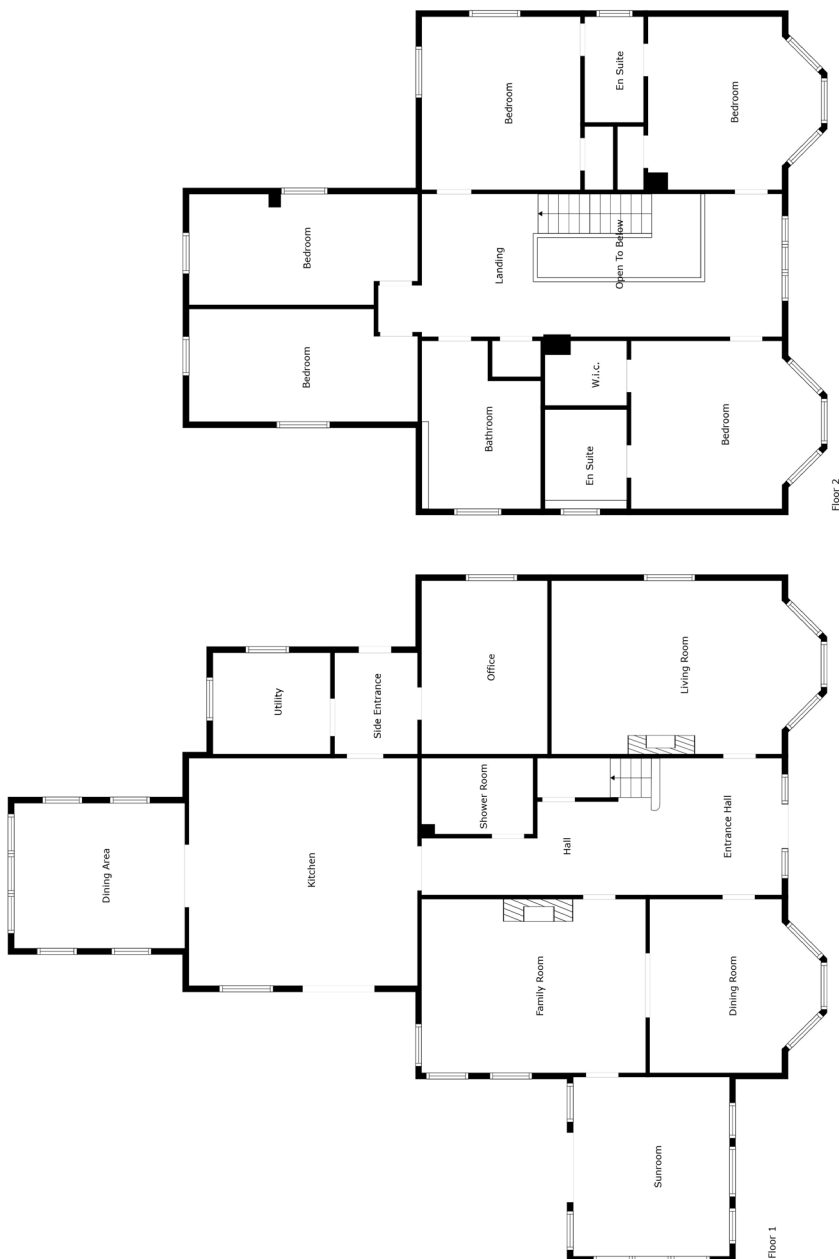
The assessment for the year 2024/2025 is TBC.

VIEWING: By appointment with **RODGERS & BROWNE**.

Location

Travelling from Royal Hillsborough town centre out the Ballynahinch Road for four miles into Annahilt, turn right onto Magheraconluce Road for $\frac{3}{4}$ of a mile then left into Lakeland Road No 43 is located down a shared private laneway.

Floor plan



Floorplan Is For Illustrative Purposes Only And Is Not To Scale



Sales
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EXPERIENCE | EXPERTISE | RESULTS

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