

35 TULLYARD ROAD

COMBER, LISBURN





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COMBER, LISBURN, BT27 5PN

Carryduff (4.2 miles), Lisburn (5.2 miles), Royal Hillsborough (6.0 miles), Ballynahinch (9.1 miles), Comber (10.9 miles), Dromore (11.6 miles), Belfast City (11.6 miles), Belfast International Airport (19.6 miles)
(All Distances Approximate)

LUXURIOUS COUNTRY RESIDENCE SITUATED ON A GENEROUS SITE

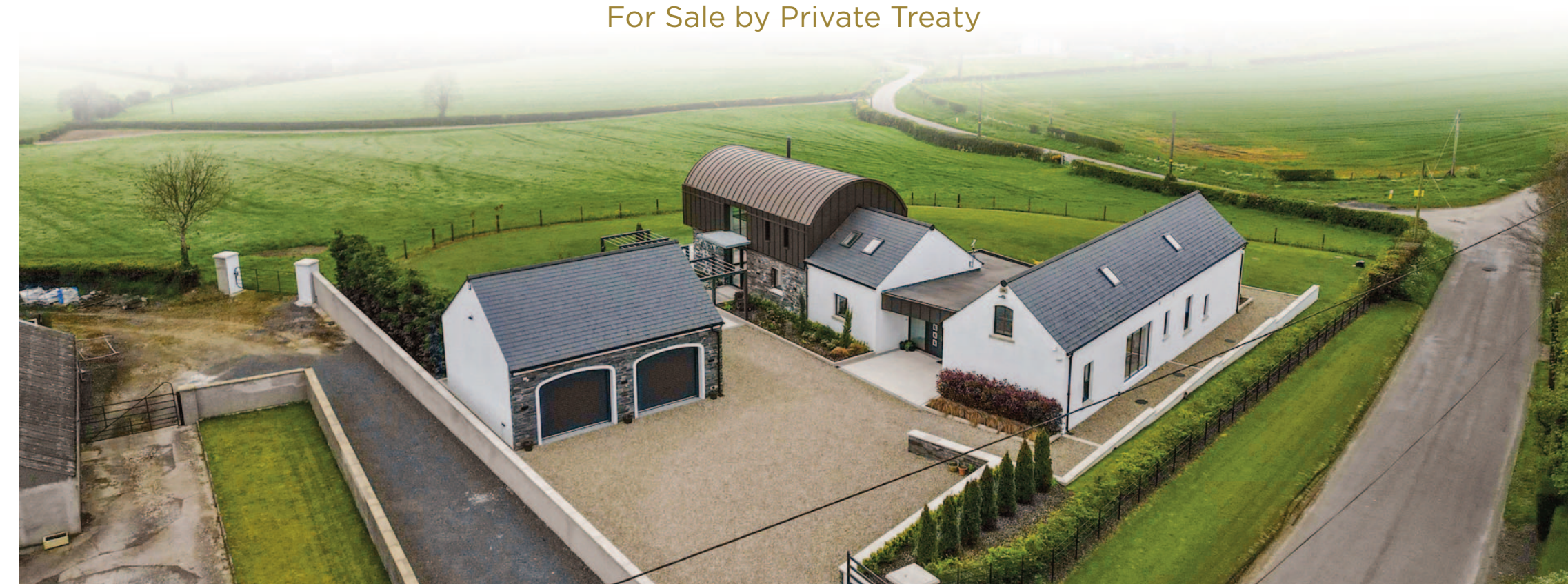
Stunning views over surrounding countryside across to Lagan Valley and Belfast

Extensive & versatile accommodation

Detached garage with potential for conversion (subject to relevant permissions)

About 0.6 acres (0.24 ha) in total

For Sale by Private Treaty



— SITUATION —

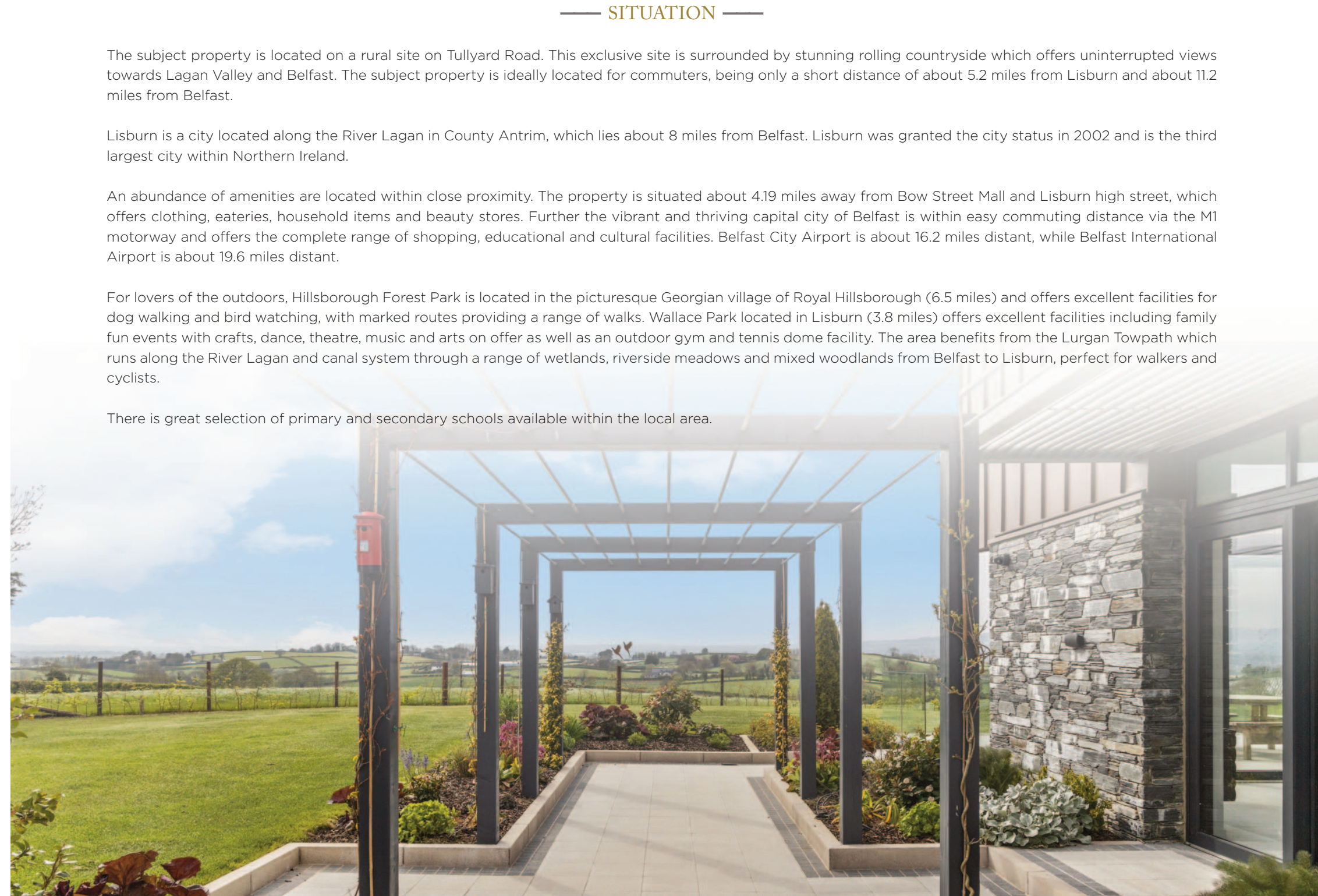
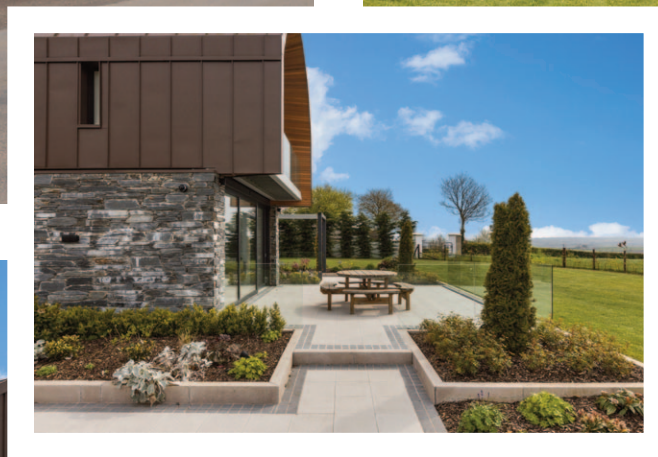
The subject property is located on a rural site on Tullyard Road. This exclusive site is surrounded by stunning rolling countryside which offers uninterrupted views towards Lagan Valley and Belfast. The subject property is ideally located for commuters, being only a short distance of about 5.2 miles from Lisburn and about 11.2 miles from Belfast.

Lisburn is a city located along the River Lagan in County Antrim, which lies about 8 miles from Belfast. Lisburn was granted the city status in 2002 and is the third largest city within Northern Ireland.

An abundance of amenities are located within close proximity. The property is situated about 4.19 miles away from Bow Street Mall and Lisburn high street, which offers clothing, eateries, household items and beauty stores. Further the vibrant and thriving capital city of Belfast is within easy commuting distance via the M1 motorway and offers the complete range of shopping, educational and cultural facilities. Belfast City Airport is about 16.2 miles distant, while Belfast International Airport is about 19.6 miles distant.

For lovers of the outdoors, Hillsborough Forest Park is located in the picturesque Georgian village of Royal Hillsborough (6.5 miles) and offers excellent facilities for dog walking and bird watching, with marked routes providing a range of walks. Wallace Park located in Lisburn (3.8 miles) offers excellent facilities including family fun events with crafts, dance, theatre, music and arts on offer as well as an outdoor gym and tennis dome facility. The area benefits from the Lurgan Towpath which runs along the River Lagan and canal system through a range of wetlands, riverside meadows and mixed woodlands from Belfast to Lisburn, perfect for walkers and cyclists.

There is great selection of primary and secondary schools available within the local area.





DESCRIPTION

35 Tullyard Road, Lisburn is the perfect example of a beautifully designed and luxurious family residence set in the rolling countryside.

The property is accessed off Tullard Road which is a quiet country road, with the property offering a fantastic sense of arrival through electric gates and stoned driveway bounded by landscaped gardens and an abundance of private car parking. The property offers extensive accommodation for comfortable living with the opportunity for a garage conversion into an annex suitable for those requiring a space to work from home, or for a live in carer, nanny, or relative (subject to relevant planning).

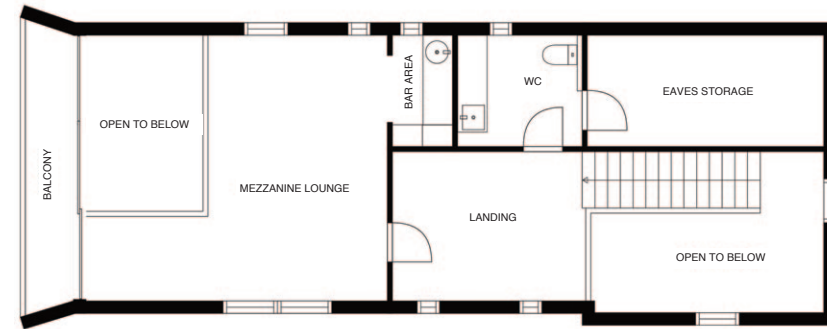
The subject property has been mirrored in layout of the original dwelling which had occupied the site. The stunning newly constructed dwelling in 2019 was designed by the renowned local architect Jonathan Todd.

The property offers well-portioned and generous accommodation, perfect for entertaining friends and family (set out in the accompanying plans). Upon entering the property through grand double doors, you are greeted by a bright and spacious entrance hall. The left side of the house comprises of the open plan hallway with balcony and kitchen/living area with a bespoke contemporary fitted kitchen with integrated appliances. The accommodation offers stunning views of the surrounding countryside with floor to ceiling windows and patio doors. Further accommodation is provided by the utility room, downstairs WC and comms room with underfloor heating provided throughout. The right side of the subject property comprises of the bedroom accommodation with a master bedroom with ensuite and patio access, a further 3 bedrooms with one ensuite and a further family bathroom.

Externally, the property includes a double garage with electric roller shutter doors and is surrounded by immaculate gardens which are laid in lawn, as well as an impressive terrace and BBQ area which are perfect for outdoor entertainment.

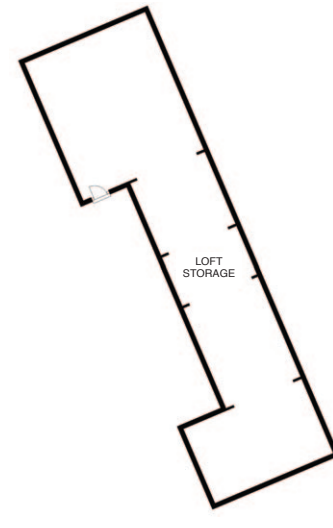
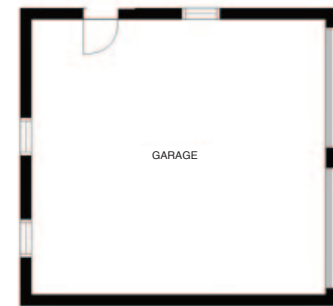
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For Identification Purposes Only

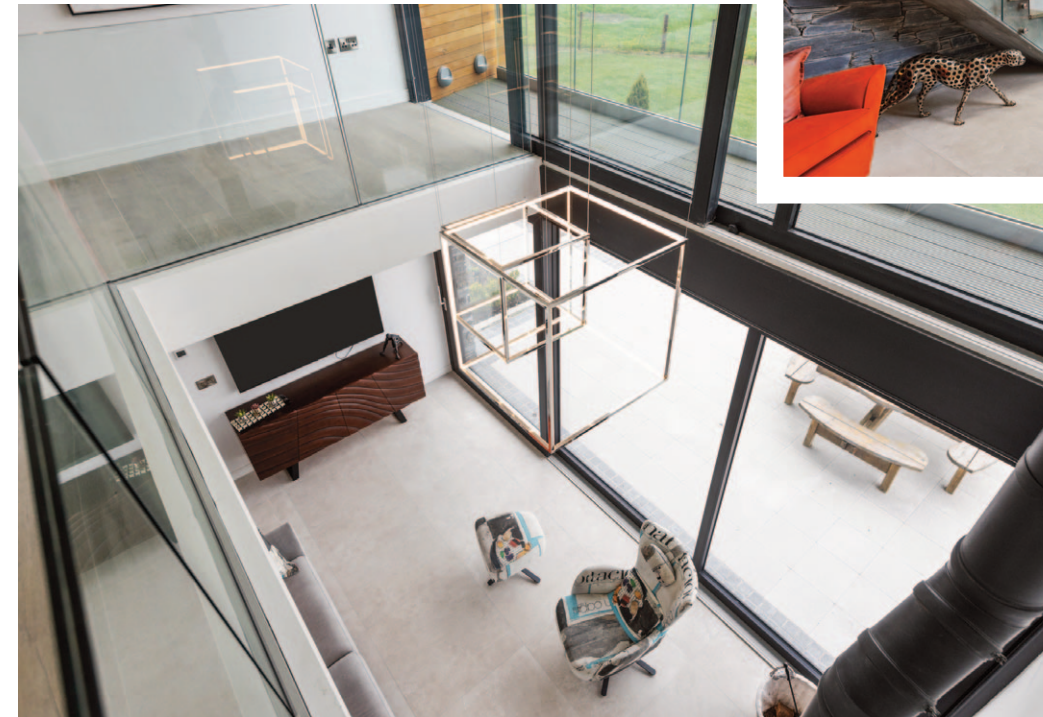


GROUND FLOOR

FIRST FLOOR



STORAGE



GENERAL REMARKS

Viewings

Strictly by appointment by the joint selling agents:
Savills, Longbridge House, 16-24 Waring Street, Belfast, BT1 2DX
Tel: +44 (0) 28 9026 7820 Email: belfast@savills.ie

Fetherstons, 485 Lisburn Road, Belfast, Co. Antrim, BT9 7EZ
Tel: +44 (0) 28 9066 1111 Email: info@fetherstons.com

Directions

The postcode for the property is BT27 5PN.

Airports

Belfast International Airport (www.belfastairport.com)
Belfast City Airport (www.belfastcityairport.com)

Fixtures & Fittings

All fixtures and fittings are excluded from the sale.

Solicitors

Nicola Kirk
Joseph Lockhart & Son, 24 Bachelors Walk, Lisburn BT28 1XJ

Plans, Areas, and Schedules

These are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitor, and the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Sale details

The property is being offered for sale as a whole for £1,195,000 (One Million, One hundred and Ninety-Five Thousand Pounds Sterling).

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into lots, or to withdraw the property, or to exclude any property shown in these particulars.

Ratable Value

We are advised by the land and property services website that the rates payable for 2024/25 are £3,480.00.

Energy Performance Rating

C80.

Services

Oil fired central heating & septic tank.

Please be advised that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

Entry & Possession

Entry is by agreement.

Offers

Offers may be submitted to the selling agents Savills, Longbridge House, 16-24 Waring Street, Belfast or Fetherstons, 485 Lisburn Road, Belfast, Co. Antrim, BT9 7EZ.

Best Offers Date

A date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

Financial Guarantee

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

VAT

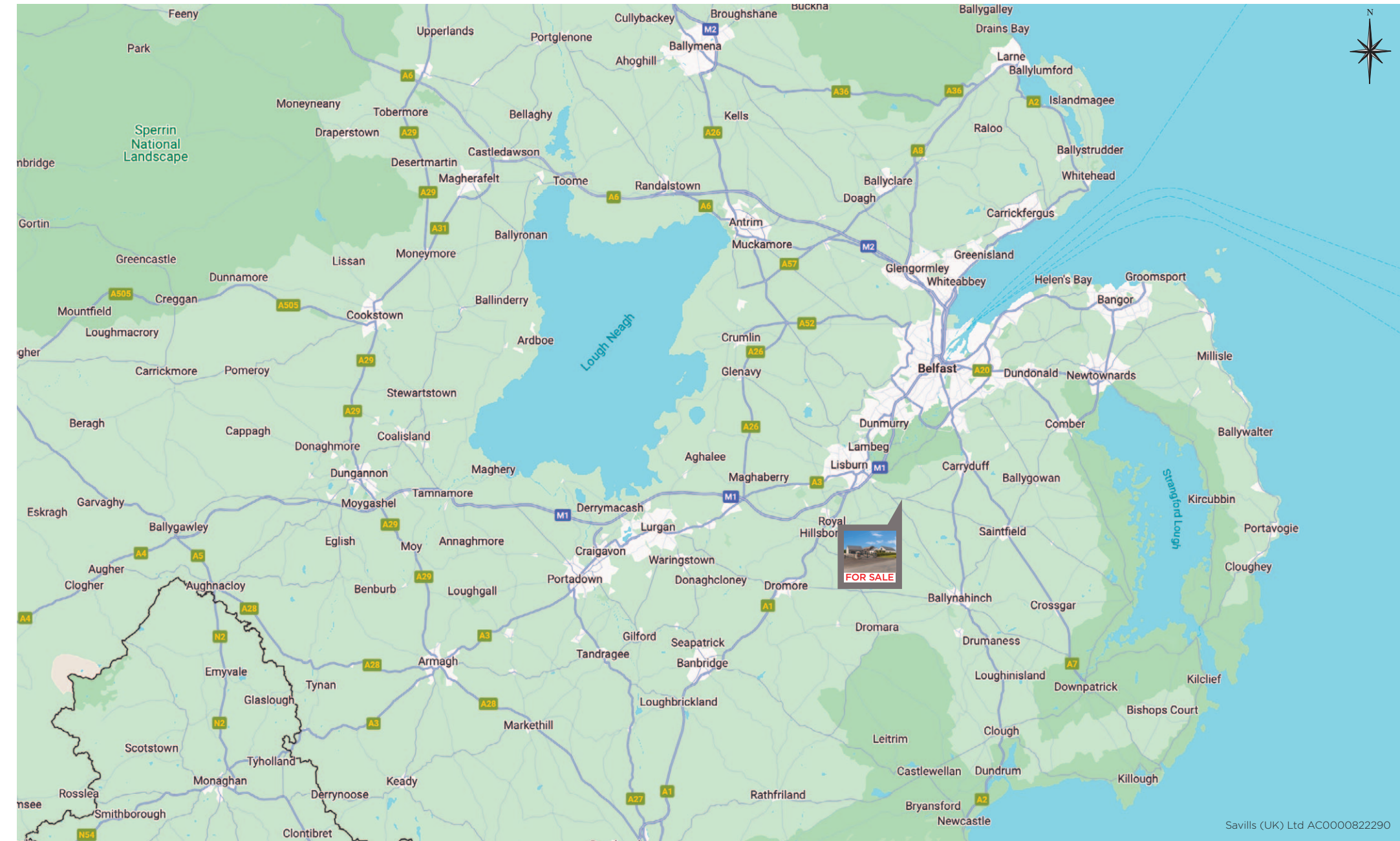
All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

Wayleaves and Rights of Access

The property will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser will be held to have satisfied themselves as to the nature of all such rights and others.

Generally

Should there be any discrepancy between these, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.



FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:

NEAL MORRISON
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WILLIAM MISCAMPBELL
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