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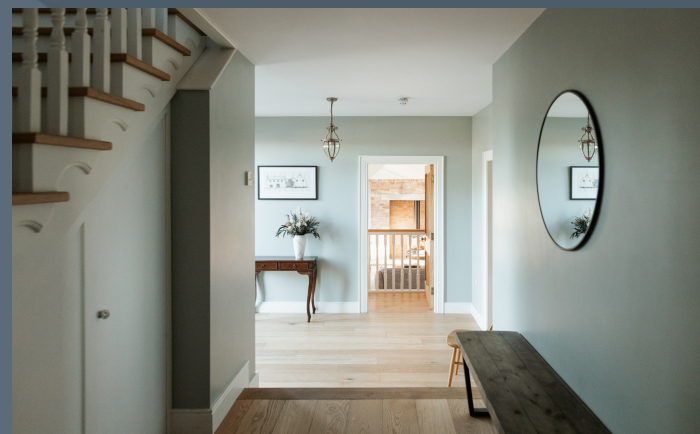
**1 LISBURN ROAD**

Moira BT67 0JP

Offers over  
**£850,000**













## Description:

This enchanting and contemporary farmhouse has a rich tapestry of beautifully designed architectural features. The property enjoys elegant proportions, complimented by the quality of its interior finishes, which not only provide charm and finesse but also a wonderful back drop to a modern, family lifestyle.

A welcoming and generous entrance hall leads directly to a sunken drawing room with a country style fireplace, beamed mantle and cast-iron inset stove. A beautiful and bright link space brings you through to a stunning open plan shaker style kitchen area with large island, dining area and double height living space with inglenook fireplace. Downstairs is completed with a separate pantry, utility room with boot room style storage, downstairs WC and study. Upstairs there are five spacious bedrooms, two with ensuite shower rooms and walk in dressing rooms. There is plenty of storage throughout the house, an integrated BEAM vacuum system and under floor heating to the ground floor. A separate self-contained, three bedroom annex is adjoined to the rear of the property.

Situated just off the main Lisburn Road, this home is perfectly located for commuters as well as those wanting the convenience of Moira's bustling village with its wonderful array of shops, boutiques, bars and restaurants. A beautiful Demesne and two highly respected primary schools make it a great location for families. Charming, modern farmhouse enjoying a calm, country setting in a convenient and commutable location. Viewing a must!

## Features:

- Stunning country farm house in a rural yet convenient setting on a one acre plot
- Five spacious bedrooms, two with ensuite shower room and walk in dressing room
- Self-contained three bedroom annex with multi-fuel stove to rear of property
- Attractive and traditional style hallway with a feature staircase to the first floor accommodation
- Downstairs cloak room with WC and wash hand basin
- Separate study
- Sunken drawing room with an impressive country fireplace with beamed mantle and inset cast iron stove
- Open plan live-in style kitchen with dining and family areas including a double height ceiling to the family area and a feature inglenook fireplace and beautiful herringbone solid wood block floor.
- Modern shaker hand painted kitchen with wonderfully designed bespoke cabinetry for ample storage as well as a feature cooking area with traditional style over mantle and free-standing gas hob. Large fitted island unit and separate breakfast area as well as bench window seating with storage and large double fridge freezer.
- Adjoining walk in pantry leading to the utility room with traditionally fitted units
- Sumptuous bathroom on the first floor with a traditional style suite including a free standing bath, WC and wash hand basin
- Laundry chute from first floor landing directly to ground floor utility room
- Traditional style double glazed windows
- Oil fired central heating
- Spacious gardens laid out in lawns with beautiful patio area, hot tub, kids play area and vegetable garden
- Reinforced decorative gravel driveway and parking area
- Two electric vehicle charging points

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Stewart Estate Agents, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Stewart Estate Agents has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.













▼ Ground Floor



▼ 1st Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



