

**ADJOINING SELF CONTAINED
SMALL BUNGALOW**

**2 OAK HILL,
RAVERNET ROAD,
LISBURN, BT27 5UE**



• For Sale by Henry Graham Estate Agents Via The iamsold Online Bidding Platform Please Note Auctioneers Comments

• Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsoldni.com. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

A most impressive and substantial detached residence occupying a mature and private setting within this exclusive location close to Sprucefield, Hillsborough and Lisburn.

The spacious and highly adaptable accommodation extends to nearly 3000 square feet and offers three large reception rooms and four double bedrooms with ensuite facilities.

In addition to the main house, there is an adjoining self contained bungalow extending to approximately 955 square feet and offering excellent potential as accommodation for an elderly relative or possible business use.

OFFERED AT BIDS OVER £529,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING House D6| Bungalow E53

REF:HG01|024DL

Outside, there are mature gardens with private aspects and ample parking areas leading to a large triple garage with external steps leading to very useful loft storage.

Oak Hill is a small development of only three similar properties, ideally placed to give easy access to Sprucefield, M1 motorway and A1 dual carriageway, making it perfect for commuting to many locations both north and south of the border, we strongly recommend early viewing.

- A Most Impressive And Substantial Detached Residence Occupying An Exclusive Setting
- Spacious And Highly Adaptable Family Accommodation Extending To Nearly 3000 Square Feet
- Spacious Lounge With Attractive Fireplace And Solid Oak Floor / Separate Family Room
- Dining Room With Wood Burning Stove And Two Double Glazed Doors To Gardens And Deck Area
- Luxury Oak Fitted Kitchen And Spacious Utility Room
- Four Spacious Bedrooms All With Ensuite Facilities
- Attached Self Contained Bungalow Circa 955 Square Feet Ideal For Elderly Relative Or Business Use (Subject To Necessary Approvals)
- Large Triple Garage With Loft Store (see brochure notes) / Tarmac Driveway And Parking Areas
- Spacious Gardens With Mature Trees And Private Aspects / Large Timber Deck Area
- Oil Fired Central Heating System Underfloor To Ground Floor / Separate System For The Bungalow
- Hardwood Double Glazed Windows / Oak Internal Doors And Joinery / In-Built Vacuum System / Sale To Include Wooden Venetian Blinds To Most Windows
- Convenient Location Close To Sprucefield, Hillsborough And Lisburn



ACCOMMODATION

All measurements are approximate.

ENTRANCE PORCH:

Tiled floor. Hardwood double entrance doors.

ENTRANCE HALL:

Blue/Beige sandstone tiled floor. Central staircase with oak treads.

CLOAKROOM:

Low flush suite. Close couple low flush wc. Wash hand basin with mono style mixer tap. Tiled walls. Tiled floor.

SPACIOUS LOUNGE: 5.30m (17'5") x 5.18m (17'0")

Cast iron fireplace with beechwood surround and polished granite hearth. Recessed spotlights. Solid oak floor. Double glazed door leading to side garden.



DINING ROOM: 4.87m (16'0") x 4.33m (14'2")

Wood burning stove on tiled hearth. Two double glazed doors leading to timber deck area and side garden. Recessed spotlights. Natural terracota tiled floor.

FAMILY ROOM: 4.38m (14'4") x 4.34m (14'3")



**LUXURY OAK FITTED KITCHEN:
5.31m (17'5") x 4.48m (14'8")**

Range of high and low level units. Granite worktops. Peninsula bar with raised opaque glass dining bar. Stainless steel sink unit with swan neck mixer tap. Natural black slate flagged floor. Part tiled walls. Double glazed double doors leading to timber deck. Integrated steam oven. Integrated dishwasher. Integrated fridge freezer. Integrated microwave. Extractor hood in stainless steel canopy and stainless steel splashback.



REAR HALL: Natural black slate flagged floor. Double glazed back door.

SPACIOUS UTILITY ROOM: 3.70m (12'2") x 3.40m (11'2")

Range of built in units with solid beech worktops. Plumbed for washing machine. Belfast style ceramic sink. Oil fired boiler. Natural black slate flagged floor. Double glazed door leading to side gardens.



CLOAKROOM: Low flush suite. Close couple low flush wc. Pedestal wash hand basin with mono style mixer tap. Tiled walls. Natural black slate flagged floor.

FIRST FLOOR: Spacious landing with hot press.

BEDROOM (1): 5.30m (17'5") x 5.18m (17'0")



LUXURY SHOWER ROOM EN SUITE:

Shower cubicle with drencher head shower. Jack and Jill access to bedroom 3 en suite (see floorplans for layout). Close couple low flush wc. Pedestal wash hand basin. Tiled walls. Tiled floor. Recessed spotlights. Wall mirror with downlights. Heated towel rail.



BEDROOM (2):
4.88m (16'0") x 4.30m (14'1")
Built in robe with light.



BATHROOM EN SUITE:
White suite. Shower bath and screen. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Tiled walls. Tiled floor. Recessed spotlights. Heated towel rail.

BEDROOM (3): 5.32m (17'5") x 3.37m (11'1")
Maple laminated timber floor. Built in robe with light.



SHOWER ROOM EN SUITE:
Quadrant shower cubicle. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Tiled floor. Tiled walls. Recessed spotlights. Heated towel rail.



BEDROOM (4): 4.38m (14'4") x 4.34m (14'3")
Measurement to include excellent range of built in robes and built in double bed. Oak laminated timber floor. Access to shower room en suite.



SHOWER ROOM EN SUITE:
Close couple low flush wc. Wash hand basin with mono style mixer tap. Opaque glazed door to shower cubicle (shared with master bedroom en suite). Wall cabinet with mirror door and down lighting.



ATTACHED SELF CONTAINED BUNGALOW

ENTRANCE HALL

CLOAKROOM:

Low flush suite. Close couple low flush wc. Wash hand basin. Oak laminated timber floor. Part tiled walls.



SPACIOUS LOUNGE/DINING AREA:

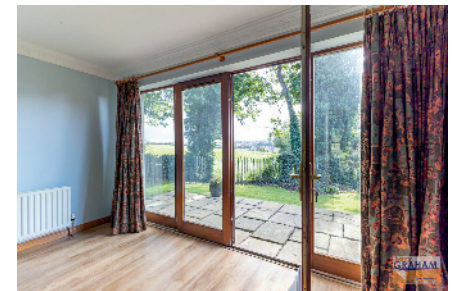
8.47m (27'9") x 4.02m (13'2")

This room could be sub divided to make a second bedroom. Fireplace with cast iron inset and polished granite hearth. Laminated timber floor. Double glazed doors leading to patio and gardens.



FITTED KITCHEN WITH INTEGRATED APPLIANCES: 3.70m (12'2") x 3.06m (10'0")

Range of high and low level units. Tiled work surfaces. Blanco bowl and a half single drainer stainless steel sink unit with mono style mixer tap. Bosch integrated oven. Smeg ceramic hob with extractor canopy above. Under unit lighting. Part tiled walls. Oak laminated timber floor. Recessed spotlights. Adjoining utility room and boiler store.



BEDROOM (1): 3.50m (11'6") x 3.38m (11'1")

Built in robe/hotpress with light and radiator.

BATHROOM EN SUITE:

Panelled bath with centre mount mixer tap. Quadrant shower cubicle with thermostatic shower. Pedestal wash hand basin with mixer tap. Close couple low flush wc. Wall mounted cabinet with mirror door and downlight. Heated towel rail. Tiled walls. Recessed spotlights.



OUTSIDE: Exclusive and spacious setting laid in lawns with mature trees and shrubs. Tarmac driveway and parking areas. Please note entrance at road and first part of driveway is shared with two other properties within the development.

LARGE TRIPLE GARAGE: 8.63m (28'4") x 6.50m (21'4")

Remote control roller shutter doors. Light and power. The garage is built to full domestic building control standards with insulated cavity walls and roof, and double glazed windows in both the garage and loft. There's also a full oil fired heating system, although it is currently 'decommissioned'.

EXTERNAL STAIRCASE LEADING TO LOFT STORE OR GAMESROOM : 8.63m (28'4") x 3.44m (11'3")

Three large velux windows. Fully floored. Plaster finish ceiling. Light and power. Max headroom 1.93m, measurements taken into sloping ceilings.

TENURE: We have been advised the tenure for this property is leasehold with a peppercorn rent, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period 2023 to 2024

Number 2 - £3,095.42 if paid over 10 months or £2,971.60 if paid in full before 12/5/23.

Number 2A = £1,254.90 if paid over 10 months or £1204.70 if paid in full before 12/5/23.

DIRECTIONS: From Hillsborough Road turn into Ravernet Road, Oak Hill is on the left just after Waterloo Road.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



Auctioneers Comments:

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, an immediate exchange of contracts takes place with completion of the purchase required to take place within 28 days from the date of exchange of contracts.

The buyer is also required to make a payment of a non-refundable, part payment 10% Contract Deposit to a minimum of £6,000.00.

In addition to their Contract Deposit, the Buyer must pay an Administration Fee to the Auctioneer of 1.80% of the final agreed sale price including VAT, subject to a minimum of £2,400.00 including VAT for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

2 Oak Hill, Ravernet Road, Lisburn

Approximate Gross Internal Area = 275.4 sq m / 2964 sq ft

Outbuildings = 86.2 sq m / 928 sq ft

Annexe = 88.7 sq m / 955 sq ft

Total = 450.3 sq m / 4847 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID1011866)

Score	Energy rating	Main House	Current	Potential
92+	A			
81-91	B			
69-80	C			
55-68	D		61 D	65 D
39-54	E			
21-38	F			
1-20	G			

Score	Energy rating	Bungalow	Current	Potential
92+	A			
81-91	B			
69-80	C			
55-68	D			61 D
39-54	E		53 E	
21-38	F			
1-20	G			