



3 Orchard Mews
Royal Hillsborough
Co Down
BT26 6GR

OFFERS over: - £439,950

Viewing Strictly by appointment.
028 9268 3762

3 ORCHARD MEWS, ROYAL HILLSBOROUGH, BT26 6GR

Downshire Estate Agents are delighted to present to the premier homes market, No. 3 Orchard Mews, Royal Hillsborough. This is a rare opportunity to acquire a superb Georgian influenced town house, constructed in 2019, and offering spacious and bright living space with an impressive contemporary, high-quality finish, and is further complimented by a fully enclosed rear terrace garden and secure off-street parking.

This exclusive property boasts an enviable interior design, versatile layout, and is superbly positioned within walking distance of the excellent amenities on offer in the historic and picturesque village of Royal Hillsborough.

The superior accommodation comprises; entrance hall with cloakroom/wc, lounge with multi-fuel burning stove, superbly well-appointed contemporary kitchen, finished in on-trend neutrals, boasting a full complement of integrated appliances and open plan to dining and living area which boasts a feature vaulted ceiling, and double French doors to the rear terrace garden

The upper floors comprise of, four well-proportioned double bedrooms, two with luxury ensuite shower rooms, a contemporary family bathroom and principal suite with fitted dressing room.

The exterior offers, easily maintained gardens, fully enclosed with attractive stone paving and timber fencing to the rear, perfect for alfresco dining and entertaining.

This superb, 'ready to walk into' home is further enhanced by uPVC double glazed windows with feature Georgian style sash windows to the front, zoned oil-fired central heating with thermostatically controlled radiators, a 'Cube Beam' integrated vacuum system, and a security alarm system.

Royal Hillsborough offers a unique community centric village lifestyle with superb amenities on the doorstep, including the prestigious Downshire Primary School, a host of private fitness, health, and leisure facilities, together with an ever-expanding list of speciality shops, artisan bakeries, cafes, award winning bars and restaurants, and beautiful scenic walks through both the Forest Park and Hillsborough Castle and Gardens.

Ideally situated for commuters, with ease of access to both the A1 and M1 road networks, leading to Lisburn, Belfast, Dublin and beyond, and with some of the provinces leading grammar schools located nearby, including Friends, Wallace and Banbridge Academy. 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 eighty minutes away.

With its superb location, Georgian style architecture, captivating interiors, and exceptional standard of finish, this magnificent home will appeal to a wide range of prospective buyers. Early inspection is essential to fully appreciate all and more this fine property has to offer.



FEATURES



Accommodation Ground Floor: -

Composite front door.

Entrance Hallway: -

Ceramic tiled floor. Under stairs storage.

Cloakroom/W.C. –

Low flush W.C. Wash hand basin.
Ceramic tiled floor.

- A superb, well-presented, four-bedroom Townhouse, constructed in 2019 to an exacting standard throughout.
- Elegant Georgian influenced architecture with superior modern build quality finishes and high energy efficiency rating of B84.
- Located in the award-winning and historic village of Royal Hillsborough.
- Boasting stylish interiors and versatile accommodation throughout to include:
 - Entrance hall with cloakroom/w.c.
 - Lounge with feature multi-fuel burning stove.
 - Impressive open-plan kitchen/dining /living area.
 - Bespoke kitchen with modern sleek cabinetry and full complement of integrated appliances, open to dining, and living area with vaulted ceiling and French doors to rear terrace garden.
 - Four spacious double bedrooms, (Two with luxury ensuite shower rooms)
 - Principal bedroom with walk-in fitted dressing room.
 - Contemporary principal bathroom with four-piece suite.
 - uPVC double glazed windows (Georgian style sash windows to front).
 - Zoned oil-fired central heating with a high efficiency condensing boiler.
 - ‘Cube Beam’ Vacuum system/Security alarm system.
 - Delightful and easily maintained gardens, fully enclosed and private to rear.
 - Off street secure parking (One allocated plus additional guest parking)
 - Envious central location within walking distance of the excellent amenities on offer in Royal Hillsborough Village.
 - Excellent transport links to some of the provinces leading grammar schools, located nearby, including, Friends, Wallace and Banbridge Academy.
 - Within easy access of Sprucefield shopping complex, and main arterial and commuter links, leading to Belfast City, the International and Dublin airports.
 - NHBC Warranty.





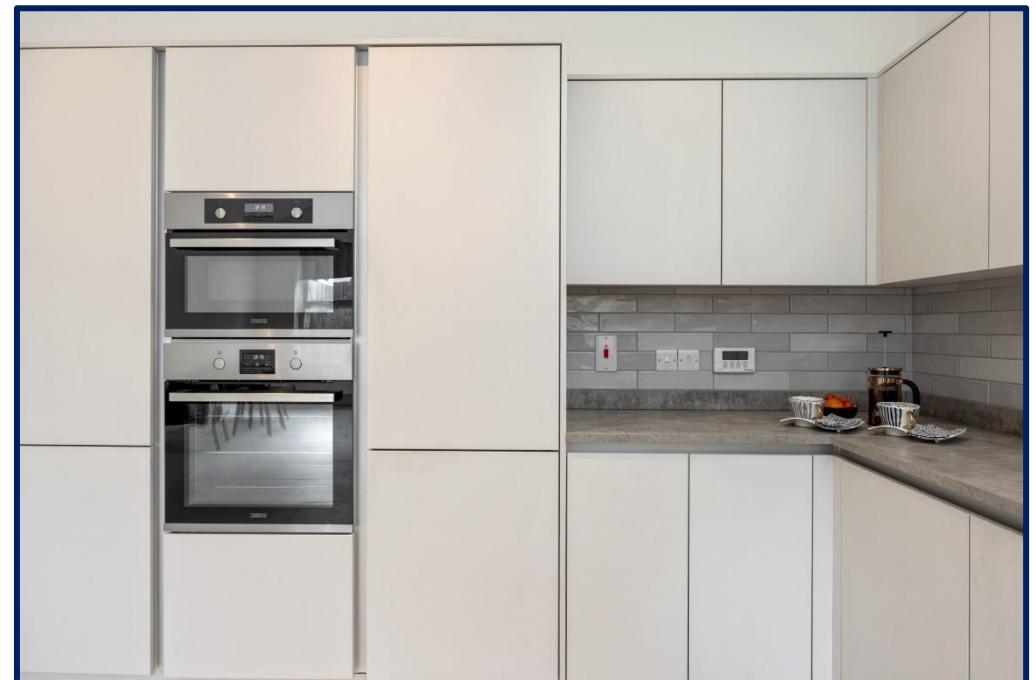
Lounge: - 15'11" x 11'2" (4.87m x 3.40m)

Feature multi-fuel stove with stone hearth. Newly fitted carpet.

Luxury Kitchen open plan to Dining Room - 18'4" x 11'5" (5.49m x 3.48m)

Bespoke kitchen, boasting an excellent range of high and low level cabinetry, in a contemporary nude-tone finish, offering superb storage and superior finishes and extras to include, 'Blanco' sink with mixer tap, pull out storage, quality worktops, on-trend metro style tiling, and full complement of integrated appliances including, induction hob, with extractor fan over, eye-level oven plus combi-oven with microwave, dishwasher, fridge freezer, washing machine and tumble dryer. Ceramic tiled flooring. Low voltage recessed spotlights. 'Beam Cube' integrated vacuum system.

Open plan to living room/snug: -





Living room /Snug area: 12'0" x 9'8" (3.66m x2.95m)
Luxury ceramic tiled floor. Feature vaulted ceiling. Double French doors to rear terrace garden.





First Floor: -

Landing: -

Hotpress with hot water storage tank and immersion heater.

Principal Bathroom: - 8'4" x 7'3" (2.45m x 2.21m)

Luxury contemporary white suite comprising, fitted shower bath with thermostatically controlled shower over. Wall mounted wash hand basin with illuminated mirror above. Low flush W.C. Chrome heated towel rail. Luxury tiled floor. Extractor fan.



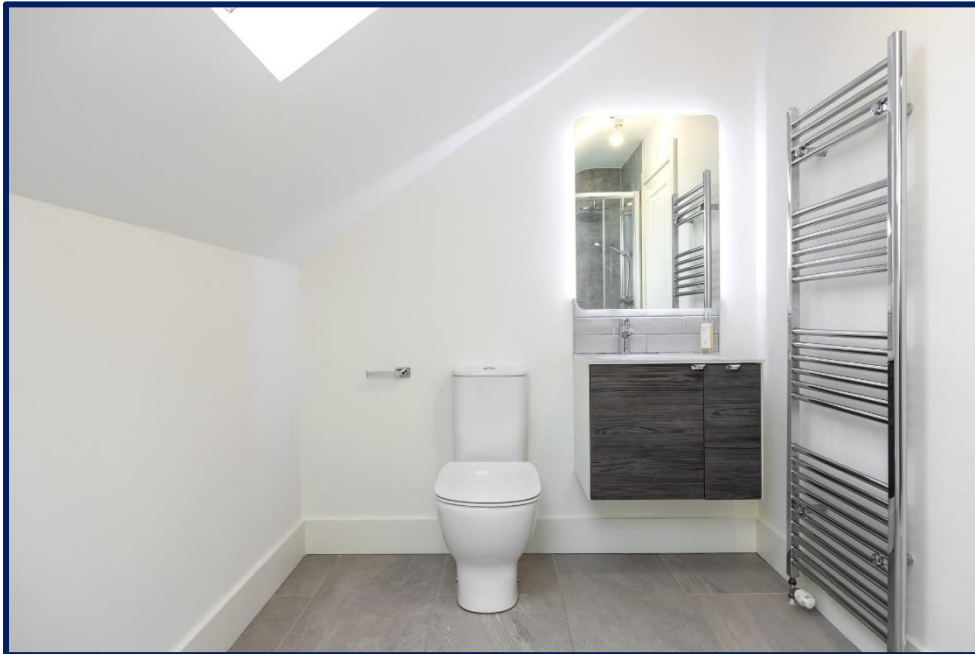




Bedroom (2): - 13'0" x 10'10". (3.98m x 3.32m) (At widest points)
Front aspect.

En-suite shower Room: -
Shower enclosure with thermostatically controlled shower and chrome shower attachment. Wall mounted wash hand basin with illuminated mirror above. Low flush W.C. Chrome heated towel rail. Luxury tiled floor. Extractor fan.

Bedroom (3): - 11'6" x 10'4" (3.5m x 3.16m)
Rear aspect.



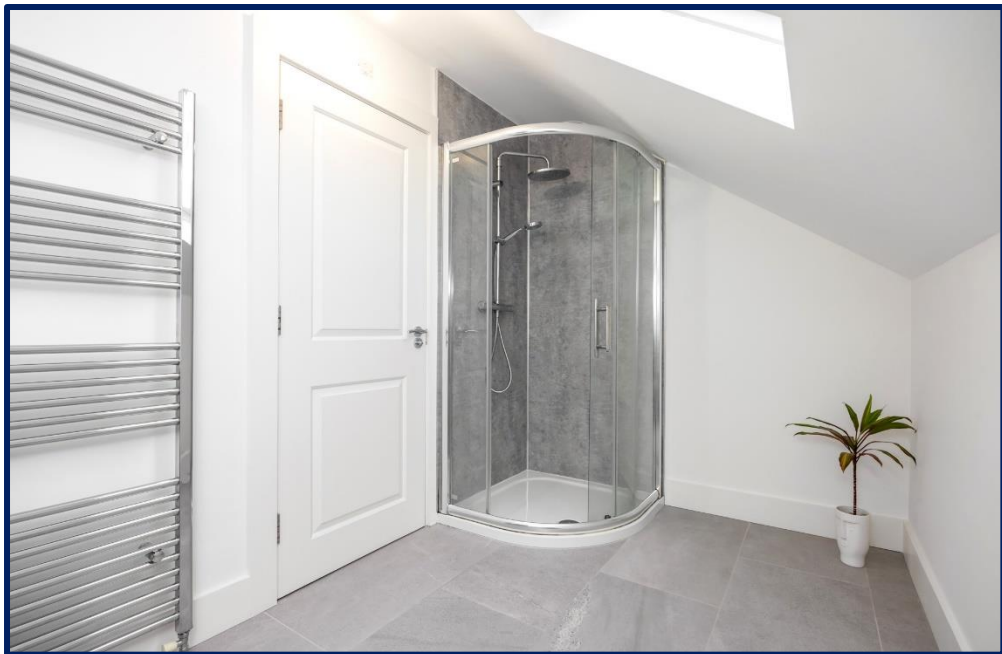
Second Floor:-

Principal Suite:-

Principal Bedroom: - 14'1" x 13'6" (4.31m x 4.11m)
Front aspect. Two velux windows.

En-suite shower Room: -

Shower enclosure with thermostatically controlled shower and chrome shower attachment. Wall mounted wash hand basin with vanity storage under and illuminated mirror above. Low flush W.C. Chrome heated towel rail. Luxury tiled floor. Extractor fan. Velux window.



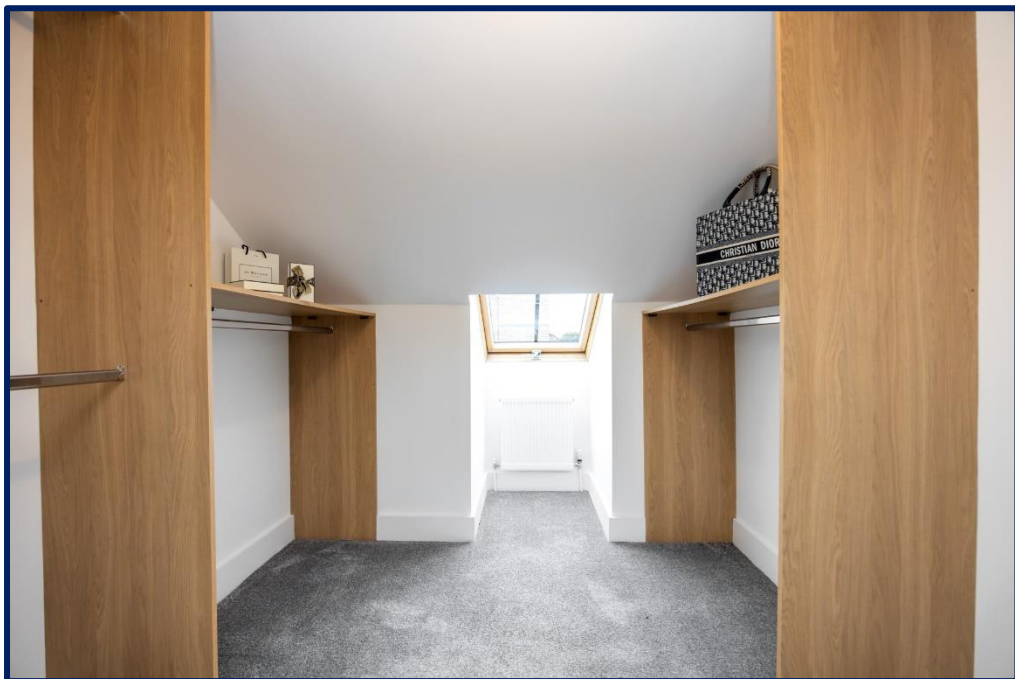
Second floor continued:-

Dressing Room:- 7'6" x 6'4" (2.29m x 1.93m)

Fully fitted to include hanging rails, and storage. Velux window.

Bedroom (4) 13'1" x 11'10" (4.0m x 3.6m) (Into Eaves)

Rear aspect. Two velux windows.



Outside:-

Front:-

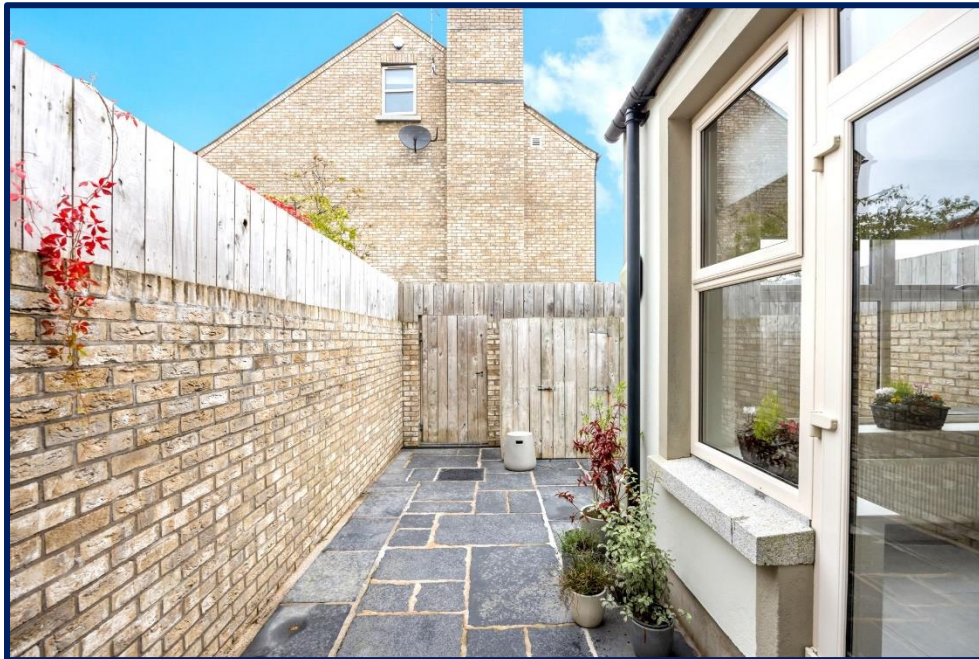
Forecourt to front with mature planting and estate fencing

Rear:-

Fully enclosed stone paved terrace garden with boundary wall and timber fence, offering privacy and seclusion. High efficiency condensing boiler. Fenced bin and oil tank store. Hot and cold water taps. Exterior lighting and electrical socket. Gate with access to private rear car park.

Off Street Parking:-

One allocated parking space to rear accessed via archway to side of property. Shared guest parking.

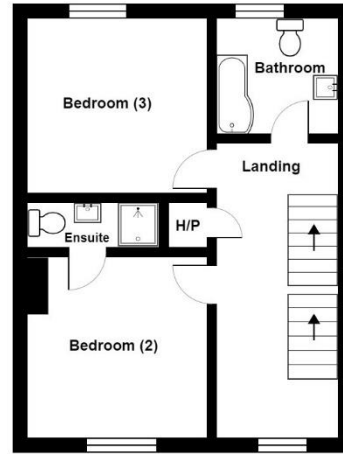


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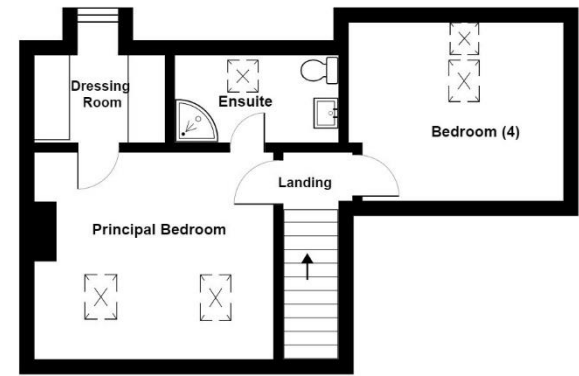


Ground Floor

3 Orchard Mew, Royal Hillsborough, BT26 6GR



First Floor



Second Floor

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



Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Activate Wi-Fi
Go to Settings

Viewing:-

This superb property will have wide appeal, please book your viewing at your earliest convenience to avoid disappointment. Viewings are strictly by appointment and highly recommended to appreciate every aspect of this fine residence.

Rates 2024/25 – Est.£2088.00.

Tenure – Assumed Freehold.

EPC – B84.

Management charges 2024/25 – Est.£32.32 per month, to include insurance and maintenance of the communal areas (Car park and pathways).

NHBC Warranty

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

PRS Property
Redress
Scheme