

# For Sale

Asking Price: £420,000

SimonBrien



'The Old Coachouse'  
26A Bailliesmills Road  
Lisburn, BT27 6XJ

[simonbrien.com](http://simonbrien.com)

## Description

This sale represents a rare opportunity to purchase a stone built property in a delightful rural location.

Originally built as a coach house the property has been thoughtfully converted and sympathetically extended. It now offers well proportioned accommodation which displays many fine features.

This is a unique country home which occupies an excellent site with far reaching views over the surrounding countryside.

Conveniently located within easy reach of Lisburn and Belfast, The Old Coach House is sure to appeal to a variety of purchasers seeking an individual and easily managed country retreat in this convenient and sought after location.

Viewing is by appointment through our Lisburn Road office on 028 9066 8888.

## Accommodation

### Ground Floor

Hardwood cottage style entrance door.

### Entrance Hall

Ceramic tiled floor.

### Living Room

22'6" x 17'1" (6.86m x 5.2m): (at widest points)

Woodburning stove with brick recess and surround. Low voltage lighting. Wood strip flooring. Under stairs storage cupboard. Open to...

## Special Features & Services

- Sympathetically Converted And Extended Stone Coach House
- Superb Landscaped Site With Delightful Gardens And Panoramic Views
- Spacious Living Room With Reclaimed Brick Chimney Breast And Wood Burning Stove
- Country Style Kitchen
- Sun Room Overlooking Patio Area
- Master Bedroom With Vaulted Ceiling, Exposed Timber Trusses And Large Ensuite Shower Room
- Two Further Bedrooms And Main Bathroom On First Floor
- Oil Fired Central Heating, Pressurised Water System
- Hardwood Period Style Double Glazed Windows And Doors
- Bathroom And Ensuite With Stylish White Sanitary Ware And Tiled Floors
- Large 5 Vehicle Shed With Power & Light
- Convenient To Lisburn, Belfast And Ballynahinch
- Viewing Strongly Recommended



## Kitchen

17'2" x 7'1" (5.23m x 2.16m):

Country style hardwood units with granite work surfaces. Recess for range. Tiled splash back. Belfast sink with mixer taps. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Ceramic tiled floor. Hardwood French doors to...



## Sun Room

17'4" x 11'1" (5.28m x 3.38m):

Overlooking garden. French doors to outside.



**Master Bedroom**  
15'11" x 12'6" (4.85m x 3.8m):  
Vaulted ceiling.



**Ensuite Shower Room**  
Fully tiled shower cubicle with thermostatic shower. Wash hand basin with vanity unit. Low flush WC. Chrome towel rail. Fully tiled walls and floor. Low voltage lighting.



**First Floor**

**Landing**  
Two storage cupboards.

**Bedroom 2**  
17'2" x 10'3" (5.23m x 3.12m):



**Bedroom 3**  
17'2" x 8'5" (5.23m x 2.57m):



**Family Bathroom**  
Panel bath with electric power shower over. Low flush WC. Pedestal wash hand basin. Part tiled walls. Ceramic tiled floor. Chrome towel rail.



**Outside**

Sweeping driveway leading to gardens in lawns and patio areas, raised beds, shed and countryside views. Large 5 Vehicle Shed With Power & Light





Floor 1



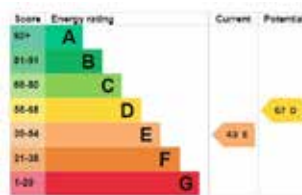
Floor 2

**VALUER**

**Robin Lyons MNAEA, Dip in Property Valuer**  
**Simon Brien Residential**  
**DDI: 02890 686117**  
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**MORTGAGE ADVICE**

For free independent advice on mortgages talk to  
**Crawford Mulholland**  
**348 Lisburn Road, Belfast,**  
**Co. Antrim, BT9 6GH**  
**T: 028 9066 5544**  
**E: office@crawfordmulholland.com**



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