

# For Sale

Asking Price: £950,000

SimonBrien



5a, Cross Lane  
Lisburn,  
County Down,  
BT28 2TH

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

## Description

This a unique and rare opportunity to acquire what can only be described as a magnificent detached property finished to an unrivalled specification throughout with superb attention to detail throughout Occupying a private mature site this most attractive detached residence constructed c. 2017 offers superbly appointed accommodation with a unique layout ideal for open plan living. The vendors have finished this property to the highest standards with no expense spared. The property is perfectly located off the Moira road with the rear and side gardens backing onto the open countryside, with a southerly orientation to the rear. Yet, despite the setting enjoying all the attributes of rural living, the property is 5 minutes from Lisburn, 20 minutes from Belfast City Centre providing excellent provincial connections. The bright and spacious accommodation comprises of a spacious reception hall with gallery landing & dining area off it, cloakroom, utility room, downstairs wc, grand living room with vaulted ceiling, a magnificent kitchen with high spec integrated appliances open plan to dining / living area with by folding doors to large patio. On the first floor, this is a magnificent master bedroom suite with ensuite shower room and dressing room with balcony access, three further bedrooms, ensuite shower room, and main bathroom. In addition, there is an integral double garage. All in all, an exceptional family home, appointed to the highest standard in a highly sought after and most convenient location.

Viewing is by private appointment and is highly recommended.

## Accommodation

### Ground Floor

#### Reception Hall

Double glazed front door to reception hall with tiled floor, shelved hotpress with pressurised water taps.

#### Downstairs WC

Tiled floor, concealed cistern WC, pedestal wash hand basin, extractor fan.

#### Storage Room

#### Living/Dining Area

10.4m x 5.61m (34'3" x 18'4"):

Tiled floor, low voltage spotlights, door to utility room.

## Special Features & Services

- A Magnificent Family Residence Occupying A Mature Site Backing Onto Open Countryside
- Appointed To An Exceptionally High Standard Of Finish & Constructed in 2017
- Reception Hall With Feature Glass Window
- Spacious Living Room With High Vaulted Ceiling & Wood Burning Stove With Double Glazed Door Leading Outside
- Luxury High Spec Fitted Kitchen With Island Open Plan To Dining / Living Area With By Folding Doors Leading To Spacious Patio
- Utility Room / Downstairs WC / Storage Room
- 4 Double Bedrooms Including Spacious Principle Bedroom Leading To Large Balcony With Views Of Fields
- 2 Luxury Ensuite Shower Rooms
- Modern Bathroom
- Tool Shed – Potting Shed
- Automated Entrance Gates Leading To Tarmac Driveway With Generous Parking
- Double Glazed Windows
- Gas Heating (Underfloor)
- Alarm System With HIK CCTV Cameras
- Solar Panels
- Sensor Lights
- Beautiful Professional Landscaped Gardens With Mature Trees Plants & Shrubs With Views Over The Fields.
- Viewing Strictly By Appointment



## Living Room

10.7m x 5.6m (35'1" x 18'5"):

Tiled floor, high vaulted ceiling with feature glass windows, wood burning stove, uPVC double glazed door leading outside with internal timber sliding doors, staircase leading upstairs.



### Kitchen/Dining/Living

10.2m x 7.7m (33'5" x 25'2") (at widest points):

Twin sets of by folding doors leading to spacious patio. Range of high and low level units, Franke, 1.5 bowl stainless steel sink unit, integrated dishwasher and pull out bin, integrated fridge, integrated freezer, pull out larder, Siemens double electric oven and integrated microwave, integrated plate warmer, Quooker boiling tap, five ring ceramic hob, extractor fan, centre family island.

### Utility Room

Tiled floor, range of high and low level units, four ring gas hob, stainless steel extractor fan, stainless steel sink unit, plumbed for washing machine, space for tumble dryer, uPVC door leading to outside.



### First Floor Landing

Tiled floor, Velux windows, shelved hotpress.

### Principal Bedroom

6.2m x 5.6m (20'3" x 18'4"):

Tiled floor, uPVC double glazed door leading to large balcony with views of the fields.

### Dressing Room

Tiled floor, built in cupboards.

### Ensuite Shower Room

Concealed cistern WC, pedestal wash hand basin with vanity unit, walk in shower with rainhead and thermostatically controlled shower head, low voltage spotlights, extractor fan.



### Bedroom 2

5.1m x 3.2m (16'7" x 10'5"):

Velux windows, low voltage spotlights.

### Ensuite Shower Room

Concealed cistern WC, pedestal wash hand basin with vanity unit, fully tiled double shower cubicle with rainhead shower, low voltage spotlights, Velux windows, tiled floor and part tiled walls.



**Bedroom 3**

3.7m x 3.2m (12'1" x 10'5"):  
Velux windows, low voltage spotlights.

**Bathroom**

Tiled floor, concealed cistern WC, pedestal wash hand basin with vanity unit, free standing bath, double tiled shower, extractor fan, Velux windows.



**Bedroom 4**

3.6m x 3.6m (11'8" x 11'8"):  
Tiled floor.



**Double Detached Garage**

8.4m x 5.9m (27'6" x 19'6"):  
Twin door.

**Utility Room**

Range of units, stainless steel sink unit.

**Shower Room**

Ceramic tiled floor, low flush WC, pedestal wash hand basin, fully tiled shower cubicle.

**Room above Garage**

8.3m x 5.4m (27'2" x 17'7"):  
Storage into eaves.



## Outside

Electric sliding solid wood gate to tarmac driveway and turning area. Beautifully landscaped garden in lawn with a selection of plants and shrubs enclosed by mature trees. Raised flower bed and extensive paved patio with access to kitchen/living/dining room through by folding doors. Tool store, potting shed.





Floor 2



Floor 3



Floor 1

Floorplan Is For Illustrative Purposes Only And Is Not To Scale

### VALUER

**Robin Lyons MNAEA, Dip in Property Valuer**

**Simon Brien Residential**

**DDI: 02890 686117**

**Email: rlyons@simonbrien.com**

### 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**



**simonbrien.com**

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract, ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property, iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.