

TEMPLETON  
ROBINSON



11 Drumbane Road,  
MOIRA,  
BT67 0LS

Guide Price  
£635,000

Viewing by  
appointment with  
& through agent  
028 9266 1700



We are delighted to bring to the market this exceptional bespoke detached family residence offering circa 6000 square feet of spacious versatile living accommodation. This fine home occupies a substantial elevated private site in a rural setting providing uninterrupted countryside views and is within striking distance to the picturesque village of Moira. The property provides excellent transport links to Belfast City Centre, Moira train Station, the M1 Motorway and Belfast International Airport for the daily commuter.

'Drumbane Grange' has been finished to the highest standard throughout and provides six double bedrooms, four reception rooms including a snooker room, bar area, three

bathrooms, integral double garage with boiler room and a further detached double garage. The property further benefits from oil fired central heating, double glazing, beam vacuum system and a sweeping treelined tarmac driveway with turning circle accessed via electric gates with a cattle grid.

Externally, the property offers fantastic mature surrounding gardens laid in lawns with a vast array of various shrubs, trees and plants with sheltered sitting areas and a private walkway leading to a small private lake positioned amongst some further mature woodlands.

There are further lands available via separate negotiation.



- Stylish Country Residence Positioned on a Mature Private Elevated Site
  - Providing Six Double Bedrooms and Three Bathrooms
- Ease of Access to Local Leading Schools, Belfast International Airport and Belfast City Centre
  - Excellent Transport Links to Belfast, Lisburn, Hillsborough and Antrim
- Six Well Appointed Bedrooms Over Three Floors Providing Versatile Accommodation for the Modern Family
  - Impressive Reception Hall with Mahogany Panelled Walls and Marble Fireplace
    - Spacious Lounge with Naven Quarry Stone Fireplace
      - Dining Room and Additional Snooker Room
        - Separate Bar and Cloaks Area
    - Luxury Fitted Kitchen Open Plan to a Further Working Kitchen and Dining Area
      - Main Bedroom with En-Suite Bathroom and Adjoining Conservatory
        - Ground Floor Bathroom with Marble Suite
      - Integral Double Garage with Additional Workshop / Garden Store
        - Separate Detached Double Garage to Rear
  - Oil Fired Central Heating with Double Glazing Throughout and BEAM Vacuum System
  - Surrounding Mature Gardens with Sweeping Tarmac Driveway and Turning Circle
    - Private Access to a Small Lake with Surrounding Mature Woodlands
      - Additional Lands Available Via Separate Negotiation
        - No Onward Chain
      - Early Viewing Highly Recommended

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The Property Comprises:

## Ground Floor

Double hardwood front door with coloured glass side windows to . . .

ENTRANCE PORCH: Tiled floor, cornice ceiling, glazed double door with feature etching to . . .

RECEPTION HALL: Mahogany panelled walls, feature marble fireplace with gas coal effect fire, cornice ceiling.



Glazed double doors with coloured glass inset to . . .

LOUNGE: 26' 0" x 18' 1" (7.92m x 5.51m) Cornice ceiling, ceiling rose, magnificent Navan quarry stone fireplace with granite hearth, wood mantle and gas coal effect fire.



DINING ROOM: 22' 0" x 14' 7" (6.71m x 4.44m) Cornice ceiling, ceiling rose, mahogany effect uPVC double glazed door to rear



Connecting door to . . .

LUXURY FITTED KITCHEN OPEN PLAN TO DINING/FAMILY AREA: 24' 1" x 19' 6" (7.34m x 5.94m) (overall at widest points). Range of high and low level units, granite work surfaces, old Belfast style sink unit with granite drainer, glass display cabinets, spotlights, part tiled walls, tiled floor, housing for American fridge freezer, solid fuel burning stove with granite hearth.



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WORKING KITCHEN; 14' 0" x 12' 5" (4.27m x 3.78m) Range of high and low level units, granite work surfaces, old Belfast style sink unit with granite drainer, integrated dishwasher, plumbed for washing machine, space for cooker range, Leisure extractor fan, tiled floor, mahogany effect uPVC door to rear, central island unit with granite work surfaces, part tiled walls.



Open arch from reception hall to . . .

INNER HALLWAY: Storage cupboard.

WALK IN CLOAKS/BAR AREA:

PRINCIPAL BEDROOM: 21' 10" x 17' 10" (6.65m x 5.44m) Cornice ceiling, ceiling rose, built-in robe and storage.



ENSUITE BATHROOM: White suite comprising multi-jet wood panelled bath with mixer tap and telephone hand shower, low flush wc, twin vanity unit, fully tiled shower cubicle, part tiled walls, cornice ceiling, heated towel rail.



Connecting door to . . .

uPVC DOUBLE GLAZED CONSERVATORY: 16' 10" x 13' 0" (5.13m x 3.96m) Tiled floor, uPVC double glazed door to outside.



GAMES ROOM: 26' 7" x 19' 0" (8.1m x 5.79m) Butterlay brick fireplace, cornice ceiling, connecting door to inner hallway.



BATHROOM: Magnificent marble suite comprising bath with mixer tap, twin vanity unit, bidet, low flush wc, shower cubicle, cornice ceiling, low voltage spotlights.



FURTHER INNER HALLWAY: External access, service door to garage, cornice ceiling, connecting door to games room.

First Floor

LANDING: Airing cupboard.

BEDROOM (2): 16' 10" x 14' 0" (5.13m x 4.27m) Extensive range of built-in robes and storage, window seating area.



WALK-IN DRESSING ROOM: Velux window, storage in eaves.

BEDROOM (3): 16' 10" x 14' 0" (5.13m x 4.27m) Extensive range of built-in robes and storage, window seating area.





BEDROOM (4): 16' 8" x 13' 10" (5.08m x 4.22m) (at widest points).

BEDROOM (5): 15' 5" x 14' 0" (4.7m x 4.27m) (L-shaped, at widest points). Built-in mirror fronted Sliderobes, Velux window, study area with storage in eaves and Velux window.



BATHROOM: White suite comprising multi-jet wood panelled bath with mixer tap and telephone hand shower, twin vanity unit, low flush wc, fully tiled shower cubicle, part tiled walls, tiled floor.



Second Floor

LANDING:

BEDROOM (6)/PLAYROOM: 38' 10" x 13' 6" (11.84m x 4.11m) Velux window, storage in eaves.

Outside

Magnificent mature surrounding gardens in extensive lawns with mature trees, plants, shrubs and flower beds surrounded by open fields and countryside. Good sized sheltered pavior patio area to rear and futher sheltered sitting areas. Pathway leading to small lake with picturesque meandering path and sitting area.

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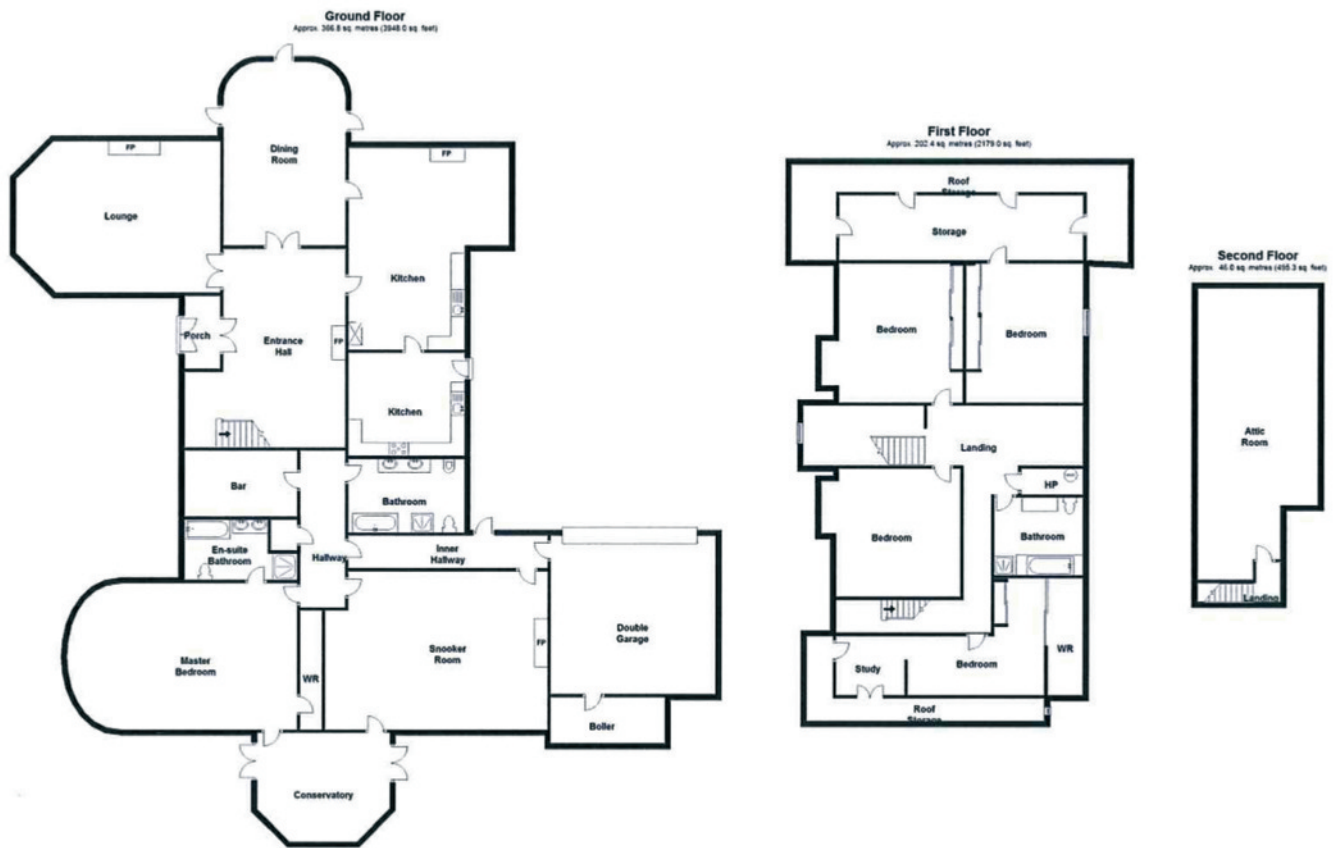
Electric entrance gates leading to sweeping driveway with feature lighting and pavior parking with turning circle to front and further large parking area to rear with . . .

INTEGRAL DOUBLE GARAGE: 18' 7" x 18' 6" (5.66m x 5.64m) Electric up and over door.

FURTHER DETACHED GARAGE/GARDEN STORE/WORKSHOP: 46' 8" x 20' 7" (14.22m x 6.27m) Two up and over doors, power and light, F.G. Wislon generator.

BOILER ROOM; Oil fired boiler and Beam vacuum system.



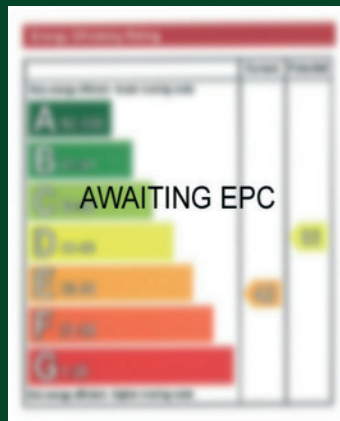


Total area: approx. 615.2 sq. metres (6622.3 sq. feet)  
The plans are for illustrative purposes only.  
Plan produced using Planity.

Location:

From M1 motorway, exit at junction 9 for Moira, on approaching the village turn right on to Station Road, Drumbane Road is then on the left hand side.

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