

For Sale

Asking Price: £675,000

SimonBrien



'Beech House'

23 Duncans Road,
Lisburn, BT28 3SB

simonbrien.com

Description

Dating back to the early 17th Century and considered one time house of Jeremy Taylor, later Bishop of Down and Connor, 'Beech House' is a magnificent cottage style family residence of immense character and charm which has been well maintained and extended providing deceptively spacious accommodation not apparent from an external appraisal.

The accommodation in brief provides three/four generous bedrooms, dining hall, living room, family room, kitchen, utility room, family bathroom and additional shower room. In addition, there is a superb self-contained one/two bedroom cottage with own door access, ideal for a semi dependent relative.

Externally the property is positioned on a superb site with tree lined access opening onto secluded and private gardens to front and rear with views over Duncans Dam. There is generous parking and a large shed with 2 stables.

The location is one of the area's most popular and sought after, one mile from the Town Centre and its vast array of local amenities and excellent primary and secondary schools. Nearby transport networks provide excellent Connection's with Belfast City Centre approximately 20-25 minutes, Belfast International Airport approx. 30 minutes and A1 to Dublin.

Viewing of this exceptional home is by private appointment through our Belfast Office on 02890 668888.

Special Features & Services

- 'Beech House' Attractive Detached Cottage Style Family Home
- Abundance of Character and Period Features Throughout
- Well Presented, Deceptively Spacious Accommodation
- Three/four Double Bedrooms
- Reception/Dining Hall
- Living Room and Family Room both with Period Marble Fireplaces
- Fitted Kitchen with Casual Dining Area
- Family Bathroom and Additional Shower Room
- Utility Room and Cloakroom with WC
- Oil Fired Central Heating
- Large Basement/Storage Area accessed from Main House
- Spacious Landing with Excellent Storage
- Adjoining Self Contained one/two Bedroom Cottage with Living Room, Kitchen Dining, Ensuite Bathroom and Cloakroom/Shower Room
- Tree Lined Approach
- Superb Gardens to Front and Rear with views over Duncans Dam
- Generous Parking Facilities
- Large Shed with 2 Stables, Tack Room and Loft
- Greenhouse
- Popular and Sought After Lisburn Address close to Town Centre/Local Amenities/Excellent Schooling and Transport Networks
- Belfast Circa 20-25 minutes away
- Viewing by Private Appointment
- **Paddock for Sale separately with FPP for 3 Houses with an asking price of £275,000**

Accommodation

Ground Floor

Hardwood door to reception/dining hall

Reception/Dining Hall

19'2" x 14'8" (5.84m x 4.47m):
Solid pine flooring.



Living Room

25'6" x 21'9" (7.77m x 6.63m):

Original Georgian Marble Fireplace, multi fuel burning stove, South Facing Bay Window solid pine flooring.



Family Room

21'1" x 12'6" (6.43m x 3.8m):

Original Georgian Marble Fireplace.



Kitchen

18'6" x 8'5" (5.64m x 2.57m):
High and low level units, inset sink, induction hob, electric oven, recess for fridge, breakfast bar, recess for microwave, sliding doors to rear.

Utility/Boot Room

9'5" x 8'3" (2.87m x 2.51m):
High and low level units, Belfast Sink, plumbed for dishwasher.

Cloakroom

Low flush WC, plumbed for washing machine, vented for tumble dryer.



First Floor

Landing

21'5" x 20'6" (6.53m x 6.25m) (at widest points):
Airing cupboard, additional storage, solid pine flooring.

Bedroom 1

13' 8" x 11' 1" (4.17m x 3.38m)
(at widest points including dressing area):
Solid pine flooring, dual aspect.



Bedroom 2

19'8" x 8'9" (6m x 2.67m):
Built in wardrobes and additional storage.



Bedroom 3

17' 0" x 8' 7" (5.18m x 2.62m)
Built in wardrobe.



Bathroom

Coloured suite, panelled bath, WC and wash hand basin vanity unit.

Shower Room

Fully panelled shower enclosure with power shower, low flush WC, pedestal wash hand basin.

Basement

Range of storage areas, condensing oil fired boiler, shelving, 2 external doors. Accessed from inside.



Cottage

Ground Floor

Bedroom/Study
13'7" x 10'1" (4.14m x 3.07m)

Cloakroom/Shower Room
WC, wash hand basin, electric shower, plumbed for washing machine.

Living / Dining
17'5" x 15'4" (5.3m x 4.67m):
Attractive feature fireplace, open fire.

Kitchen/Casual Dining
15'2" x 11'2" (4.62m x 3.4m):
High and Low Level units, inset sink, four ring hob, electric oven, recess for fridge freezer, plumbed for dishwasher, desk area.



First Floor

Bedroom
13'8" x 11'1" (4.17m x 3.38m):



Ensuite:
Coloured suite comprising: Panelled bath with mixer taps, telephone hand shower, low flush WC, pedestal wash hand basin.



Outside

Shed
55'7" x 29'2" (16.94m x 8.9m)





Floor 2



Floor 1

VALUER

Mark Leinster

Valuer

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MORTGAGE ADVICE

For free independent advice on mortgages talk to

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