

For Sale

Asking Price: £650,000

SimonBrien



'The Old Curatage'
6 The Square,
Hillsborough, BT26 6AG

simonbrien.com

Description

'The Old Curatage' represents a rare opportunity to acquire an impressive family residence. The house offers spacious and well proportioned accommodation which retains many of its original features including sash windows, fireplaces, window shutters, high ceilings and cornice detail. The accommodation comprises of drawing room, family room, office, kitchen / dining area, sitting room, utility room with 3 double bedrooms, ensuite and family bathroom. The property also has a superb spacious garden to the rear with twin garages. The property might also appeal to those with a commercial interest subject to planning.

Situated in the heart of Royal Hillsborough with its village ambience, restaurants and specialist shops and only a short stroll from a host of recreational facilities including Downshire Tennis Club and Hillsborough Fort and Forest Park. This is an important sale and a unique opportunity to acquire a discerning family home in a much sought after idyllic location within close proximity of Lisburn and the M1, with easy access to Belfast and surrounding areas.

Viewing is by private appointment through our Belfast Office on 02890 668888.

Accommodation

Entrance Hall

Solid wood front door with stained glass window above glazed internal door to

Downstairs WC

Tiled floor, low flush WC, pedestal wash hand basin, 'GRANT' oil fired boiler, plumbed for washing machine, space for tumble dryer, space for fridge

Special Features & Services

- Impressive Grade 2 Period Residence In Hillsborough Village
- Well Proportioned Accommodation
- Original Period Features, Window Shutters, Sash Windows And Cornice Detail
- Three Double Bedrooms Including Ensuite Shower Rooms
- Drawing Room With Marble Fireplace
- Spacious Family Room With Cast Iron Fireplace
- Modern Fitted Kitchen With Appliances With Granite Worktops Open To Dining Area With Sitting Room Off It
- Office
- Utility Room
- Modern First Floor Shower Room
- Oil Fired Central Heating
- Secluded & Spacious Enclosed Gardens To The Rear With Sitting Areas Leading To
- Twin Detached Garages With Storage Room Above One Garage
- Situated In The Heart Of Georgian Hillsborough Village And Convenient To Lisburn, M1 Motorway With Access To Belfast And Surrounding Areas
- Viewing by Private Appointment



Living Room

19'3" x 10'8" (5.87m x 3.25m)
Marble fireplace with cast iron inset and slate hearth, cornice ceiling

Study

13'3" x 9'7" (4.04m x 2.92m)
Cornice ceiling, built in shelves



Sunroom

12'7" x 10'10" (3.84m x 3.3m)
Tiled floor



Family Room

21'3" x 12'8" (6.48m x 3.86m)
Cast iron fireplace with tiled inset and slate hearth, cornice ceiling



Kitchen/Dining Area

25'6" x 11'7" (7.77m x 3.53m)

Tiled floor, range of high and low level units, 'Gaggenau' electric oven and microwave, integrated fridge, 1.5 bowl inset stainless steel sink unit, granite worktops, 'Bosch' integrated microwave



First Floor Landing

Main Bedroom

24'3" x 12'6" (7.4m x 3.8m)

Built in wardrobe



Ensuite shower room

Fully tiled walls, low flush WC, twin pedestal wash hand basin, bath with thermostatic shower above, shelved hotpress



Bedroom 2
18'8" x 10'9" (5.7m x 3.28m)
Built in wardrobe, exposed beam



Bedroom 3
15'2" x 12' (4.62m x 3.66m)
Built in wardrobes, exposed beam



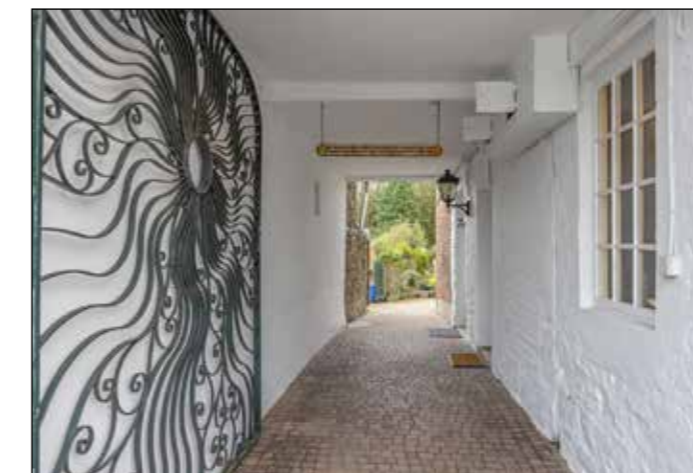
Shower Room
Tiled floor, low flush WC, pedestal wash hand basin, chrome heated towel radiator, shower cubicle



Outside
Shared ownership of driveway and large extensive garden to the rear

Detached Garage 1
14'6" x 12'5" (4.42m x 3.78m)
Power and light, fixed staircase to room above

Room above garage
18' x 11'5" (5.49m x 3.48m)
Velux window



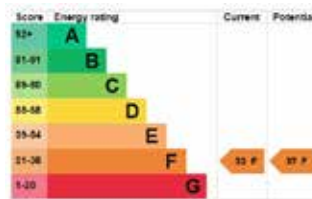


NEGOTIATOR

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