

ULSTER PROPERTY SALES

UPS

BALLYNAHINCH BRANCH

2 Main Street, Ballynahinch, County
Down, BT24 8DN

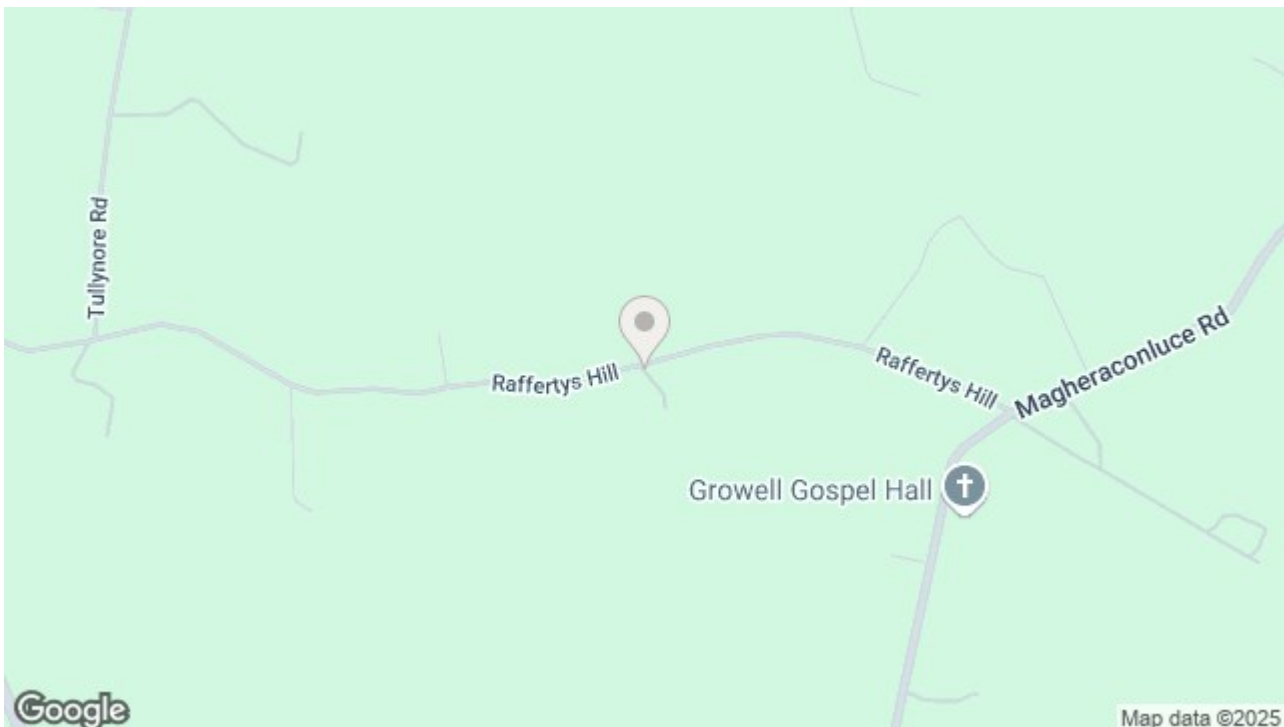
0289 756 1155

ballynahinch@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



HILLVIEW HOUSE, 48 RAFFERTYS HILL, HILLSBOROUGH, DOWN, BT26 6QL



OFFERS OVER £899,950

We are delighted to offer for sale this stunning detached country residence situated on Rafferty's Hill just outside the popular village of Hillsborough. The luxury home extends to approximately 4,800 sq ft. and is situated on a private site of circa 2.5 acres, benefiting from fantastic views over the surrounding countryside towards the Dromara Hills and Belfast Cavehill.

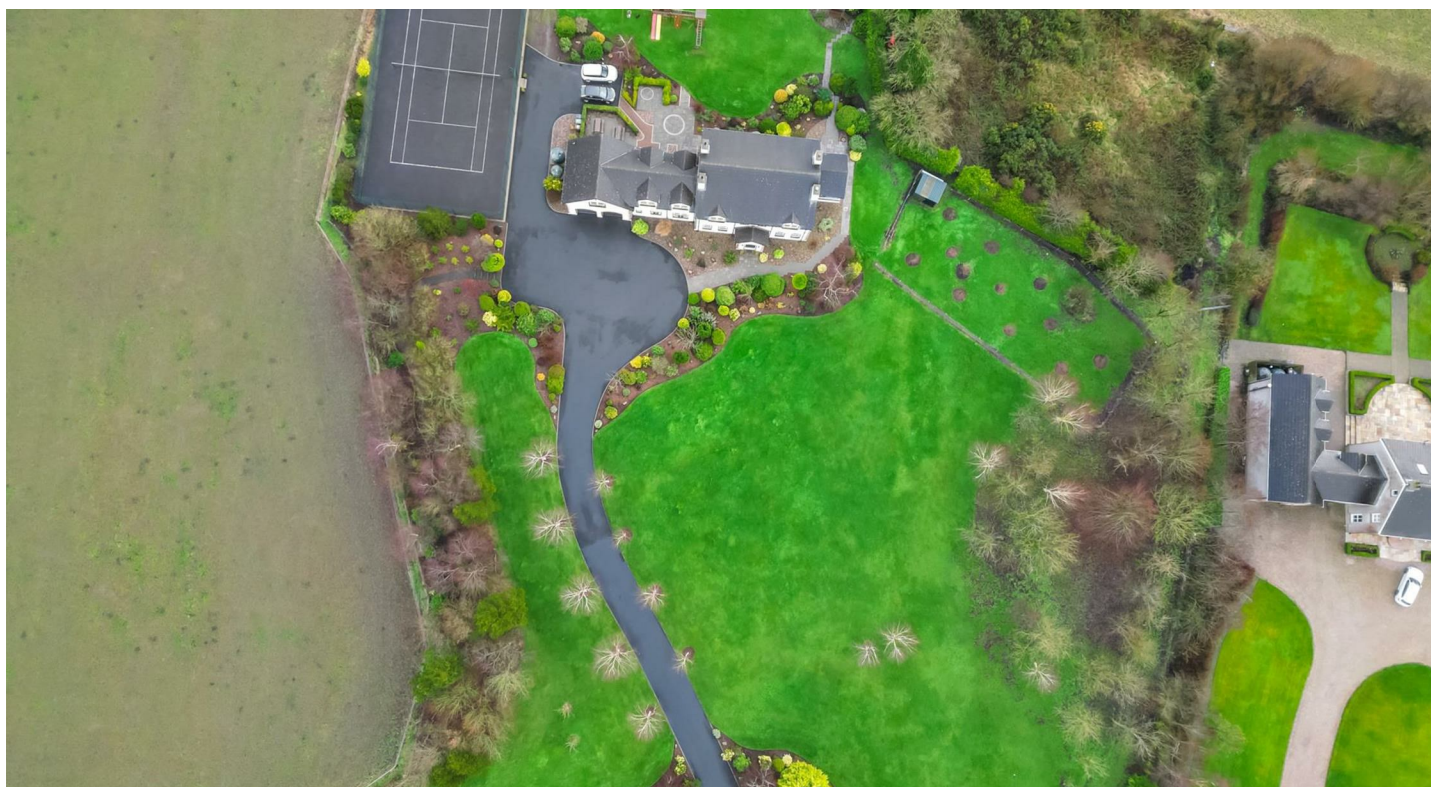
This home can only be fully appreciated on internal inspection where the prospective purchaser will see the high quality standard of finish used throughout.

The property's accommodation comprises of bright and spacious reception hall with cloakroom facilities, formal drawing room through to sunroom, dining/family room, luxury kitchen with dining, open plan through to living room and separate utility room. The master bedroom has a bathroom, dressing room and Juliette balcony with beautiful views, two bedrooms serviced by Jack & Jill style bathroom and two further bedrooms serviced by a family bathroom.

Outside the property is approached through double gates to sweeping driveway lined with mature trees and further benefits from a double garage and ample space for parking. There are lawned gardens to the front and rear with an array of mature trees and shrubbery, orchard and wooded area with pathway walks and tennis court. There is a patio area to the rear which is ideal for outside entertaining and fitted children's playhouse.

The house is conveniently located within easy commuting distance to Belfast and Lisburn, giving access to a number to excellent grammar schools including Methodist College, Victoria, Grosvenor, Wallace, Friends and many more.

Rarely does an opportunity to acquire such an impressive residence come to the market. With so much to offer in this family home early viewing is a must.



At a glance:

- Luxury Detached County Residence circa 4,800 sq ft
- Master Bedroom with Ensuite, Walk in Dressing Room and Juliette Balcony
- Dining / Family Room
- Double Garage with Annex and Office above
- Conveniently located only minutes from Hillsborough
- Five Bedrooms; serviced by a Jack and Jill Bathroom and a Family Bathroom
- Spacious Drawing Room through to Sunroom
- Contemporary Kitchen / Dining through to Living Room
- Beautifully maintained gardens with stunning countryside views; Tennis Court
- Private Site extending to circa 2.5 acres

Reception Hall

24'4" x 13'7"

Solid wooden front door leading into bright and stylish entrance hall with central stairwell and feature marble tiled floor.

Drawing Room

30'10" x 14'3"

Bright and spacious formal drawing room with bespoke built in modern cabinetry to include gas fire and entertainment area. Beautiful views over the surrounding countryside and gardens. Access to sunroom.

Sun Room

Slate flooring, feature red brick wall and vaulted ceiling with solid wood paneling. French doors with access to patio area and gardens.

Dining Room (Family Room)

11'8" x 14'4"

Solid wooden floor. Feature cornicing and ceiling rose.

WC

6'5" x 4'6"

Suite encompassing low flush w/c and vanity wash hand unit. Tiled floor.

Cloakroom

5'9" x 4'6"

Tiled floor.

Kitchen with Dining Area

18'10" x 18'11"

Contemporary bespoke Robinsons kitchen with a range of high and low rise units with Quartz worktops and splashbacks; inset Franke sink with Quooker tap. Range of fitted appliances to include tall fridge freezer, wine fridge, Smeg dishwasher, Smeg range electric triple oven with 5 ring induction hob and overhead extractor fan. Island unit with Bosch combi oven and raised breakfast bar with seating area. Space for dining. Tiled floor. Open archway leading through to living room.

Living Room

18'0" x 11'8"

Range of built in cupboards and storage units with entertainment area. Tiled floor. Double French doors to rear patio area with views over the gardens.

Utility Room

14'1" x 6'9"

Range of high and low rise units with stainless steel sink and drainer. Recess for washing machine, tumble dryer and fridge/freezer. Tiled floor. Door to rear hallway with tiled floor.

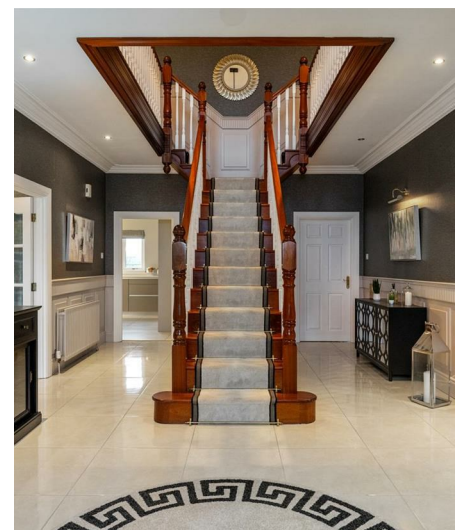
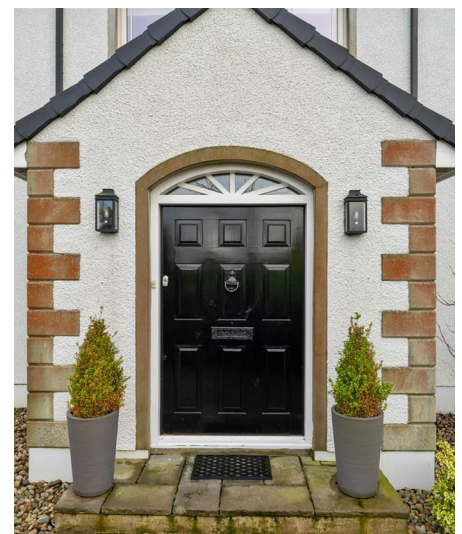
Rear Porch

3'8" x 8'4"

Tiled floor. Door to rear.

Rear Hall

Back stairs leading to office and annex area (over garage). Bespoke built in wine rack. Tiled floor.



WC

4'8" x 5'10"

White suite encompassing low flush W/C and wash hand basin. Tiled floor and splashback.

Galleried Landing

18'1" x 13'1"

Front facing with two windows overlooking the well maintained gardens. Access to walk in storage cupboard and hot press.

Master Bedroom

12'10" x 14'4"

Master bedroom with ensuite and walk in dressing room. Double French doors to Juliette balcony with beautiful views over the gardens and surrounding countryside.

En-suite

White suite encompassing low flush w/c, vanity wash hand unit, freestanding bath and corner power shower. Fully tiled walls and floor.

Dressing room

6'6" x 6'7"

Door to:

Bedroom Two

15'10" x 10'7"

Built in wardrobes and desk area. Access to Jack and Jill bathroom.

Jack and Jill En-suite

White suite encompassing low flush w/c, wash hand basin and shower. Tiled floor and partly tiled walls.

Bedroom Three

14'3" x 11'2"

Built in wardrobes and cupboards. Access to Jack and Jill bathroom.

Bedroom Four

14'4" x 11'2"

Built in wardrobes and side cupboards.

Bedroom Five

18'1" x 11'7"

Built in wardrobes and side cupboards. Desk area, cabinet with sink. Views to the front and rear.

Bathroom

White suite encompassing low flush W/C, wash hand vanity unit, free standing bath with ball and claw feet and feature tiled splashback and power shower. Fully tiled walls and floor.

Double Garage

Two roller doors, electrically operated. Built in storage cupboards and utility area plumbed for washing machine and tumble dryer. Built in fridge.

Office

18'1" x 13'0"

Dual aspect windows with views to both the front and rear of the property. Range of built in bespoke furniture incorporating desk, cupboards, drawers and open shelving.

Games Room/ Granny

Annex

22'10" x 22'10"

Annex with kitchen facilities; living and bedroom. Wood effect floor. Dual aspect windows with views to both the front and rear of the property.

OUTSIDE

Hillview House

To the front - approached via double electric front gates with pillars leading down a winding driveway lined with beech trees which are subtly light in the evening; ample space for parking. Lawned areas with an array of mature trees and featured flowerbeds with colorful shrubbery and plantings. To the side there is a planted orchard and pathways through a wooded area.

To the rear - bespoke patio and pathway areas with large BBQ area which can be accessed from various rooms throughout the property, ideal for outside entertaining. The patio benefits from all day sun with laurel hedges, seating areas and loose chip gravel pathways. Fitted children's playhouse and tennis court.

















Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	66
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	





Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

DONAGHADEE
028 9188 8000

GLENGORMLEY
028 9083 3295

BALLYHACKAMORE
028 9047 1515

CARRICKFERGUS
028 9336 5986

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929

BALLYNAHINCH
028 9756 1155

CAVEHILL
028 9072 9270

FORESTSIDE
028 9064 1264

RENTAL DIVISION
028 9070 1000

PRS Property Redress Scheme

OFT Approved code

Petrie Enterprises Ltd; Trading under licence as Ulster Property Sales (Ballymena) Gareth Dallas
©Ulster Property Sales is a Registered Trademark