

**26 BALLIESMILLS ROAD,
LISBURN, BT27 6XJ**



A most attractive detached country house occupying a delightful setting with pleasant rural aspects and panoramic views over picturesque countryside. The property has been upgraded and refurbished to provide a comfortable family home with traditional characteristics and charm. Outside, there are front and side gardens and a useful range of outbuildings to include a garage and stores.

Balliesmills Road is an excellent location for those seeking country living with the benefits of easy commuting to schools and work plus convenience to nearby villages and towns including Hillsborough, Lisburn and Sprucefield.

We are confident this beautiful farmhouse style property will be well suited to a wide variety of buyers and requirements, we strongly recommend early viewing.

- A Most Attractive Detached Country House
- Delightful Rural Setting With Rural Aspects And Panoramic Views
- Spacious Sitting Room With With Traditional Fireplace
- Country Style Kitchen And Dining Area

PRICE: OFFERS IN THE REGION OF £345,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING tbc

REF:HG100125CGDL

- Utility Room With Adjoining Cloakroom Low Flush Suite
- Optional Three Or Four Bedroom Layout (see floorplans)
- Upgraded Luxury Bathroom With Roll Top Bath Tub And Shower Cubicle
- Range Of Useful Outbuildings
- Front And Side Gardens Laid In Lawns With Mature Trees And Shrubs
- Oil Fired Central Heating System
- PVC Double Glazed Windows And External Doors

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

PVC double glazed entrance door. Oak floor.

SITTING ROOM:

4.75m (15'7") x 6.00m (19'8")

Painted fire surround with cast iron and tiled inset. Oak floor. Original tongue and groove panelled ceiling.

COUNTRY STYLE KITCHEN AND DINING AREA:

4.75m (15'7") x 3.66m (12'0")

Range of built in units. Woodstrip work surfaces. Ceramic single drainer sink unit with swan neck mixer tap. Oak floor. Storage understairs with light.

UTILITY ROOM:

Built in unit with stainless steel sink and swan neck mixer tap. Tiled floor. PVC double glazed back door. Recessed spotlights.

CLOAKROOM:

Low flush wc. Plumbed for washing machine. Spotlights.

BEDROOM 3:

4.75m (15'7") x 2.95m (9'8")



FIRST FLOOR

BEDROOM (1):

4.78m (15'8") x 3.67m (12'0")

Panoramic views over picturesque countryside.



BEDROOM (2):

4.75m (15'7") x 2.75m (9'0")

Panoramic views over picturesque countryside. Access door to bedroom four.



BEDROOM (4):

3.58m (11'9") x 3.03m (9'11")

Measurements taken into sloping ceiling.



LUXURY BATHROOM:

Roll top bath tub with mixer tap and shower attachment. Large shower cubicle with Redring electric shower. Vanity unit with wash hand basin and mixer tap. Close couple low flush wc. Tiled floor. Recessed spotlights. Chrome finish heated towel rail. Hot press.



OUTSIDE:

Front and side gardens laid in lawns with mature trees and shrubs. Oil fired boiler and PVC storage tank. Good range of stone built outbuildings to include stores garage and loft.

TENURE:

We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2024 to March 2025 £1305

DIRECTIONS:

From Lisburn proceed towards Ballynahinch, from Old Ballynahinch Road turn right into Balliesmills Road, number 26 is 0.7 mile on the left.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



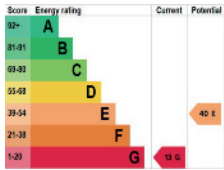


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