



SUPERB DETACHED FAMILY HOME c.2650 sq ft.

'Garden Cottage'
2 Cabra Road
Royal Hillsborough
Co Down
BT26 6NB

Asking Price: - £550,000

Viewing Strictly by appointment.
028 9268 3762

2 CABRA ROAD, ROYAL HILLSBOROUGH, BT26 6NB

Welcome to this stunning contemporary detached family home, recently renovated and modernised to the highest standards. This exceptional property boasts up to six bedrooms and three versatile reception rooms, providing ample space for both relaxation and entertainment.

Step inside to discover a superb open-plan kitchen/dining/living room, perfect for family gatherings and social occasions. The superb 'Neptune' kitchen features premier quality cabinetry, integrated appliances and sleek finishes, making it a chef's dream. Adjacent to the kitchen is a convenient utility/boot room, ensuring practicality and functionality.

The home offers luxurious living, and each room is thoughtfully designed, with quality finishes including, two beautifully appointed ensuites, a family bathroom, and a cloakroom, catering to the needs of a busy household and offering a turn-key experience for the discerning buyer.

Experience the epitome of modern living in this exceptional family home, where every detail has been carefully considered to provide a lifestyle of comfort and luxury.

Located on the periphery of Royal Hillsborough Co Down, this home combines the best of both worlds. Nestled in a beautiful countryside setting, close to Riverdale Primary School and within easy access of Lisburn City Centre, offering the perfect blend of tranquillity and convenience.

Set on a generous site, with ample parking and beautifully landscaped gardens, providing a serene outdoor space for relaxation and recreation.

The historic village of Royal Hillsborough offers a host of amenities, including the prestigious Downshire primary school, a selection of health and fitness facilities, an ever-expanding selection of award-winning bars and restaurants, and beautiful scenic walks through both the Forest Park and Hillsborough Castle and Gardens.

Ideally situated for commuters, with ease of access to main arterial road networks, leading to Lisburn, Belfast, Dublin and beyond.

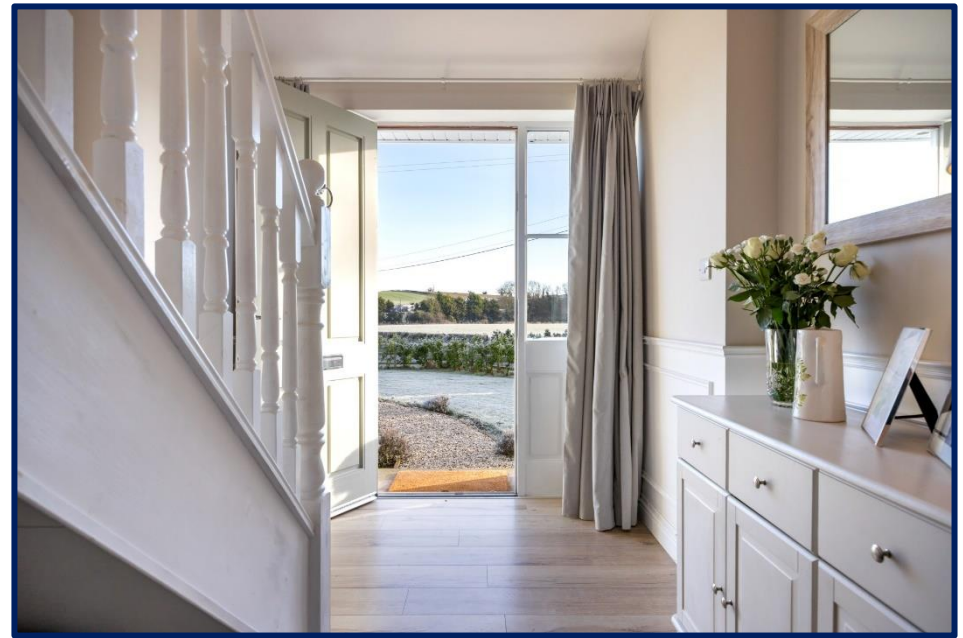
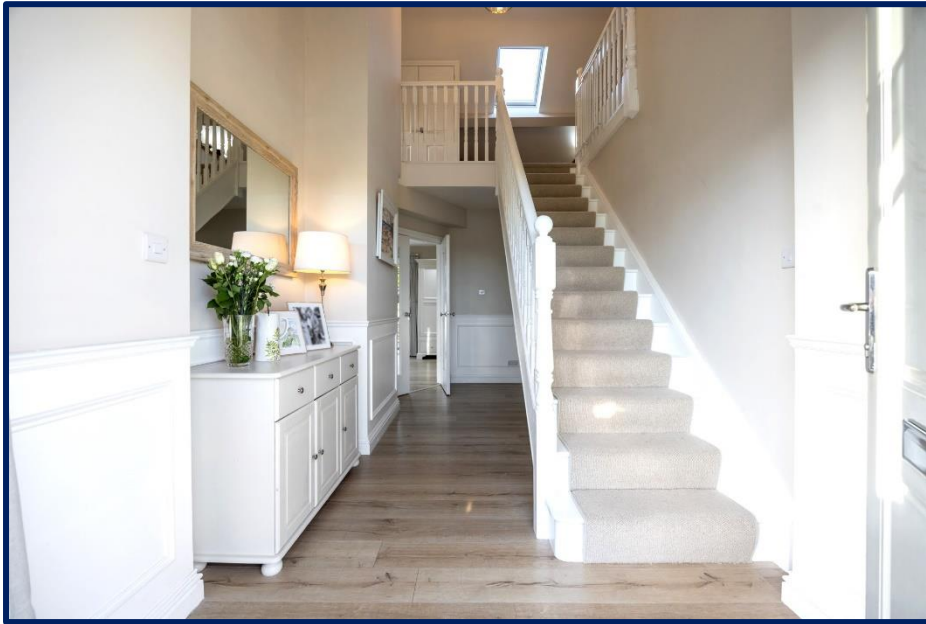


FEATURES



- **Stunning Contemporary detached family home** recently renovated and modernised to exacting standards throughout.
- **Three superb reception rooms**, offering versatile living space ideal for the ever-changing needs of the growing family.
- **Six bedrooms** or five plus study, offering plenty of room for rest and relaxation.
- **Superb open-plan kitchen/dining/living room** with feature wood burning stove, an ideal space for family gatherings.
- **Quality Neptune kitchen cabinetry**, boasting cleverly designed storage, quality appliances and additional features and extras.
- **Luxurious living spaces** include two beautifully appointed ensuites, a family bathroom, and a cloakroom.
- **Impressive and welcoming reception hall** with double height ceiling.
- **Principal bedroom** with recently fitted luxury ensuite bathroom and extensive fitted robes.
- **Utility/boot room** ensures that the home remains practical and functional
- **Quality finishes** throughout, providing a turn-key experience with every detail meticulously considered.
- **uPVC double glazed windows/** Calor Gas central heating
- **Set on a generous site with electric gates** leading to driveway with ample parking facilities.
- **Beautifully landscaped gardens** create a serene outdoor space perfect for relaxation and recreation.
- **Nestled in a picturesque setting**, offering countryside views and natural beauty.
- **Conveniently located close to Riverdale Primary School**, making school runs a breeze.
- **Located on the periphery** of the award-winning and historic village of Royal Hillsborough providing a blend of peaceful semi-rural living with nearby urban amenities.
- **Within easy access** to some of the provinces leading grammar schools located nearby in Lisburn City, including, Friends and Wallace High School.





ACCOMMODATION:

Hardwood panelled front door with glazed side panels.

Ground Floor:-

Entrance Hall:-

Engineered laminate wood flooring. Feature, part wood panelled walls. Double height ceiling. Low voltage recessed spotlights.



Kitchen/Dining/Living:
27' 1" x 25' 6" (8.25m x 7.77m)

Living/Dining:-

Double doors with glazed panel. Engineered laminate wood flooring. Feature wood burning stove.

Kitchen:-

Impressive, Neptune, on-trend two-tone signature kitchen with top of the range finishes and extras, including luxury solid wood cabinetry and shelving, quartz worktops, and matching island with breakfast bar and twin inset ceramic sink and chrome mixer tap. Contemporary space-saving larder, space for range style cooker, with metro tiled splash back and extractor canopy with integrated glass display shelving. Integrated 'Siemens' fridge freezer, 'Beko' dishwasher, and pull out recycle bin.

Low voltage recessed spotlights and two feature pendant lights over island. Two velux roof lights. French doors to rear. Door to utility/boot room.





Utility/Boot Room

12' 5" x 10' 2" (3.78m x 3.1m)

Range of high and low level cabinetry. Twin bowl Belfast Sink with chrome mixer tap. Integrated 'Samsung' washing machine and integrated 'Hotpoint' tumble dryer. Part wood panelled walls. Low voltage recessed spotlights. Tiled floor. Coat rack. Door to rear.

Cloakroom/W.C.:

Low flush W.C. Wash hand basin. Tiled floor.

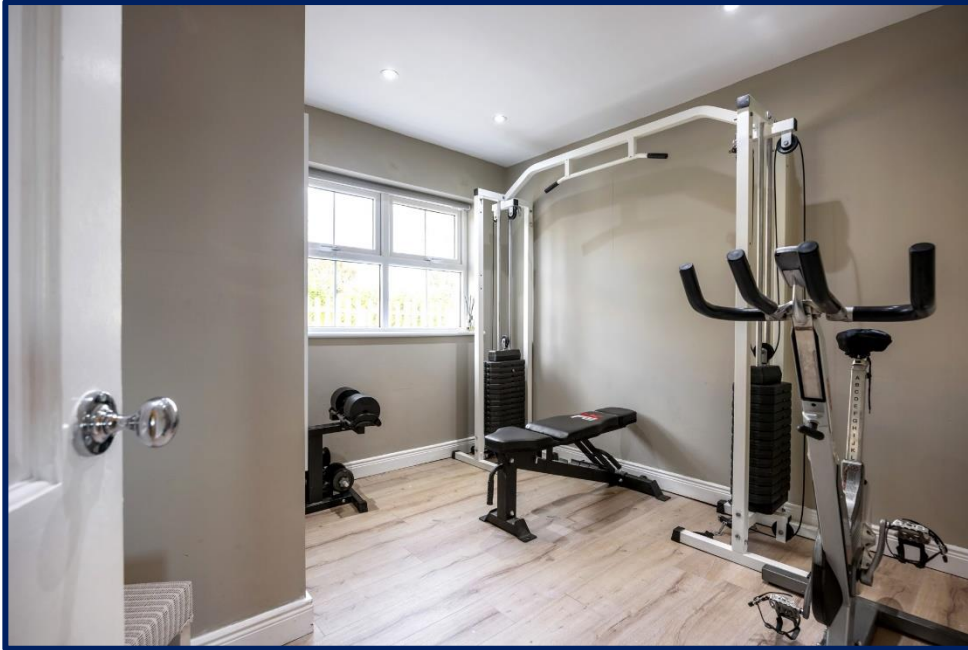




Lounge: - 12'0" x 17'0"

Feature fireplace with wood surround, and electric stove inset.
Double aspect windows. Engineered laminate wood flooring.





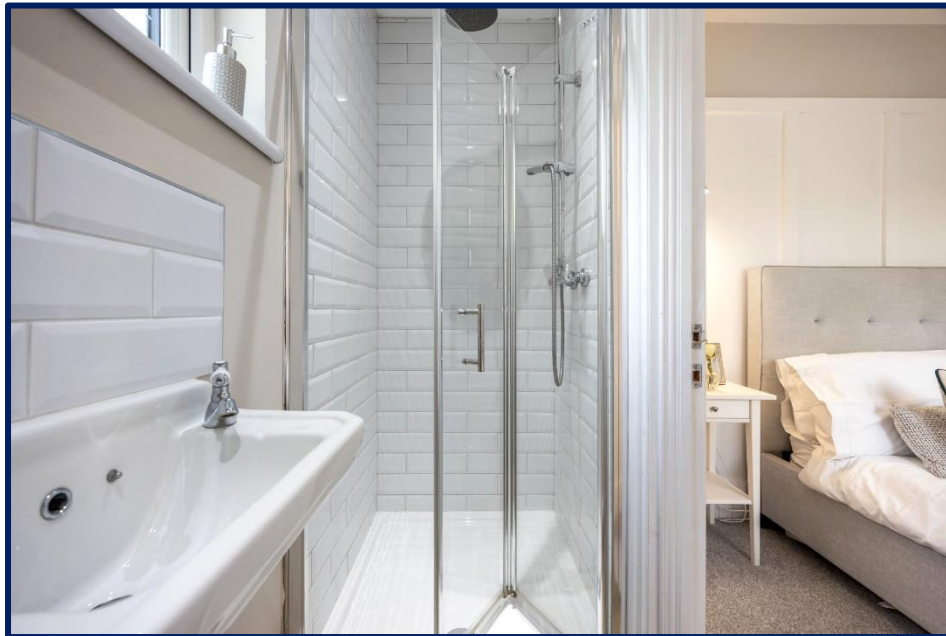
Bedroom (5)/ Study:-
12' 0" x 10' 4" (3.66m x 3.15m)

Bedroom (6) (currently used as home gym)
10' 8" x 9' 8" (3.25m x 2.95m)

Cinema/Family room:-
17'10" x 17' 9" (5.43m x 5.41m)

Herringbone engineered laminate wood flooring. Double aspect windows. Built in cupboard with gas fired 'Potterton' condensing boiler. Low voltage recessed spotlights. Door to side parking area.





Bedroom (2):
14' 6" x 8' 10" (4.49m x 2.77m)
Feature part wood panelled wall.

Luxury ensuite shower room:
Fully tiled shower enclosure with thermostatically controlled shower and dual, drench and handheld shower attachments. Low flush WC. Wash hand basin with metro tiled splashback.



First Floor:-

Landing:-

Built in cupboard. Under eaves storage. Velux window.

Bedroom (3):-

12'4" x 10' 8" (m x m)

Under eaves storage.



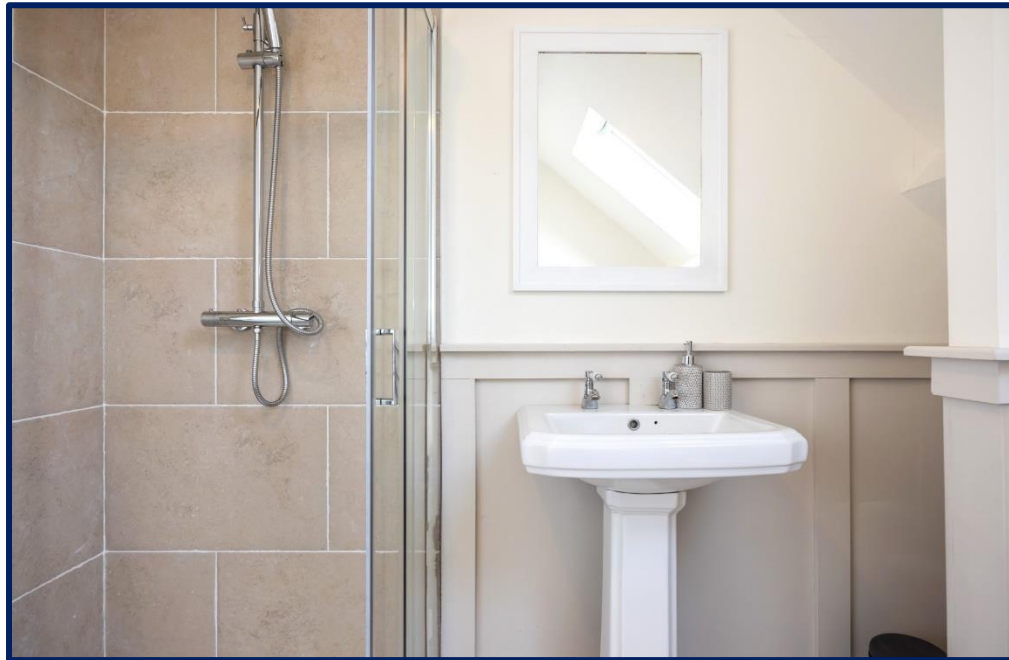


Bedroom (4):-
16' 5" x 9' 0" (5m x 2.74) At longest and widest
Velux window. Under eaves storage.

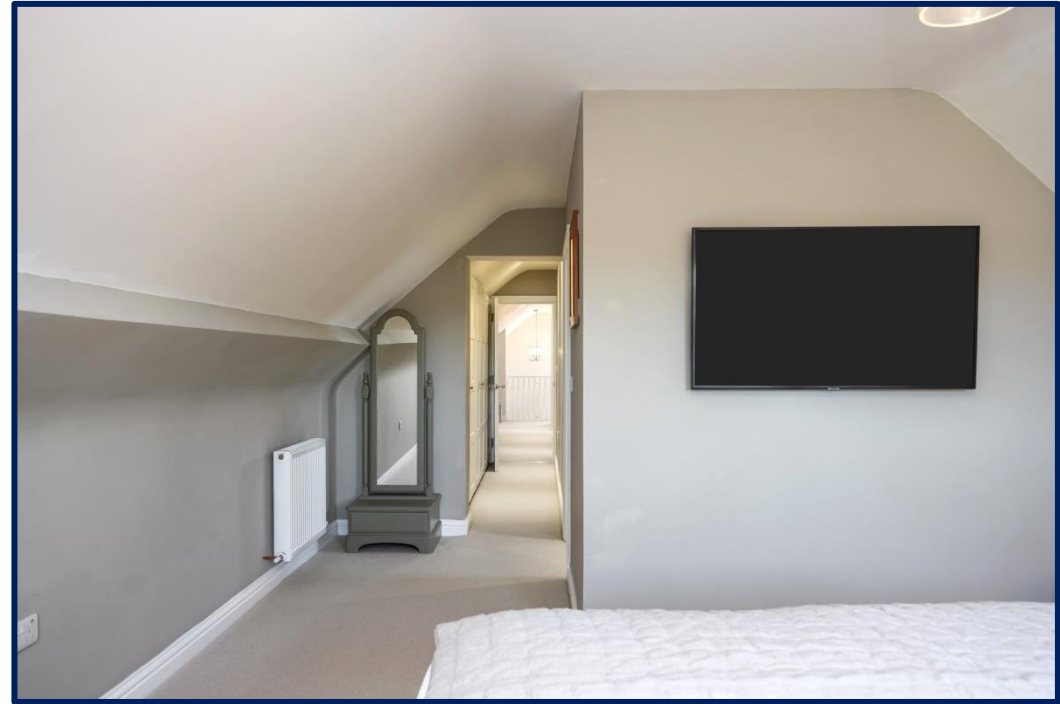
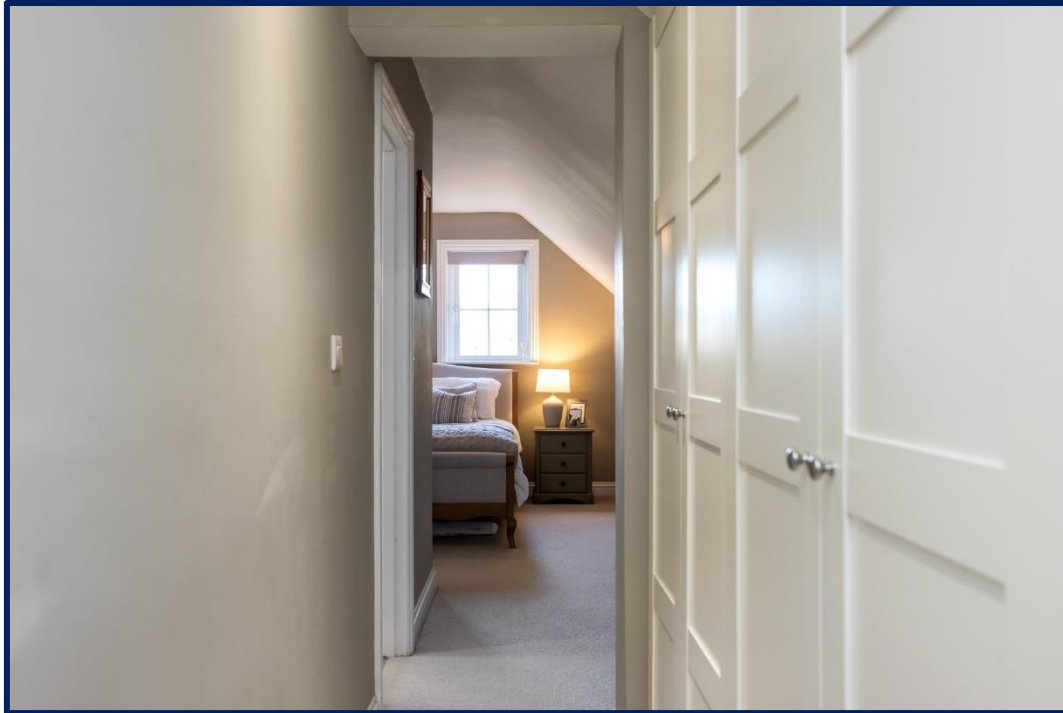


Family Bathroom:- 8'10" x 8'2". (2.69m x 2.46m) At longest and widest.

Luxury white suite comprising, feature free standing roll top bath with central chrome taps and handheld attachment. Fully tiled shower enclosure with thermostatically controlled shower and dual, drench and hand-held shower heads. Pedestal wash basin. Low flush W.C. Radiator with chrome heated towel rail. Luxury tiled floor. Part wood panelled walls. Velux window.







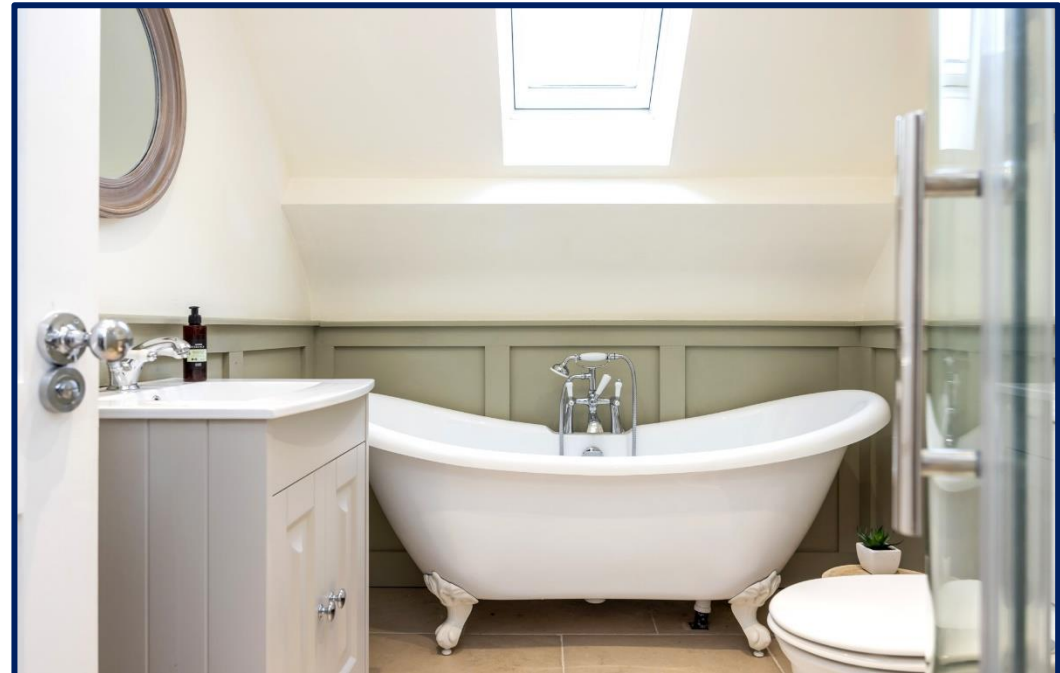
Principal Bedroom

17' 9" x 14' 3" (5.41m x 4.34m) At longest & widest)

Excellent range of under eaves fitted wardrobes.

Luxury Ensuite Bathroom:

Deep fill, free standing bath with Victorian style taps and hand-held shower head. Fully tiled shower enclosure with chrome shower fittings. Low flush W.C. Wash hand basin with floor mounted vanity unit. Part wood panelled walls. Velux window.





Outside:-

Beautifully landscaped gardens accessed via a pillared entrance, with automated electric gates, and security intercom entry system. Ranch fencing.

Excellent parking for multiple vehicles.

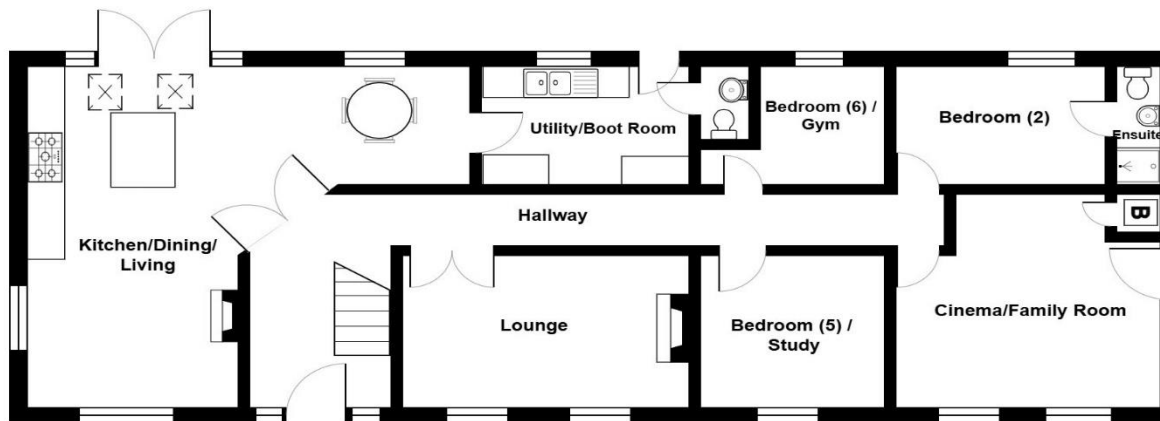
The gardens are laid in lawns and complemented by a wide selection of shrubs, plants, trees, raised planters and boundary hedgerow offering privacy and seclusion. Calor gas tank.



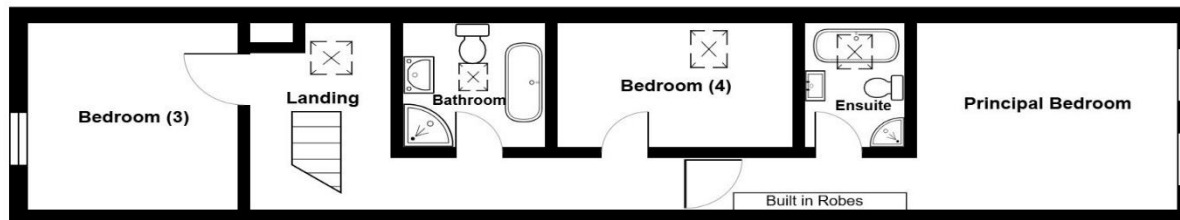




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Ground Floor



First Floor

Floor Plans are for illustrative purposes only and are not to scale.



15 Main Street
 Royal Hillsborough
 BT26 6AE
 Tel: - 028 9268 3782
 Info:Downshireestateagents.co.uk
 www,Downshireestateagents.co.uk

Viewing:-

This exceptional family home will have wide appeal, therefore please book your viewing at your earliest convenience to avoid disappointment. Viewings are strictly by appointment and highly recommended to appreciate every aspect of this fine residence.

Rates 2024/25 - £2610.00
 Tenure – Assumed Freehold
 EPC – 66D

Score	Energy rating	Current	Potential
92+	A	66 D	66 D
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars do not represent any part of an offer or contract and none of the statements contained should be relied upon as fact. Please note we have not tested any systems in this property, and we recommend the purchaser checks all systems are working prior to completion. All measurements are taken to the nearest 3 inches.

