



The Yellow House
40 Lisburn Street
Royal Hillsborough
Co Down
BT26 6AB

OFFERS over: - £745,000

Viewing Strictly by appointment.
028 9268 3762

THE YELLOW HOUSE, 40 LISBURN STREET, ROYAL HILLSBOROUGH, BT26 6AB

Downshire Estate Agents are delighted to introduce one of Royal Hillsborough's most admired and iconic residences - The Yellow House, 40 Lisburn Street, a beautifully restored, extended and modernised Georgian residence, dating back to the early 1800's, originally part of the Downshire Estate, it boasts a stunning backdrop overlooking Hillsborough Castle gardens and lake. This iconic home offers c.3000 sq ft of elegant, multi-generational living space, blending timeless period charm with modern luxury.

Lisburn Street is one of the oldest streets nestled in the heart of Royal Hillsborough, and is only steps away from the superb village amenities, offering an exceptional opportunity to own, not only a landmark home but a rare piece of Royal Hillsborough history.

Upon entering this delightful home, you are immediately greeted by the inviting reception hall, which boasts a beautiful cast iron fireplace and open fire, perfect for cosy winter evenings entertaining. The ample drawing room showcases a striking period fireplace with open fire, which adds a touch of historical elegance to this space, which also transforms into a home cinema room, offering a family entertainment system, with ceiling mounted projector, retractable screen, and is wired for surround sound.

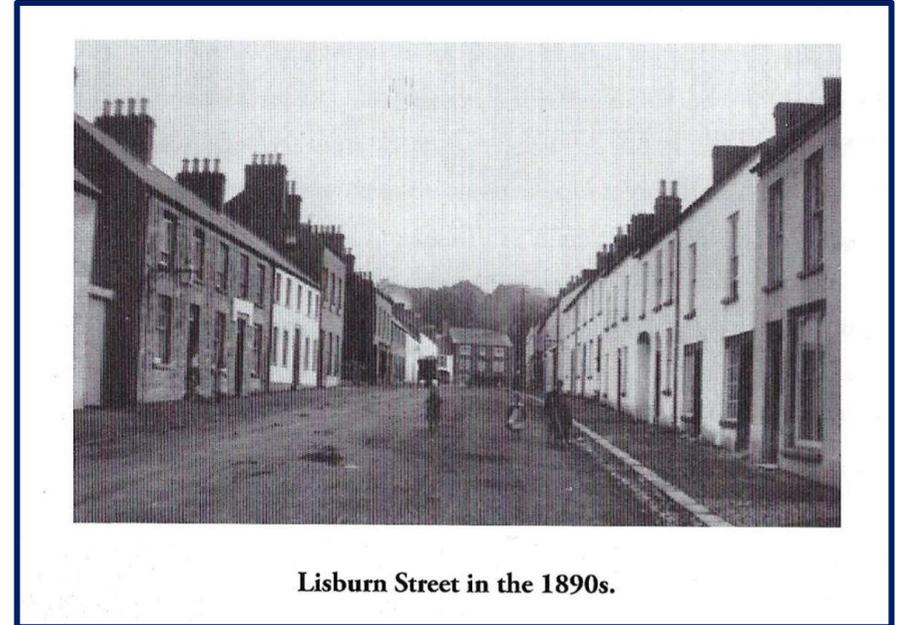
The heart of the home, the kitchen, is bright airy and spacious, benefitting from a high ceiling, French doors to the side, and space for a relaxing sofa, it offers an extensive range of bespoke crafted and hand-painted cabinetry with matching dresser, central island, and complimentary fitted dining table. A feature oil-fired Aga, with additional gas hob, and a sought-after walk-in pantry ensures perfect synergy for culinary enthusiasts.

Upstairs to the front of the property, you will find four generously sized bedrooms, two with luxury ensuite shower rooms and one with pull-down ladder access to a fully fitted room in the roof, ideal for a kids' den, studio or study. The impressive principal suite is a true highlight, featuring a high ceiling, spacious ensuite, walk in dressing room with fitted storage, and stairs to a mezzanine floor with built in desk and apex window, ideal for home office or relaxation area. The rear hallway leads to an additional W.C./cloaks/utility, the fifth bedroom/home office/ or additional reception room with feature French doors to the rear patio area, and upstairs boasts a beautiful family room with sandstone fireplace and features full height sliding doors to a stunning spacious balcony with views over the rear garden and beyond to Hillsborough Castle gardens and lake.

The impressive outdoor space is accessed via a carriage archway and offers a detached garage with electric car charge point, and ample off-street parking for up to three vehicles. The southwest facing rear garden, provides a picturesque and delightful landscaped garden area, with boundary Castle wall, ambient lighting, well stocked flowerbeds and a private screened decked area, providing a quiet sanctuary away from the bustle of the village.

Further enhancing the appeal of this unique property is a fully self-contained garden room, with electric heating, shower room, and integrated kitchenette with two ring hob, sink and integrated fridge, ideal for guest accommodation, teenage annex or home business/ office.

This home is an exceptionally rare find in one of the most sought after and central locations in this historical and prestigious Royal Village, offering enviable convenience where residents can enjoy a wealth of amenities on their doorstep and commuters can benefit from easy access to main arterial routes and public transport links, via the M1 and A1 Road networks.



FEATURES



Accommodation Ground Floor:

Timber panelled front door with ornate brass fittings.

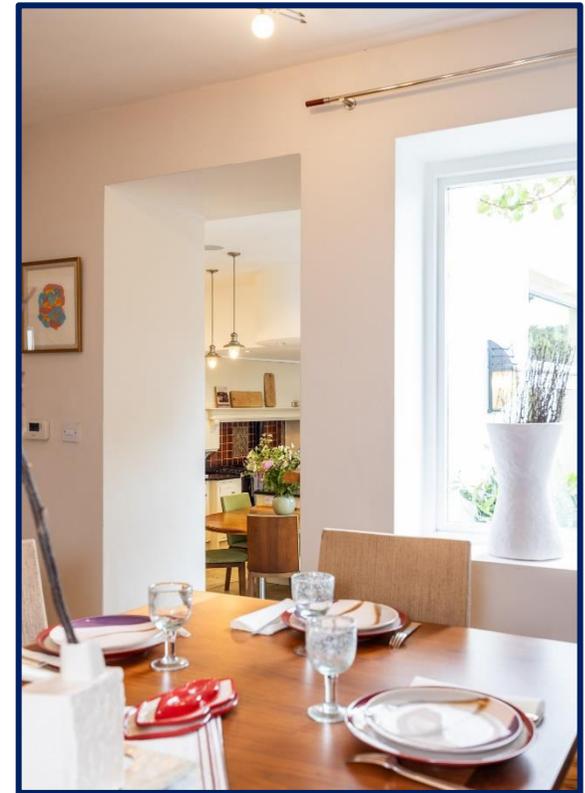
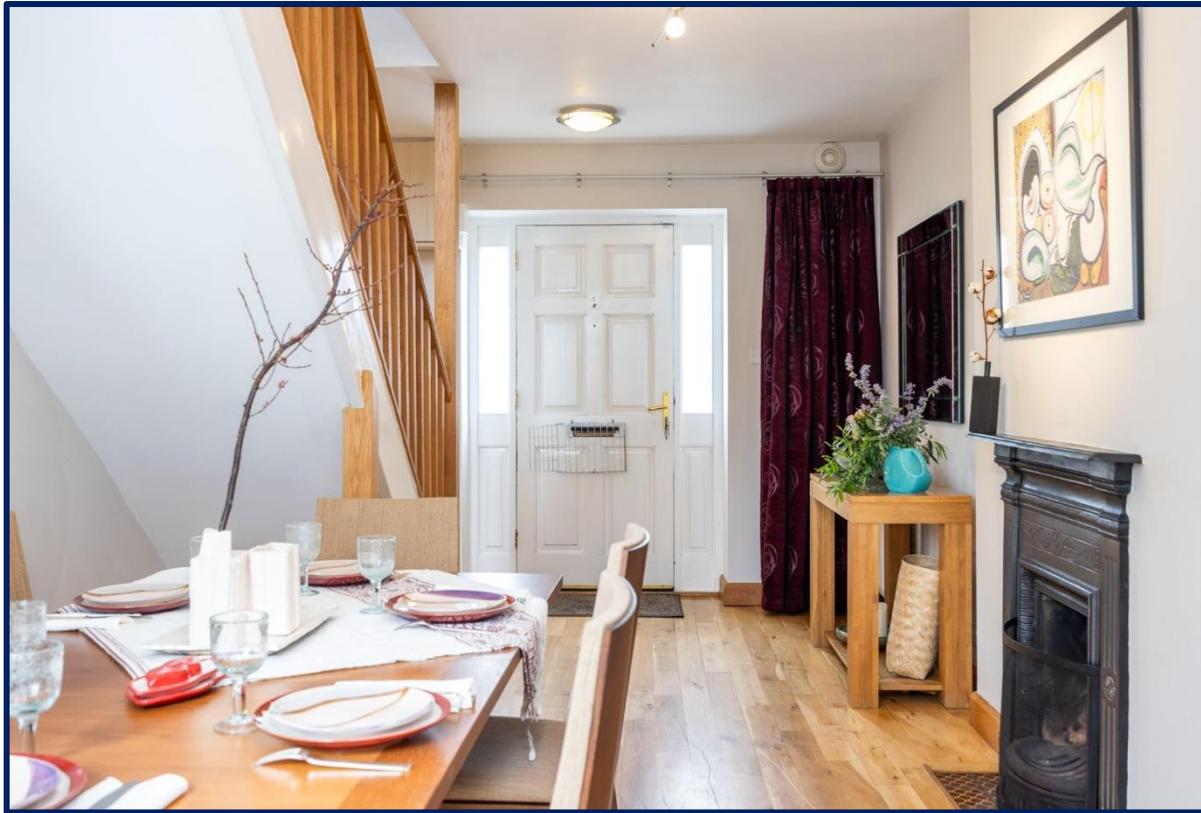
Reception Hall: - 20'9" x 10'4"
(6.32m x 3.15m)

Feature reclaimed oak solid wood flooring. Cast iron fireplace with ornate tiled, hearth and open fire. Zoned central heating control panel. Stairs to first floor.



- A Stunning 5 Bedroom Georgian home, with detached garage, off street parking, Garden room, and south facing rear garden with views over Hillsborough Castle Gardens and Lake.
- This substantial home has been lovingly restored, extended and modernised to offer c.3000 sq. ft. of versatile, multi-generational living space.
- Built in the early 1800's and originally part of the Downshire Estate, presenting an exceptionally rare opportunity to own one of the most admired and iconic homes in Royal Hillsborough.
- Accommodation includes:-
- **Welcoming reception hall** with space for large dining table.
- **Spacious drawing/cinema room** with feature period fireplace, and open fire.
- **New England style Bespoke Kitchen** with extensive range of hand-crafted cabinetry, walk-in pantry and feature oil-fired range style Aga with additional gas hob module boasting four ovens.
- **First floor family room** to rear, with feature large patio doors to spacious balcony overlooking Hillsborough Castle Gardens and Lake.
- **Up to Five bedrooms**, two with luxury en-suite shower rooms.
- **Principal suite** with ensuite, walk in dressing room and stairs to mezzanine floor, ideal for home office or relaxation/reading area.
- **Principal bathroom** with feature king-size bath.
- **Downstairs W.C./Cloaks/Utility.**
- **Garden room** with shower room and integrated kitchenette.
- **South facing rear garden** with beautiful original boundary stone wall.
- **Detached garage** with EV charge point and off-street parking for up to three cars accessed via private secure driveway and carriage archway.
- **Zoned Oil-fired central heating/ Fully integrated Beam vacuum system.**
- **Timber framed triple glazed windows to front/Double glazed to rear.**
- **Enviably location** with a wealth of excellent amenities on the doorstep.
- **Within easy access of Sprucefield shopping complex**, and main arterial and commuter links, leading to Belfast City, the International and Dublin airports.





Drawing/Cinema Room: - 19'11" x 11'4" (6.65m x 3.45m)

Feature ornate cast-iron period fireplace with decorative tiled inset, slate tiled hearth and open fire. Timber shutters. Cornice ceiling. Maple solid wood flooring. Media wall with recessed shelving and pull-down projector screen. Wired for surround sound. Ceiling mounted projector.





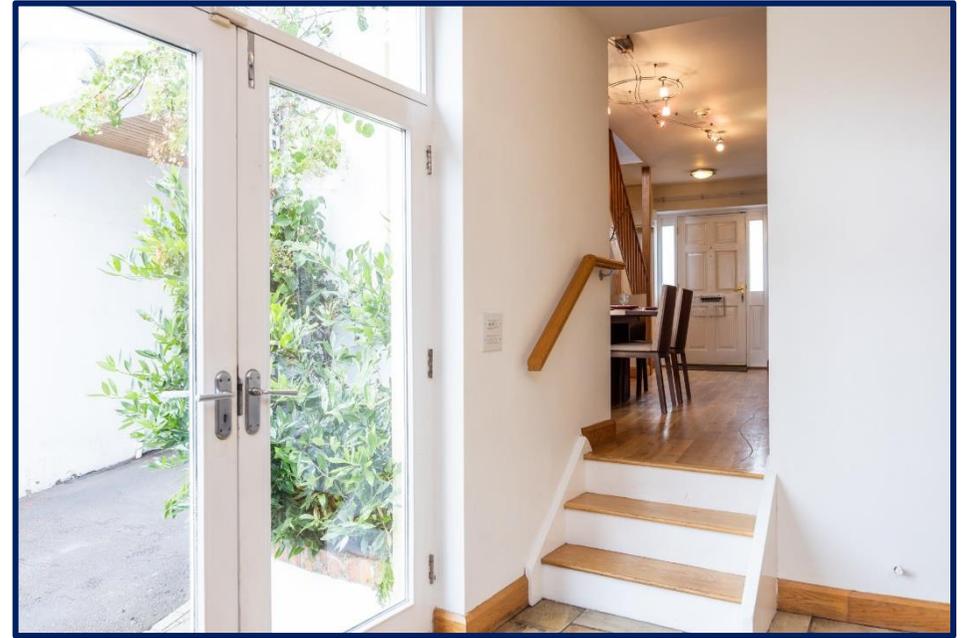
Kitchen: 22'3" x 15'8" (6.79m x 4.92m)

Extensive range of bespoke New England Style hand crafted and painted cabinetry with feature central island with food prep circular stainless-steel sink and complimentary solid wood fitted table with space for up to five chairs. Luxury Star Galaxy granite worktops, and double ceramic sink with mixer taps. Built in larder with bi-folding doors and pull-out basket storage. Matching fitted dresser with integrated wine rack. Integrated dishwasher and pull-out bin. Oil-fired AGA with additional gas hob module and four ovens. Tiled floor. Recessed low voltage spotlights and feature triple pendant lighting. French Doors to side. Door to rear hallway. Underfloor heating.

Walk-In Pantry:-

Shelving and broom storage recess. Space for American fridge freezer and space for upright fridge freezer.





Rear Annex:-

(This area of the house was originally designed to be utilised as a fully self-contained annex)

Rear Hallway :-

Door to side. Tiled floor.

Downstairs W.C./Cloaks/Utility:-

Low flush W.C. Wash hand basin with storage under. Chrome heated towel rail. Housing and plumbing for washing machine. Feature glass brick detail. Extractor fan. Part tiled walls. Tiled floor. (Plumbed and tiled for shower or bath)

Bedroom (5)/Home Office:- 15'7" x 9'3" (4.75m x 2.84m)

Feature engineered oak flooring. Built in bookcases and desk. Double French doors to rear covered patio area.

Stairs to :-

Family/Balcony Room:- 19'0" x 15'7" (5.8m x 4.76m)

Feature reclaimed oak flooring. Sandstone fireplace with electric fire inset. Fitted storage and shelving with option to install kitchen facility. Full height patio doors leading to spacious balcony with breathtaking views over Hillsborough Castle gardens and lake.







First Floor:-

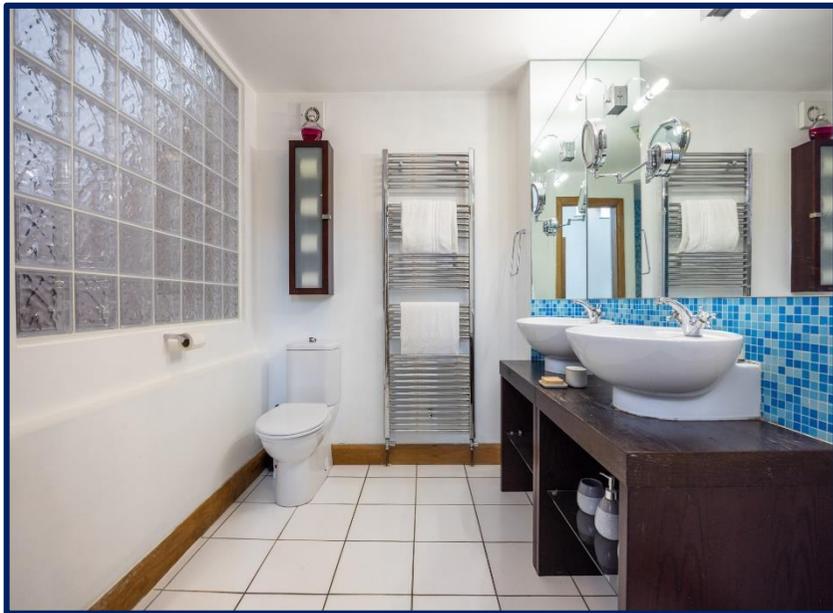
Landing:-

Reclaimed solid Oak flooring. Feature picture window overlooking rear.

Principal Suite:-

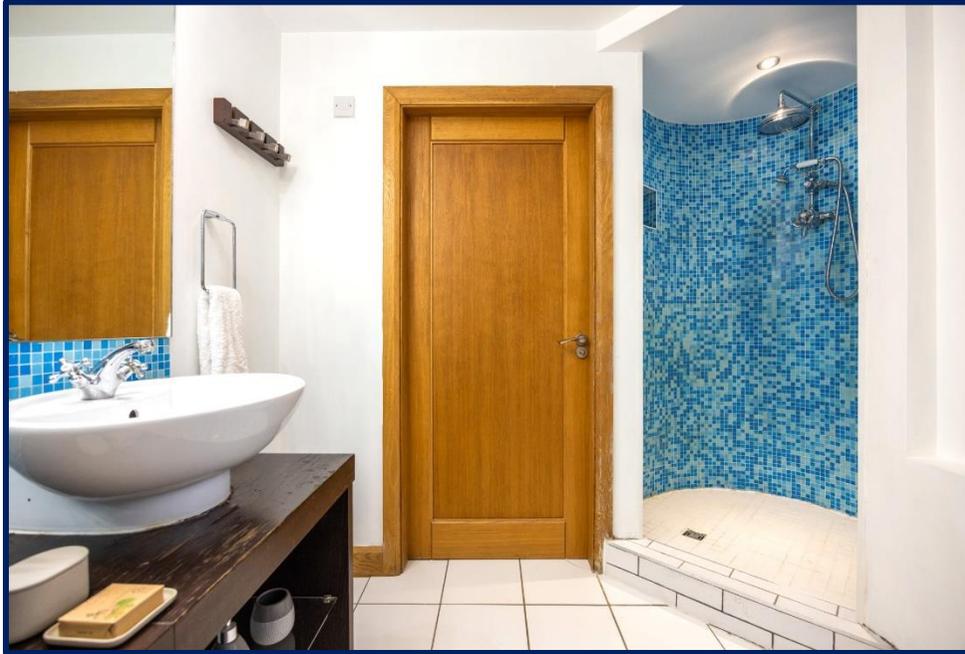
Bedroom:-18'8" x 15'7" (5.71 x 4.76m)

Feature high vaulted ceiling. Recessed fitted shelving with storage and hanging space. Zoned central heating control panel. Glass brick feature wall to ensuite. Triple pendant lighting and wall lights. Upright radiator.



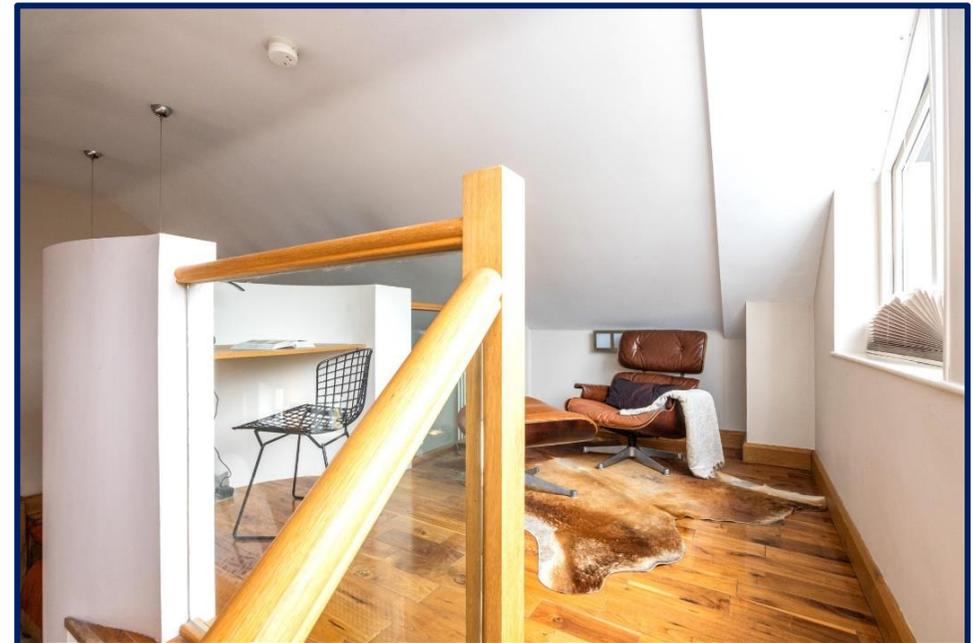
En-suite Shower Room:- 7'7" x 6'10" (2.31m x 2.12m)

Twin wash hand basins with tiled splash back, large mirror and storage underneath. Bespoke cylindrical shaped fully tiled shower cubicle with shampoo recesses and chrome dual drench and handheld shower attachments. Chrome heated towel rail. Low flush W.C. Tiled floor. Extractor fan.



Walk-In Dressing Room:- 10'6" x 7'4" (3.23m x 2.24m)
Selection of fitted robes, storage and shelving.

Mezzanine:- 8'5" x 8'5" (2.58m x 2.58m)
Feature Oak and glass staircase. Solid Oak flooring. Built in desk.
Glazed gable apex.

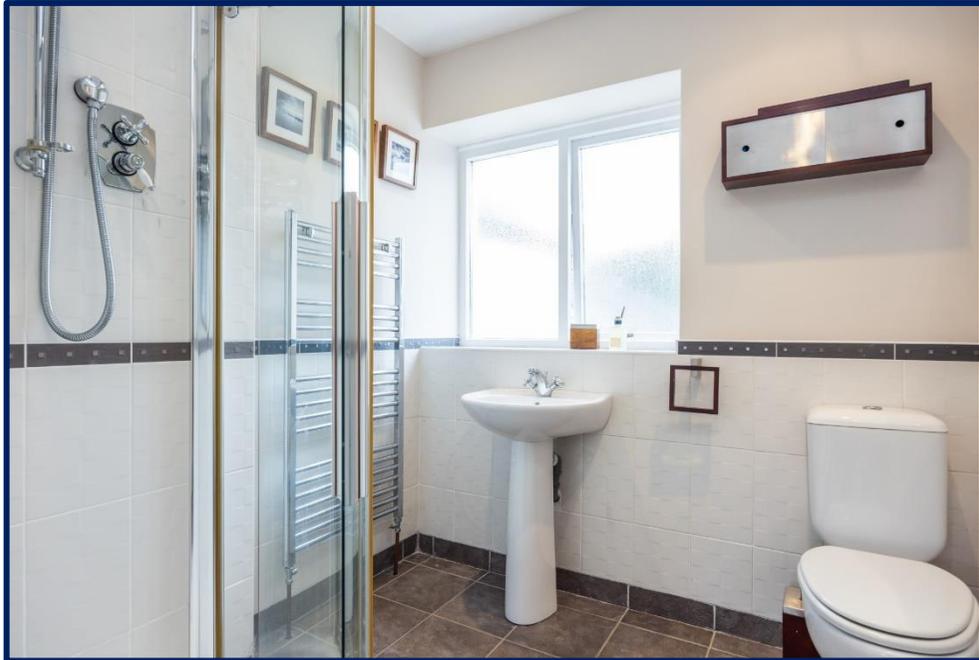




Bedroom (2): - 13'1" x 9'7" (4.13m x 2.94m)
Feature timber shutters.

Ensuite Shower Room:- 6'8" x 6'4" (2.46m x 1.95m)

Fully tiled shower cubicle with thermostatically controlled shower. Pedestal wash hand basin. Low flush W.C. Chrome heated towel rail. Part tiled walls and tiled floor. Extractor fan.



Bedroom (3): - 13'1" x 10'4" (4m x 3.16m)

Timber shutters. Built in cabin bed, with integrated drawers. Built in robe, desk and shelving. Access to converted roof space, via pull down ladder.

Converted Roof Space:-

(Ideal for teenage den, study or hobby room)

Tongue and groove panelled walls and ceiling. Two velux windows. Fitted media wall with shelving. Under eaves storage.





Bedroom (4) 11'6" x 11'4" (3.52m x 3.47m)

Timber shutters. Built in double bed and desk.

Principal Bathroom: - 7'9" x 6'9" (2.6m x 2.3m)

King-size panelled bath, with Victorian replica taps and hand-held shower attachment. Fully tiled shower enclosure with chrome shower attachment. Wash hand basin with storage underneath. Part-tiled walls and tiled floor. Chrome heated towel rail. Velux window.



OUTSIDE:-

Access to side and rear via shared Carriage archway with automated roller shutter door, leading to driveway, and garage.

Side:-

Private secure Tarmac driveway with parking for up to three vehicles. Rear entrance porch and door to rear hallway. Outside tap. Brick block paved covered patio area. Steps to rear garden area. uPVC oil tank. Gas connection port.

Detached Garage:- 18'4" x 11'4" (5.61m x 3.45m)

Roller shutter door. Storage shelving. Light and power.

E.V. charging port.

Boiler house:-

Grant oil fired boiler and Beam vacuum system.





Southwest facing Rear Garden:-

Beautifully landscaped and manicured gardens laid in easily maintained artificial grass, surrounded by decorative stone paving. Well stocked walled flower beds. Original Castle boundary stone wall and mixture of timber and estate fencing. Ambient exterior lighting. Screened decking area overlooking Hillsborough Castle gardens and lake.

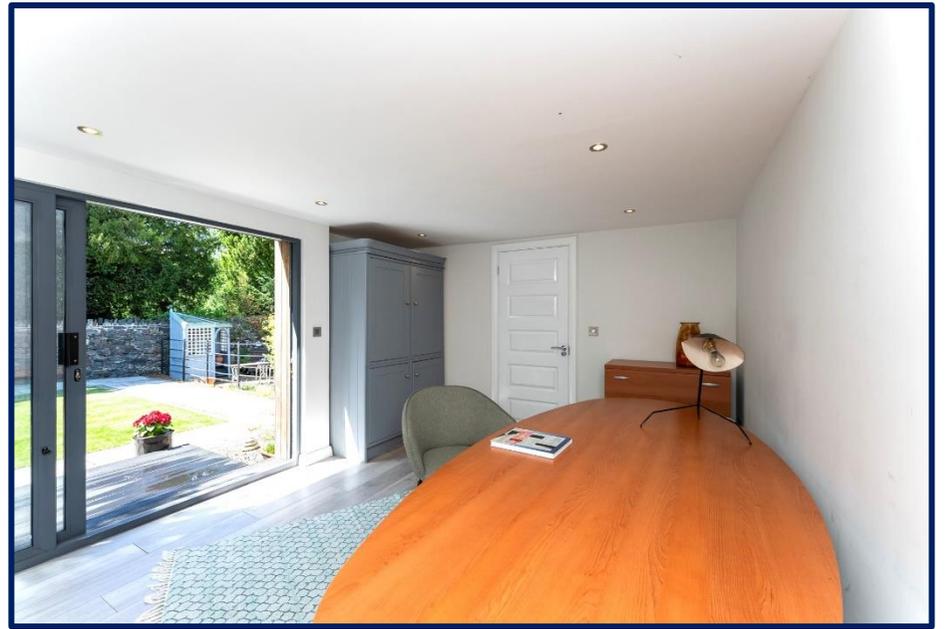
Garden Room:- 15'6" x 10.8" (4.73m x 3.29m)

Fully insulated self-contained garden room with feature glazing and sliding patio doors to decking area. Laminate wood flooring. Fitted larder style cupboard with feature kitchenette offering, two ring electric hob, stainless steel sink and mixer tap, integrated fridge, space for microwave, storage and shelving.

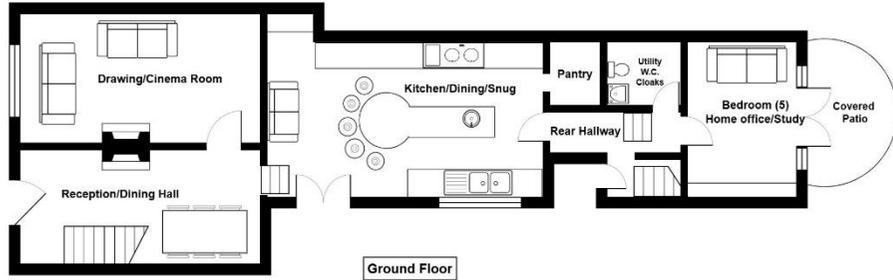
Shower Room:-

Shower enclosure with electric shower. Wash hand basin, Low flush W.C. Extractor fan.

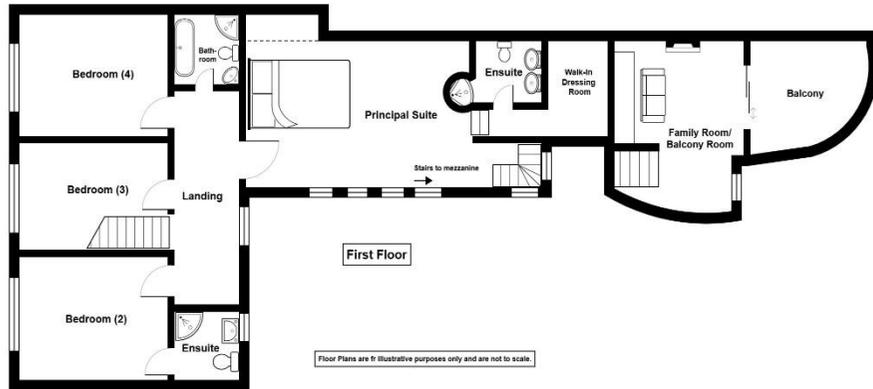




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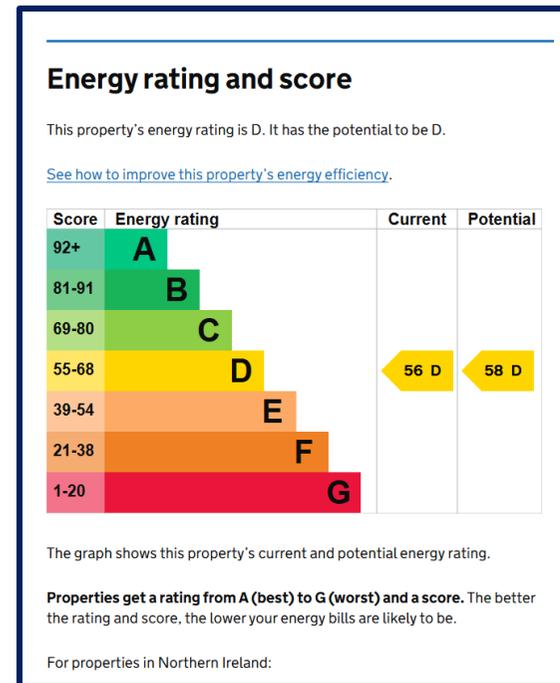




Viewing:-

This exceptional property will have wide appeal, 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 2025/26 – Est.£ 2501.95
EPC – 56D



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