

**simonBRIEN**  
RESIDENTIAL

'Eldercott Cottage',  
11D Lisnashanker Road, Dromore, BT25 1RJ



Asking Price £685,000

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[www.simonbrien.com](http://www.simonbrien.com)



**KEY FEATURES**

- Magnificent Detached Family Home Constructed In 2010 & Designed By Des Ewing Architect
- Well Proportioned & Exceptionally Well Presented Accommodation Extending To 4,200 Sq Ft
- Four Double Bedrooms
- Dining Hall / Living Room / Family Room & Sun Room
- High Quality Fitted Kitchen With Aga Range & Casual Dining Area
- Contemporary Bathroom & Two Ensuites
- Oil Fired Central Heating (Under floor) / Sliding Sash Double Glazing
- Central Vacuum & Alarm System
- Well Manicured Site With Beautifully Tended Gardens
- Large Detached Garage & Generous Driveway Parking
- Popular & Convenient Location Off A1 Dual Carriageway Approximately 4 Miles From Hillsborough & Close To Local Amenities, Transport Routes & Excellent Schooling



**SUMMARY**

We are delighted to offer for sale this stunning detached family home, which was constructed in 2010 and designed by Des Ewing Architect, is beautifully proportioned, and exceptionally well presented accommodation extending to approximately 4,200 Sq Ft.

The property itself is deceptive from an external appraisal, and provides a layout of four generous bedrooms, together with a host of reception room accommodation, high quality kitchen with contemporary bathroom and ensuite facilities. Beautifully positioned on a well manicured site, the property benefits from generous driveway parking, inner courtyard, and large detached garage.

Beautifully situated in the heart of Mid Down countryside, the property is well placed to all main transport routes, amenities of Hillsborough Village, Sprucefield Shopping Centre, well established schooling within the area, with Dublin Airport only 1 hour away. Viewing is by private appointment through our South Belfast office on 028 9066 8888.



**ACCOMMODATION**

**GROUND FLOOR**

Hardwood door leading to:

**DINING HALL:**  
**20' 9" x 14' 6" (6.32m x 4.42m)**

Attractive feature fireplace with open fire. French oak parquet flooring.

**LIVING ROOM:**  
**20' 6" x 15' 6" (6.25m x 4.72m)**

Attractive feature fireplace with coal effect fire. Oak flooring. Corniced ceiling.

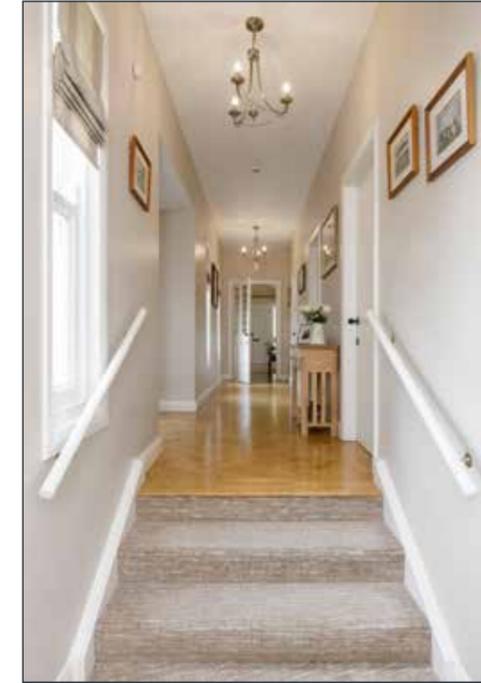




**KITCHEN WITH CASUAL DINING AREA:  
27' 7" x 20' 9" (8.41m x 6.32m)**

Excellent range of high and low level hand crafted units. Granite work surfaces. Inset Belfast sink. Aga range. Integrated dishwasher. Recess for American style fridge/freezer. Feature height ceiling. Limestone flooring. Multi-fuel burning stove. Double doors to balconette.

Stairs to:





**FAMILY ROOM:**  
17' 8" x 13' 5" (5.38m x 4.09m)

Gas fire. Oak flooring.

**STUDY AREA:**  
10' 5" x 4' 2" (3.18m x 1.27m)

**SUN ROOM:**  
17' 9" x 17' 0" (5.41m x 5.18m)  
Gas stove. Oak flooring. Double doors to patio area.

**UTILITY ROOM:**  
11' 0" x 8' 3" (3.35m x 2.51m)  
Inset sink. High and low level units. Plumbed for washing machine.

**INNER HALLWAY:**  
**CLOAKROOM:**  
Low flush WC. Wash hand basin in vanity unit.

**STUDY:**  
11' 0" x 7' 4" (3.35m x 2.24m)



**BEDROOM (1):**  
19' 3" x 15' 8" (5.87m x 4.78m)

With dressing area.

**ENSUITE SHOWER ROOM:**

Shower enclosure with jet shower system. Low flush WC. Wash hand basin in vanity unit.

**BEDROOM (2):**  
19' 5" x 12' 3" (5.92m x 3.73m)

**ENSUITE SHOWER ROOM:**

Fully tiled shower enclosure. Low flush WC. Wash hand basin. Ceramic tiled floor.

**BEDROOM (3):**  
15' 0" x 10' 3" (4.57m x 3.12m)

**BEDROOM (4):**  
15' 0" x 10' 0" (4.57m x 3.05m)

**BATHROOM:**

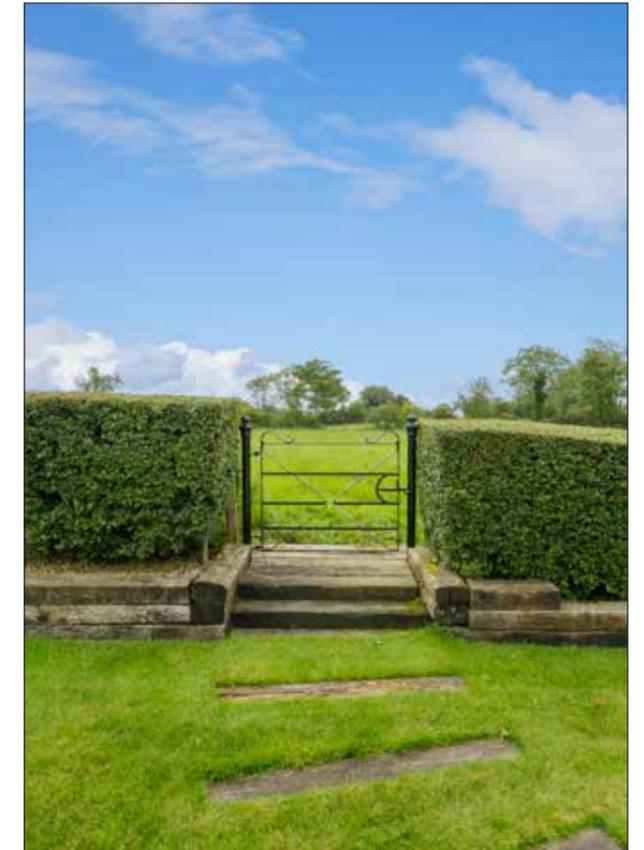
White suite comprising of panelled bath with mixer taps. Low flush WC. Wash hand basin in vanity unit. Ceramic tiled floor.

**HALLWAY:**

Hot press.







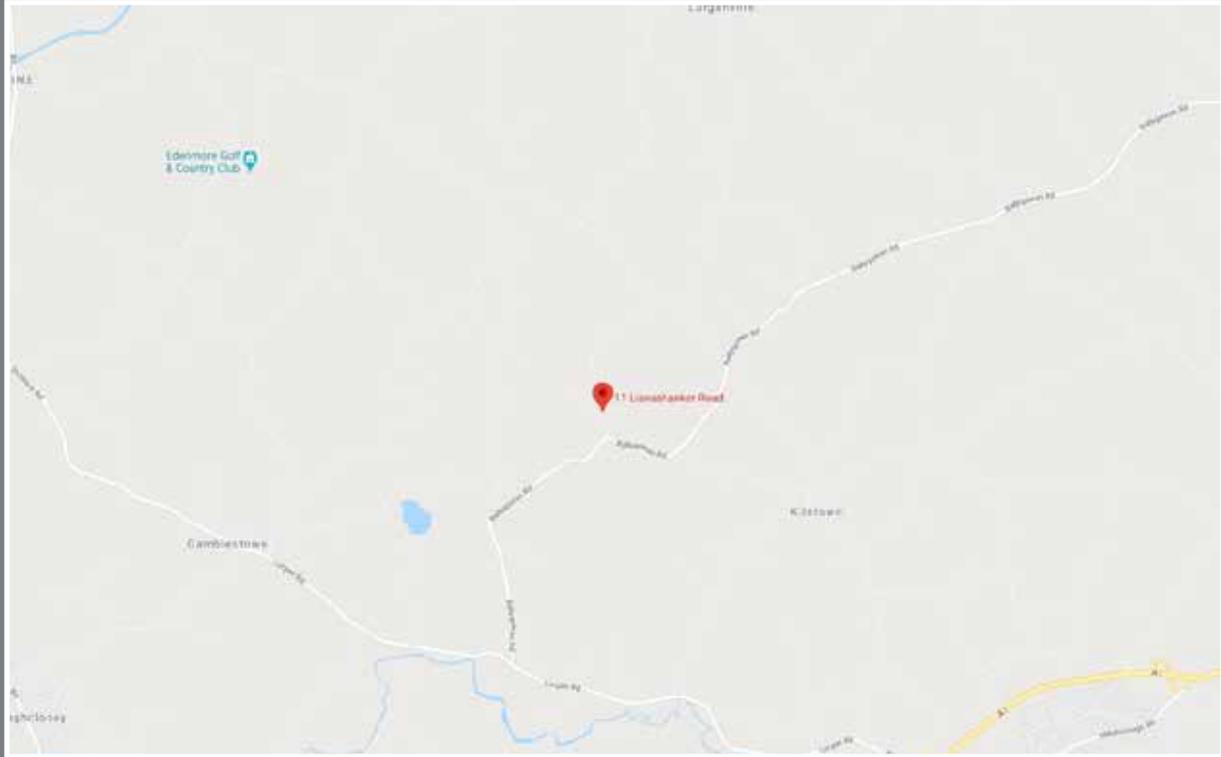
**OUTSIDE**

Beautifully tended gardens in lawns, raised patio area, and generous driveway parking.

**BOILER HOUSE / WOOD STORE:**  
13' 3" x 12' 11" (4.04m x 3.94m)

**DETACHED GARAGE:**  
22' 0" x 20' 0" (6.71m x 6.1m)

# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/H/20/SO



	Current	Potential
Very energy efficient - lower running costs		
A		
B		
<b>Awaiting EPC Rating Information</b>		
C		
Not energy efficient - higher running costs		

EPC REF: XXXXXXXXXXXXXXXXXXXXXXX

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