

99 Ballynahinch Road,
Hillsborough, BT26 6BE



Asking Price £795,000

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KEY FEATURES

- Attractive Double Fronted Detached Edwardian Family Home
- Beautifully Proportioned & Well Appointed Accommodation Throughout
- Four Double Bedrooms
- Gracious Drawing Room With Feature Fireplace
- Living Room With Double Doors To Garden Room
- Spacious Dining Room
- Garden Room
- Fitted Kitchen
- Family Bathroom, Ensuite & Downstairs Cloakroom
- Oil Fired Central Heating
- Partially Double Glazed
- Alarm System Installed
- Overall Site Extending To 4.2 Acres Incorporating Two Adjoining Fields
- Range Of Outbuildings, Stabling, Garaging, Barn & Loft Area
- Popular & Exceptionally Convenient Location On The Periphery Of The Historic Village Of Hillsborough

SUMMARY

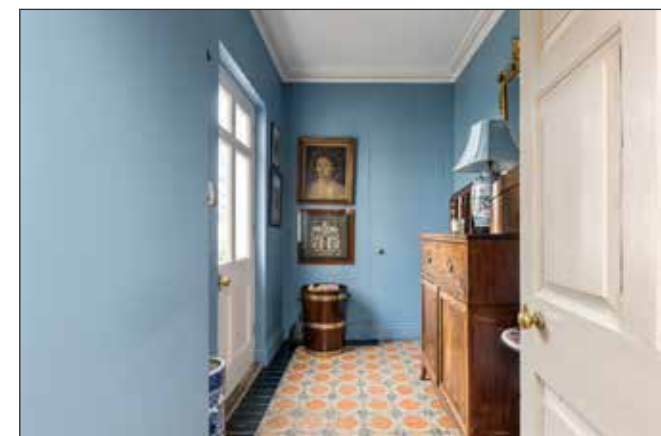
We are delighted to offer for sale this beautiful detached double fronted period residence, which is exceptionally well located on the periphery of the historic village of Hillsborough.

Hillsborough is the finest example of Georgian village in Northern Ireland, and is one without doubt, one of the most desirable residential areas in the Province. With close proximity to Belfast, coupled with a traditional village atmosphere, offering pleasant walks, gastro pubs, and fine dining.

Whilst retaining many original features, the property also provides beautifully proportioned and exceptionally well appointed family accommodation with a generous layout providing four reception rooms, kitchen, four bedrooms, family bathroom and ensuite.

Externally for those with equestrian interests, the property is ideal sitting on an overall site of 4.2 acres with a range of outbuildings, stables, garaging and large shed.

Likely to be of interest to the growing family in today's market, viewing of this exceptional property is by private appointment through our South Belfast office on 028 9066 8888.



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

Panelled entrance door with fanlight and glazed side panels. Corniced ceiling. Attractive stairway to first floor. Understair storage.

REAR HALLWAY

CLOAKROOM:

Low flush WC. Pedestal wash hand basin.

DRAWING ROOM:

23' 0" (into bay) x 14' 10" (7.01m x 4.52m)

Attractive period fireplace with carved surround and open fire, slate inset and marble hearth. Corniced ceiling.

DINING ROOM:
17' 0" (into bay) x 15' 0" (5.18m x 4.57m)

Attractive period fireplace with carved surround and open fire, slate inset and marble hearth. Corniced ceiling.



LIVING ROOM:
15' 10" x 15' 3" (4.83m x 4.65m)

Double doors leading to Garden Room. Note: The fireplace is a family heirloom and will be removed prior to sale.



GARDEN ROOM:
18' 6" x 14' 5" (5.64m x 4.39m)

French doors to outside terrace. Tiled floor. Underfloor heating.



KITCHEN WITH CASUAL DINING AREA:
15' 3" x 10' 6" (4.65m x 3.2m)

Excellent range of high and low level units. Inset sink unit. Oven and hob. Plumbed for dishwasher. Oil fired Aga range. Double doors to courtyard.



FIRST FLOOR

BEDROOM (1):
15' 0" x 10' 2" (4.57m x 3.1m)

DRESSING ROOM:
14' 10" x 9' 7" (4.52m x 2.92m)
Built-in units.



ENSUITE SHOWER ROOM:

Shower enclosure. Low flush WC. Pedestal wash hand basin. Recessed lighting.

BEDROOM (2):
15' 0" x 10' 3" (4.57m x 3.12m)

Corniced ceiling. Pedestal wash hand basin.

BEDROOM (3):
14' 10" x 8' 8" (4.52m x 2.64m)



RETURN LANDING

BEDROOM (4):
15' 8" x 11' 0" (4.78m x 3.35m)

DRESSING ROOM:
13' 6" x 7' 7" (4.11m x 2.31m) (max.)
Range of fitted units. Hotpress.





BATHROOM:
9' 10" x 8' 0" (3m x 2.44m)

White suite comprising panelled bath with mixer taps and telephone hand shower. Low flush WC. Pedestal wash hand basin. Wood strip flooring.

OUTSIDE

Overall site extending to 4.2 acres with formal gardens and two adjoining fields, together with generous parking.

BARN / SHED:
45' 0" x 24' 2" (13.72m x 7.37m)

Incorporating log store / tool store.

OUTBUILDING (1):
12' 0" x 11' 8" (3.66m x 3.56m)

OUTBUILDING (2):
17' 0" x 14' 0" (5.18m x 4.27m)

GARAGING:
21' 0" x 19' 5" (6.4m x 5.92m)

Light and power. Water supply.

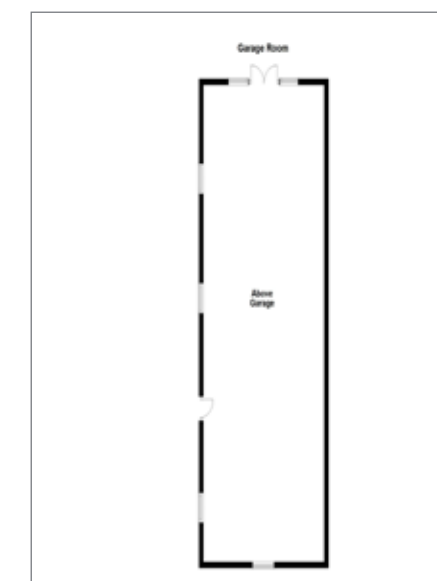
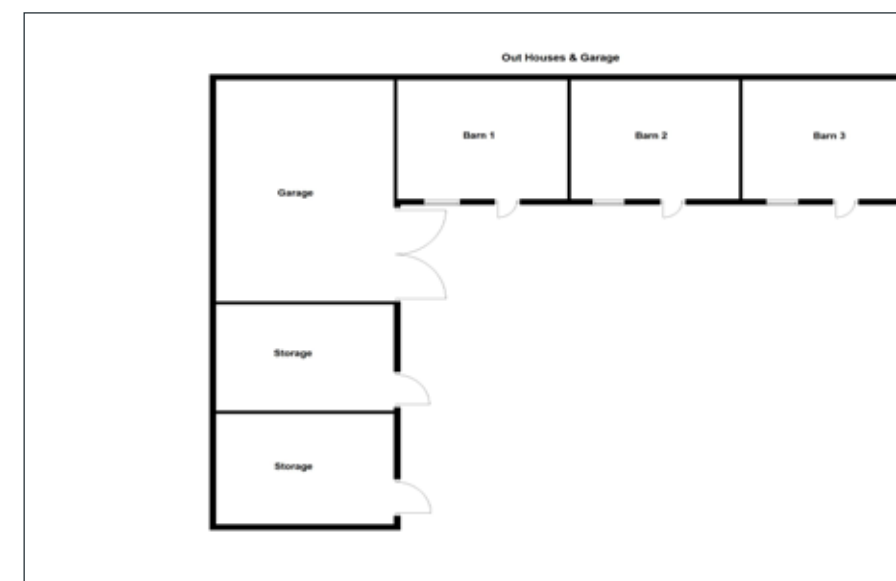
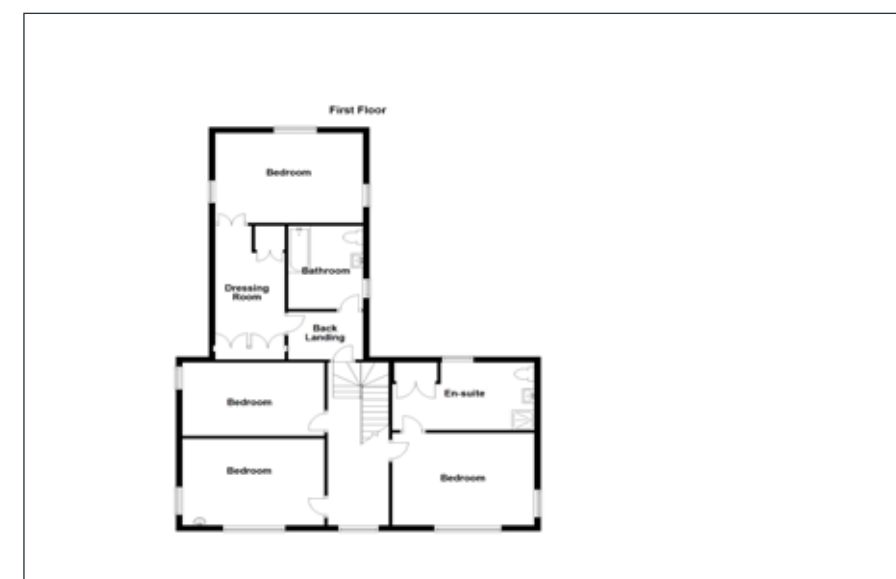
ADDITIONAL STORAGE AREA:
18' 6" x 16' 10" (5.64m x 5.13m)

With Loft area above (52' x 18') and beam ceiling.

LAUNDRY ROOM:
10' 2" x 8' 6" (3.1m x 2.59m)

Plumbed for washing machine. Oil fired boiler. Belfast sink.





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



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/K/21/SO



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 23 F | 33 F |
| 1-20 | G | | |

EPC REF: 9703-3911-3209-4689-1200



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