



**“CASTLE-ARDS”
7 DRUMALIG ROAD,
CARRYDUFF, LISBURN, BT27 6UD**

A most impressive detached country residence occupying a mature and private setting with panoramic views and delightful rural aspects.

The spacious and highly adaptable accommodation extends to just over **4000 square feet** making it ideal for the growing family seeking space and flexibility.

The well maintained and extensive grounds extend to approximately one acre and offer many outside areas to relax and enjoying the idyllic surroundings and private aspects.

The location is perfect and very convenient for commuting to schools and work, locally there are two excellent golf courses with restaurants and only a short drive to shops and attractions in Saintfield, Temple and Carryduff, a little further and one can be in Forestside and South Belfast in only 15 minutes.

We strongly recommend viewing this superb property to fully appreciate its size and setting.

PRICE: OFFERS IN THE REGION OF £599,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E5 I

REF:HG290425DL

- A Most Impressive Detached Country Residence
- Spacious And Highly Adaptable Family Accommodation With Teenager/Granny Flat Annex
- Total Floor Area **4347 Square Feet** To Include Basement Garage
- Well Stocked And Mature Gardens Extending To Approximately One Acre
- Highly Adaptable Layout To Include Five Reception Rooms And Six Bedrooms Plus Study
- Five Bath/Shower Rooms (Two En Suite)
- Oak Fitted Kitchen With Integrated Appliances And Spacious Utility Room
- PVC Double Glazed Conservatory
- Large Basement Garage And Double Carport With Ohme EV Charger With 5m Lead Included
- Gated Entrance And Tarmac Driveway Leading To Parking And Turning Area
- Recently Renewed Condensing Type Oil Fired Boiler And PVC Bunded Oil Tank
- Hardwood Double Glazed Windows / Fibribus High Speed Internet Available At Roadside
- Convenient Location Within Easy Commuting Distance To Carryduff, Forestside, South Belfast, Saintfield, And Lisburn



ACCOMMODATION

Measurements are approximate.

ENTRANCE PORCH:

Tiled floor.

ENTRANCE HALL:

Cloaks storage cupboard.



LOUNGE:

5.76m (18'11") x 3.47m (11'5")

Marble fireplace and hearth. Plaster cornice. Panoramic views over gardens and countryside.



FAMILY ROOM:

4.82m (15'10") x 4.05m (13'3")

Stone fireplace and marble hearth. Panoramic views over gardens and open countryside.



DINING ROOM:

3.80m (12'6") x 3.80m (12'6")

Panoramic views and aspects over gardens.



OAK FITTED KITCHEN:

4.83m (15'10") x 3.55m (11'8")

Range of high and low level units and island unit with granite effect worktops. Bowl and a half single drainer stainless steel sink unit with mixer tap. Hotpoint double oven and hob. Neff microwave. Integrated dishwasher. Extractor hood in canopy. Part tiled walls. Occasional dining bar on island unit. Recessed spotlights.



UTILITY ROOM:

3.67m (12'0") x 2.12m (6'11")

Range of built in units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine.



BEDROOM (1):

6.69m (21'11") x 5.42m (17'9")

Measurement taken into large bay window with aspects over gardens and panoramic views.



SHOWER ROOM EN SUITE:

Shower cubicle. Vanity unit with wash hand basin and mixer tap. Bidet. Close couple low flush wc. Part tiled walls.



BEDROOM (2):

4.39m (14'5") x 4.10m (13'5")

Measurement taken to widest points.



SHOWER ROOM EN SUITE:

Shower cubicle. Vanity unit with wash hand basin and mixer tap. Bidet. Close couple low flush wc. Part tiled walls.



BEDROOM (3)

3.99m (13'1") x 3.06m (10'0")

SHOWER ROOM:

Shower cubicle. Vanity unit. Wash hand basin. Close couple low flush wc.

BEDROOM (4):

3.16m (10'4") x 3.06m (10'0")

Built in robe and units.

BEDROOM (5):

3.20m (10'6") x 3.06m (10'0")

Built in robe and units.

SPACIOUS BATHROOM:

Corner bath. Shower cubicle. Bidet. Vanity unit with wash hand basin. Close couple low flush wc. Tiled walls.

ROOFSpace:

Aluminium extending ladder to floored and plaster finished roofspace with light and power.

LOWER GROUND FLOOR

GAMES ROOM:

4.96m (16'3") x 3.80m (12'6")

Patio doors leading to patio and rear garden.



GRANNY FLAT/TEENAGER ACCOMODATION

LOUNGE:

5.16m (16'11") x 4.45m (14'7")



BEDROOM

3.75m (12'4") x 3.68m (12'1")



STUDY

3.18m (10'5") x 2.57m (8'5")

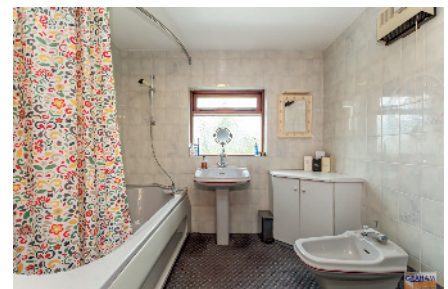


BATHROOM:

Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Bidet. Close couple low flush wc. Tiled walls.

LANDING AREA:

Access to eaves storage with light. Aluminium extending ladder leading to floored and plaster finished roofspace with light and power and electric wall heater.



OUTSIDE: Spacious gardens extending to approximately one acre laid in lawns with an extensive variety of mature trees and shrubs. Paved patio areas. Gated entrance with tarmac driveway leading to parking areas. Recently renewed Warmflow oil fired boiler. Bunded oil storage tank. Outside tap and lights.

PVC DOUBLE GLAZED CONSERVATORY:

4.12m (13'6") x 3.44m (11'3")

Pleasant aspects over rear gardens. PVC double glazed double doors leading to patio area.

INTEGRAL LARGE GARAGE: 5.53m (18'2") x 5.11m (16'9")

Measurement to include steps up to rear hallway. Up and over door. Light and power.

DOUBLE WIDTH CARPORT: 6.94m (22'9") x 5.11m (16'9")

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 2025 to March 2026 £2697

DIRECTIONS: From Temple proceed towards Saintfield and turn left into Drumalig Road at sign for Rockmount Golf Club, number 7 is 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.



7 Drumalig Road, Lisburn

Approximate Gross Internal Area

Lower Ground Floor = 27.0 sq m / 291 sq ft

Ground Floor = 348.5 sq m / 3751 sq ft

Garage = 28.3 sq m / 305 sq ft

Total = 403.8 sq m / 4347 sq ft

(Including Garage / Excluding Double Carport)

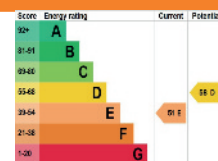


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1192550)

The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.