

**ATTACHED SELF
CONTAINED APARTMENT**



**44 HOLBORN HALL,
LISBURN, BT27 5AU**

This well appointed and highly adaptable family accommodation has been extended giving four reception rooms within the main house and a further reception room within the attached self contained one bedroom apartment. The property occupies a spacious and private corner site with picturesque panoramic views across the surrounding fields.

Total floor area of approximately **2,742 square feet** to include the self contained apartment.

Attached self contained apartment comprises of lounge/dining area, kitchen, store room, one bedroom and luxury bathroom making it ideal for any family with live in elderly parents/grandparents wanting their own space and independence. The apartment has its own entrance and completely separate oil fired heating system. Connection between the main house and apartment can be easily accessed through double doors between the two lounges.

The location is highly desirable and very convenient for the M1 motorway giving easy access to Belfast City Centre, Sprucefield, Royal Hillsborough or further afield to Dublin. This location is also in close proximity to Lisburn City Centre and local schools for all ages.

We strongly recommend internal viewing of this superb property to fully appreciate the size, adaptability and setting.

PRICE: OFFERS IN THE REGION OF £425,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E5 I

REF: DL020525SR

- A Most Impressive And Extended Detached Property Occupying A Spacious And Private Corner Setting With Picturesque Views Over The Surrounding Fields Situated Within This Popular And Convenient Residential Location
- Highly Adaptable Family Accommodation With Attached Self Contained One Bedroom Apartment (Currently Being Used As A Home Office) Extending To A Total Of Approximately 2,742 Square Feet
- Reception Hall With Mahogany Panelled Entrance Door And Solid Wood Floor / Cloakroom With Low Flush Suite
- Lounge With Solid Wood Floor / Open Plan Family Room With Solid Wood Floor
- Living Area With Decorative Wooden Fire Surround And Marble Inset With Tiled Hearth
- Dining Room With Stone Tiled Floor Plus Feature Porthole Window And Vaulted Ceilings With Pine Beams
- Luxury Kitchen With Integrated Appliances / Utility Room
- Four Double Bedrooms (Three In Main House, One In Attached Self Contained Apartment)
- Main Bedroom With Luxury Bathroom En Suite Area Including Large Shower Cubicle And Jacuzzi Corner Bath
- Luxury Bathroom With White Suite Including Shower Cubicle With Thermostatic Shower
- Two Roofspaces (One With Aluminium Sliding Ladder, One With Slingsby Style Ladder)
- Front Garden Laid In Lawn With Asphalt Driveway And Parking Area / Front Paved Patio Area With Iron Wrought Railings Giving Panoramic Views Over Surrounding Fields / Enclosed And Private Rear Garden Laid In Lawn With Paved Patio Area
- Self Contained Apartment To Include Lounge/Dining Area With Solid Wood Floor And Mahogany Effect PVC Double Glazed Double Doors To Rear Patio Area And Garden
- Self Contained Apartment To Include Kitchen With Solid Wood Floor And Store Room
- Self Contained Apartment To Include Bathroom With White Suite Including Quadrant Shower Cubicle With Thermostatic Shower And Jacuzzi Corner Bath
- Oil Fired Central Heating System (Separate Warmflow Oil Fired Boilers For Main House And Apartment)
- Part Mahogany Effect PVC Fascias And Soffits
- Mahogany Effect PVC Double Glazed Windows



ACCOMMODATION

All measurements are approximate.

RECEPTION HALL:

Mahogany panelled entrance door with double glazed side panels. Solid wood floor. Open plan to lounge.

CLOAKROOM:

Low flush suite. Wash hand basin. Close couple low flush wc. Tiled floor.

LOUNGE:

19' 0" x 12' 0" (5.78m x 3.67m)

Solid wood floor. Double doors through to self contained apartment. Open plan to family room. Open plan to reception hall.

OPEN PLAN FAMILY ROOM:

10' 3" x 9' 9" (3.12m x 2.97m)

Solid wood floor. Open plan to lounge.

LIVING AREA:

23' 3" x 11' 4" (7.08m x 3.45m)

Decorative wooden fire surround with marble inset and tiled hearth. Open fire. Part solid wood floor. Part tiled floor. Double doors to rear patio area and garden. Open plan to luxury kitchen.

DINING ROOM:

21' 4" x 16' 0" (6.50m x 4.87m)

Measurements taken to widest points. Stone tiled floor with under floor lighting. Two velux roof windows. Feature porthole window. Mahogany effect PVC double glazed double doors to rear patio area and garden. Mahogany effect PVC double glazed double doors to front patio area. Vaulted ceiling with pine beams. Panoramic views over surrounding fields. Spotlights.



**LUXURY KITCHEN WITH INTEGRATED APPLIANCES:
12' 10" x 10' 0" (3.91m x 3.06m)**

Range of high and low level units. Woodgrain effect round edge work surfaces. Woodgrain effect upstands. Rangemaster style Leisure oven and five ring gas hob. Leisure extractor unit in black stainless steel canopy. Integrated fridge freezer. Integrated dishwasher. Blanco single drainer composite sink unit with swan neck mixer tap. Water filter tap. Polished ceramic tiled floor. Vaulted ceiling. Open plan to living area.



**UTILITY ROOM:
7' 7" x 7' 1" (2.32m x 2.16m)**

Measurements taken to widest points. Range of high level units. Granite effect round edge work surface. Space for tumble dryer. Plumbed for washing machine. Stone tiled floor. Mahogany effect PVC double glazed door to rear. Spotlight.



**FIRST FLOOR
GALLERY LANDING:**

Hotpress. Access to roofspace.

**BEDROOM (1):
23' 2" x 11' 5" (7.07m x 3.48m)**

Measurements to include range of built in robes and luxury bathroom en suite area. Dressing area.



LUXURY BATHROOM EN SUITE AREA:

Large shower cubicle with thermostatic shower. Panelled corner Jacuzzi bath with mono style mixer shower attachment. Large vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Part tiled walls.



BEDROOM (2):

16' 2" x 9' 7" (4.94m x 2.92m)

Measurements to include range of built in robes. Laminated timber floor. Recessed spotlights.

BEDROOM (3):

10' 1" x 9' 1" (3.07m x 2.78m)

Laminated timber floor.

LUXURY BATHROOM:

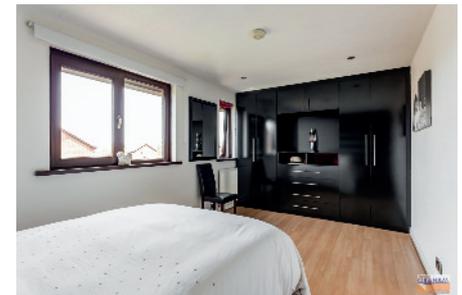
White suite. Shower cubicle with thermostatic shower and bi-folding door. Wood panelled bath with mixer tap and shower attachment. Wall mounted vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Part tiled walls.

ROOFSPACE:

Aluminium sliding ladder.

OUTSIDE

Front garden laid in lawn with Asphalt driveway and parking area. Front paved patio area with iron wrought railings. Enclosed and private rear garden laid in lawn with paved patio area. Flowerbeds with mature trees and shrubbery. Two outside taps. External lighting. Garden shed. Covered area with two PVC oil storage tanks. Asphalt path to side.



ATTACHED SELF CONTAINED APARTMENT

LOUNGE/DINING AREA:

18' 10" x 16' 4" (5.73m x 4.97m)

Measurements taken to widest points. Mahogany effect PVC panelled entrance door. Solid wood floor. Storage under stairs. Double doors through to main house. Mahogany effect PVC double glazed double doors to rear garden. Open plan to kitchen.

KITCHEN:

7' 7" x 7' 1" (2.30m x 2.15m)

Range of high and low level units. Granite effect round edge work surfaces. Space for oven and hob. Hotpoint extractor unit. Bowl and a half single drainer stainless steel sink unit with mixer tap. Dining bar. Part tiled walls. Solid wood floor. Mahogany effect PVC double glazed door to side. Open plan to lounge/dining area. Spotlights. Velux roof window.

STORE ROOM:

10' 10" x 7' 9" (3.30m x 2.37m)

Range of high and low level units. Granite effect round edge work surface. Warmflow oil fired boiler for main house. Warmflow oil fired boiler for self contained apartment. Tiled floor. Mahogany effect PVC panelled door to rear garden.

FIRST FLOOR

BEDROOM (1):

18' 10" x 9' 7" (5.73m x 2.93m)

Measurements taken to widest points. Access to roofspace. Picturesque views over surrounding fields.

LUXURY BATHROOM:

White suite. Quadrant shower cubicle with thermostatic shower. Panelled corner Jacuzzi bath with mono style mixer shower attachment. Large vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Part tiled walls.

ROOFSPACE:

Slingsby style ladder. Light.



TENURE:

We have been advised the tenure for this property is leasehold, the lease is 999 years from 1987 and the annual ground rent is £50, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2025 to March 2026 £2,820.38

DIRECTIONS

From Saintfield Road turn onto Plantation Road. Turn right into Holborn Hall. Continue to the end of the road. Number 44 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.



44 Holborn Hall

Approximate Gross Internal Area
Ground Floor = 163.2 sq m / 1757 sq ft
First Floor = 91.5 sq m / 985 sq ft
Total = 254.7 sq m / 2742 sq ft



Illustration for identification purposes only; measurements are approximate, not to scale. Fourlabs.co © 2025 (ID 1197161)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	51 E	
21-38	F		
1-20	G		

VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

www.hgraham.co.uk

58-60 Bachelors Walk, Lisburn, Co. Antrim BT28 1XN T: 028 9267 2929 E: info@hgraham.co.uk

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.