



“MILLTOWN HOUSE” 35 DERRIAGHY ROAD, LISBURN, BT28 3SQ

- **For Sale by Henry Graham Estate Agents Via The iamsold Online Bidding Platform Please Note Auctioneers Comments**
- **Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsoldni.com. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.**

Milltown House is a substantial detached Georgian style country house set in private and mature grounds extending to approximately one acre. The original house dates back to 1747 or possibly earlier and has Grade BI listed building status. The property offers spacious accommodation and excellent potential to make a superb family home set in private grounds.

The property is in need of upgrading and major refurbishment thus, we are inviting cash offers only, please note some of the windows have been boarded up since our photographs were taken.

PRICE: BIDS INVITED IN EXCESS OF £185,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING G8

REF:DL090725HG

The location will be ideal for those seeking convenience to Belfast and Lisburn plus easy commuting to many leading schools. This sale represents a rare opportunity to acquire a most distinctive home, we strongly recommend early viewing.

Please note, there is a tree preservation order on approximately 22 trees and further details are available from the agents and Lisburn City Council. In addition, we have noted and we have been advised that the basement is subject to water intake on occasions and that it drains away through natural resource.

- Substantial Georgian Style Detached Residence
- Mature Gardens And Grounds Extending To Approximately One Acre
- Grade BI Listed Building
- Two Spacious Reception Rooms
- Four Bedrooms
- Country Kitchen And Utility Room
- Two Bathrooms
- Enclosed Courtyard And Outbuildings (in need of refurbishment)
- Sweeping Driveway With Gated Entrance And Parking Areas
- Original Georgian Style Sash Windows And Internal Panelled Doors
- Oil Fired Central Heating System

ACCOMMODATION: Measurements are approximate.

ENTRANCE HALL: Panelled entrance door. Staircase with spindled balustrade and original hand rail.

DRAWING ROOM: 6.15m (20'2") x 4.64m (15'3")

Marble fireplace and hearth. Cast iron doggrate.

SITTING ROOM: 5.98m (19'7") x 4.85m (15'11")

Measurement taken to widest points. Marble fireplace. Cast iron and tiled inset and hearth.

COUNTRY KITCHEN / DINING AREA: 5.39m (17'8") x 4.19m (13'9")

Built in units. Belfast style ceramic sink.

UTILITY ROOM: 4.18m (13'9") x 2.93m (9'7")

Rear hallway with maid's staircase to first floor.

BATHROOM: Coloured suite. Panelled bath. Triton electric shower. Pedestal wash hand basin. Low flush wc. Pine tongue and groove part panelled walls.

FIRST FLOOR

BEDROOM (1): 5.98m (19'7") x 4.11m (13'6")

Plaster cornice. Fireplace. Access to bedroom 3.

DRESSING ROOM: Access to bathroom.

BATHROOM: Panelled bath. Mixer tap and shower attachment. Pedestal wash hand basin. Low flush wc. Heated towel rail.

BEDROOM (2): 6.20m (20'4") x 4.70m (15'5")

Oak fire surround. Cast iron and tiled inset and hearth. Plaster cornice.

BEDROOM (3): 6.20m (20'4") x 4.22m (13'10")

Fireplace. Pedestal wash hand basin. Access to attic storage. Maid's staircase leading down to rear hallway and kitchen.

SECOND FLOOR

BEDROOM (4) 4.61m (15'1") x 3.00m (9'10")

Measurement taken in to sloping ceilings. Access to eave storage. Windows have been closed up.

ATTIC / ROOFSpace STORAGE: Floored. Light.

OUTSIDE: Extensive setting extending to approximately 1 acre well stocked with mature trees. Gated entrance with sweeping driveway leading to parking and turning areas. Enclosed courtyard with range of building and stores. Boiler store with oil fired boiler.

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 £2,592.93

DIRECTIONS: From Lisburn proceed to the end of Belsize Road, at T junction turn left into Derriaghy Road, number 35 is on the right on the corner of Barnfield Road.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.

Auctioneers Comments:

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, an immediate exchange of contracts takes place with completion of the purchase required to take place within 28 days from the date of exchange of contracts.

The buyer is also required to make a payment of a non-refundable, part payment 10% Contract Deposit subject to a minimum of £6,000.00.

In addition to their Contract Deposit, the Buyer must pay an Administration Fee to the Auctioneer of 1.80% of the final agreed sale price including VAT, subject to a minimum of £2,400.00 including VAT for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

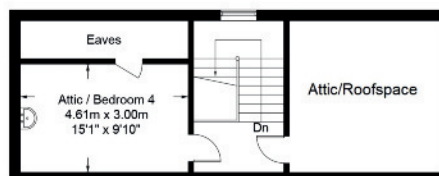
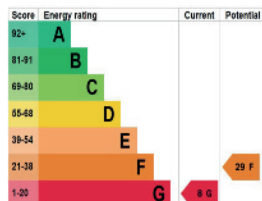
The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.



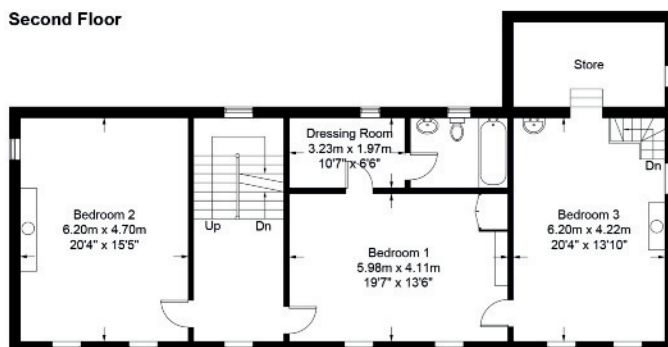
35 Derriaghy Road, Lisburn

Approximate Gross Internal Area
Ground Floor = 132.2 sq m / 1423 sq ft
First Floor = 121.8 sq m / 1311 sq ft
Second Floor = 24.9 sq m / 268 sq ft
Total = 278.9 sq ft / 3002 sq m

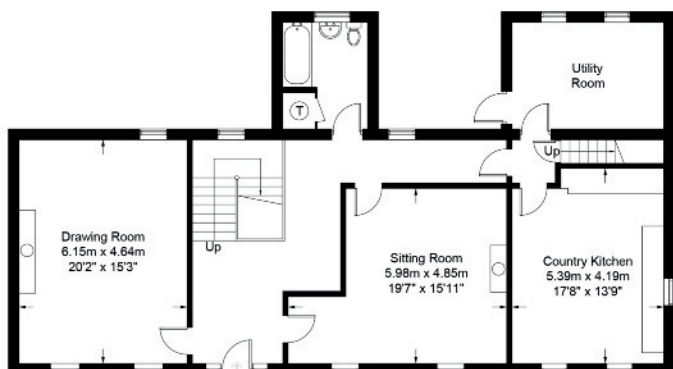
Excluding Attic/Roofspace storage and Eaves



Second Floor

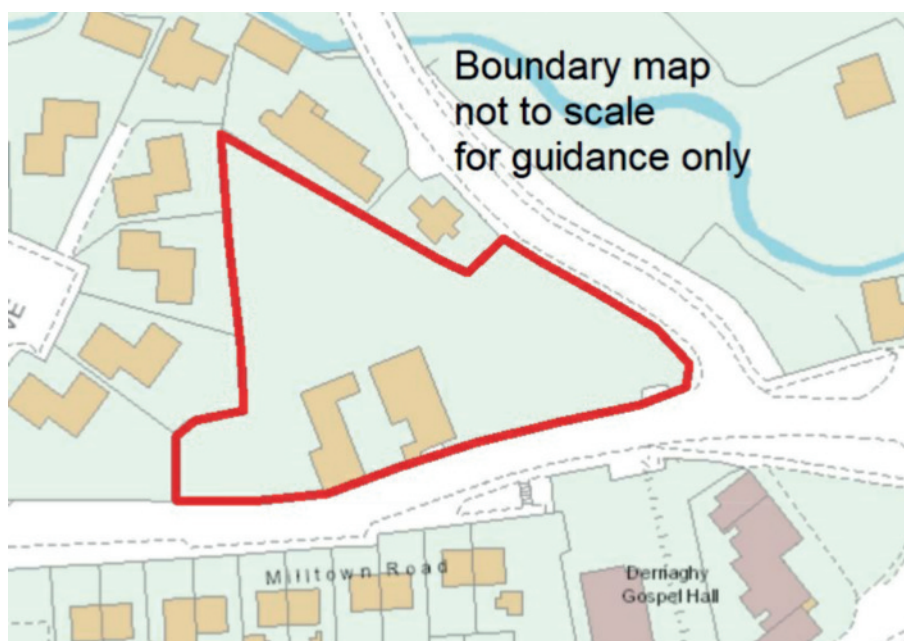


First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1087025)



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