



## 2 DRUMCILL ROAD, LISBURN, BT28 2TG

A most impressive and exceptionally well appointed country residence set in beautiful and mature gardens extending to approximately 0.75 acre.

This superb property offers spacious family accommodation of approximately 3000 square feet with all rooms enjoying delightful aspects over the gardens. There are many exclusive features throughout this fine home to include a fabulous new German kitchen and recently refitted shower room and bathroom. In addition, there is a large sun room where one can relax and enjoy the outlook over the rear garden, alternatively there is a first floor lounge with window seat overlooking the front garden.

Whilst there is a double garage and separate parking area, the owners have built a tall garage to suit a large motorhome, alternatively this building could be used to store a caravan or boat.

Drumcill Road is a quiet country lane between the Moira and Ballinderry Roads, whilst the location benefits from the peace and quiet of the countryside it is convenient to Lisburn, Moira, M1 Motorway and Belfast making it ideal for commuting and access to leading schools.

We are confident this property will appeal to wide sector in the market and highly recommend viewing to appreciate fully the well proportioned accommodation and bespoke features throughout.

**PRICE: OFFERS IN THE REGION OF £410,000**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING D60**

**REF:HG080421MK**



- A Most Impressive And Exceptionally Well Appointed Country Residence Set In Beautiful And Mature Gardens Extending To Approximately 0.75 Acre
- Reception Hall With Solid Mahogany Floor And Open Tread Staircase
- Spacious Lounge With Solid Maple Floor, Open Fireplace And Aspects Over Front Gardens
- Dining Room With Double Doors To Sun Room • Separate Study
- Large Sun Room With Solid Maple Floor, Patio Door And Aspects Over Rear Gardens
- Modern And Luxury Fitted German Kitchen/Dining Area With Range Of Siemens Appliances
- Spacious Utility Room With Range Of Units
- Four Bedrooms (Master Bedroom With Modern Luxury Shower Room En Suite Plus Guest Bedroom With Shower Room En Suite)
- Luxury Bathroom With Modern Contemporary Kohler Suite With Feature Tulip Design Bath Tub
- First Floor Lounge With Outlook Over Front Gardens
- First Floor Shower Room With Aqualisa Quartz Power Shower
- Spacious Gardens With An Extensive Variety Of Mature Trees And Shrubs
- Double Garage Plus Separate Tall Garage/Motorhome Storage
- Oil Fired Central Heating System With Grant Vortex Condensing Type Boiler And Solar Panels Linked To Hot Water System
- Double Glazed Windows With Large Windows To Rear Of Hall (Triple Glazed At Staircase)
- Quiet Rural Location Convenient To Lisburn, Moira, M1 Motorway, Belfast And International Airport





## ACCOMMODATION:

All measurements are approximate

### SPACIOUS ENTRANCE PORCH:

### RECEPTION HALL:

6.43m (21'10") x 3.15m (10' 4")

Solid Mahogany floor. Double glazed entrance door and side panels. Open tread mahogany staircase with spindled balustrade.



### LOUNGE:

6.35m (20'10") x 4.14m (13'7")

Open fireplace with brick inset and tiled hearth. Marble mantel on mahogany supports. Solid Maple floor. Dual aspects over gardens.



### DINING ROOM:

4.04m (13'3") x 2.95m (9'8")

Panelled ceiling. Mahogany and glazed double doors leading to large sun room.



### SUN ROOM:

4.60m (15'1") x 4.02m (13'2")

Solid maple floor. Double glazed sliding door leading to patio and rear garden. Vaulted Pine ceiling. Dual aspects over gardens.



**MODERN FITTED AND LUXURY KITCHEN/DINING AREA WITH RANGE OF SIEMENS INTEGRATED APPLIANCES:**

**6.35m (20'10") x 3.56m (11'8")**

Extensive range of modern contemporary units and island unit with Lyra polished Silestone work surfaces and breakfast/dining bar. Large stainless steel sink unit with Quooker boiling water tap. Range of Siemens integrated appliances to include fan assist oven, steam oven, warming drawer, ceramic induction hob, larder fridge and dishwasher. Full height larder unit with integrated shelving and carousel corner unit. Ceiling recessed extractor unit above hob. Recessed spotlights. Solid Mahogany floor. PVC double glazed sliding doors leading to patio and rear garden.

**SPACIOUS UTILITY ROOM:**

Range of built in units. Round edge work surfaces. Bowl and a half single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine and tumble dryer. Solid pine wood block floor.





### **BEDROOM (1) / MASTER BEDROOM:**

**3.95m (13'0") x 3.92m (12'10")**

Pleasant outlook over front garden. Built in units. Spotlights.



### **LUXURY SHOWER ROOM EN SUITE:**

Large walk in shower enclosure with Mira Sport electric shower. Twin vanity unit with Villeroy and Boch twin ceramic wash bowls with mixer taps. Close couple low flush wc. Heated towel rail. Feature wall tiling with Fired Earth natural stone border tile. Solid greenheart floor.



### **BEDROOM (4):**

**2.80m (9'2") x 2.73m (8'11")**

Oak parquet floor.

### **STUDY/BEDROOM (5):**

**2.75m (9'0") x 2.40m (7'10")**

### **LUXURY BATHROOM WITH KOHLER CONTEMPORY WHITE SUITE:**

Tulip design freestanding bath tub with centre mount mixer taps. Floating wash had basin with mono style mixer tap. Close couple low flush wc. Feature wall tiling. Chrome finish heated towel rail. Recessed spotlights, Solid greenheart floor.







## FIRST FLOOR

### FEATURE GALLERY LANDING:

Large window overlooking rear garden. Glazed interior door and side panels leading to first floor lounge.

### FIRST FLOOR LOUNGE:

**4.70m (15'5") x 3.21m (10'6")**

Large window with aspects over front garden.

### BEDROOM (2)/GUEST BEDROOM:

**3.88m (12'9") x 3.50m (11'6")**

Measurement to include range of built in robes with concealed access to roofspace storage. Pleasant aspect over front garden.

### SHOWER ROOM EN SUITE:

Tiled shower cubicle with Triton electric shower. Twin vanity unit with wash hand basins and mixer taps. Bidet with mixer tap and concealed sistern wc. Tiled walls. Recessed spotlights.

### BEDROOM (3):

**4.18m (13'9") x 3.95m (13'0")**

Measurement to include built in Strachan robes. Aspect over front garden. Access to eaves storage.

### SHOWER ROOM:

Tiled shower cubicle with Aqualisa Quartz power shower. Twin vanity unit with wash hand basins and mixer taps. Close couple low flush wc. Tiled walls. Cork tiled floor.

Separate walk in hotpress with light and access to roofspace storage.



**OUTSIDE:** Extensive gardens laid in lawns with a wide variety of mature trees and shrubs. Paved patio area. Driveway and parking area to front and parking area to side. Boiler store with Grant condensing type boiler. Outside wc. Outside tap and lights.

**DETACHED DOUBLE GARAGE: 5.71m (18'9") x 5.50m (18'1")**

Twin up and over doors. Light and power.

**SEPARATE DETACHED GARAGE/MOTORHOME STORAGE:**

**7.95m (26'1") x 3.70m (12'2")**

Roller shutter door. Light and various powerpoints.

**TENURE:** Freehold    **RATES PAYABLE: £2396.92**

**DIRECTIONS:** From Ballinderry Road turn into Cross Lane, take second right into Drumcill Road, number 2 is on the right.

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60   D	66   D
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 2953.4 sq. feet  
2 Drumcil Road, Lisburn



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