



**Cottage and stables on approx. 12 acres**



## **8 Station Road, Ballinderry Upper, Lisburn**

**£425,000** Freehold

Charming Country Cottage with Stables on c. 12 acres

Extended cottage | 3 Bedrooms | 3 reception | Kitchen | Bathroom and shower room | Oil fired central heating | Gardens | Stable block | c.12 acres of land | Sand school |

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Nestled in the heart of the picturesque Ballinderry countryside, this delightful detached cottage offers a rare opportunity to enjoy tranquil rural living with equestrian facilities and land.

Set on approximately 12 acres the accommodation is well maintained and comprises, on the ground floor, entrance hall, living room, family room, kitchen, dining room, bedroom and bathroom, with the first floor offering 2 further bedrooms and shower room. The cottage has oil heating and PVC double glazing.

Outside, the property is approached by a tree lined driveway leading to good on site parking, a stable block with 2 stables, tack room, and large garage (with potential for a 3rd stable) and sand school. The lands are relatively flat in nature and currently laid to grass. They have direct access from the yard area and independent gate access from the Station Road offering flexibility to use or let the land.

Located just a short drive from the A26 at Ballinderry and within easy reach of Moira, Glenavy, Lisburn, Belfast, and main commuter routes, this unique property combines rural charm with convenience. Early viewing is highly recommended.

Tenure: Freehold  
Has c 12 acres land and stables  
Parking options: Garage, Off Street  
Garden details: Private Garden

**GROUND FLOOR :**

**Entrance hall**

PVC entrance door. Tiled floor. Under stairs storage cupboard. Single panelled radiator.

**Lounge**

w: 4.85m x l: 5.21m (w: 15' 11" x l: 17' 1")  
Feature cottage pine fireplace. Slate hearth. Open fire. 2 double panelled radiators. Single panelled radiator.

**Family room**

w: 3.3m x l: 3.91m (w: 10' 10" x l: 12' 10")  
Fireplace with open fire and slate hearth. Laminate flooring. Double panelled radiator. Open plan to Kitchen.

**Kitchen**

w: 3.4m x l: 5.6m (w: 11' 2" x l: 18' 4")  
Excellent range of high and low level units with beech effect laminate worktop. Stainless steel sink unit, mixer tap. 5 ring 'Belling' gas hob with stainless steel extractor over. 'Belling' double oven. Integrated fridge/freezer. Integrated dishwasher. Tiled floor. Part tiled walls. Panelled radiator. Open plan to dining room.

**Dining Room**

w: 3.1m x l: 4.2m (w: 10' 2" x l: 13' 9")  
Double panelled radiator.

**Bedroom 3**

w: 2.7m x l: 3.11m (w: 8' 10" x l: 10' 2")  
Single panelled radiator.

**Bathroom**

Panelled bath with mixer tap and shower fitting. Wash hand basin on vanity. Low flush WC. Tiled floor. Part tiled walls. Single panelled radiator.

Separate hot press with copper cylinder and immersion heater.

**Rear porch**

**FIRST FLOOR:**



## Landing

### Bedroom 1

w: 3.52m x l: 4.75m (w: 11' 7" x l: 15' 7")

2 large built in wardrobes to eaves. Double panelled radiator.

### Bedroom 2

w: 3.63m x l: 4.1m (w: 11' 11" x l: 13' 5")

Large built in wardrobe to eaves. Double panelled radiator.

### Shower Room

Panelled shower enclosure with 'Mira Sport' electric shower. Pedestal wash hand basin, mixer tap. Low flush WC. Double panelled radiator. Velux window.

### Store

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Velux window.

### Outside

Gravelled lane with timber gates and parking to front, side and rear.

Covered parking lean-to. PVC oil storage tank.

Concrete yard area with 2 stables. Large garage with potential to give 3rd stable.

Tack Room. Sand school.

3 fields with direct access from the yard and a separate field gate access from Station Road.

## Required info under Trading Standards Guidance

### TENURE

We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

### RATES PAYABLE

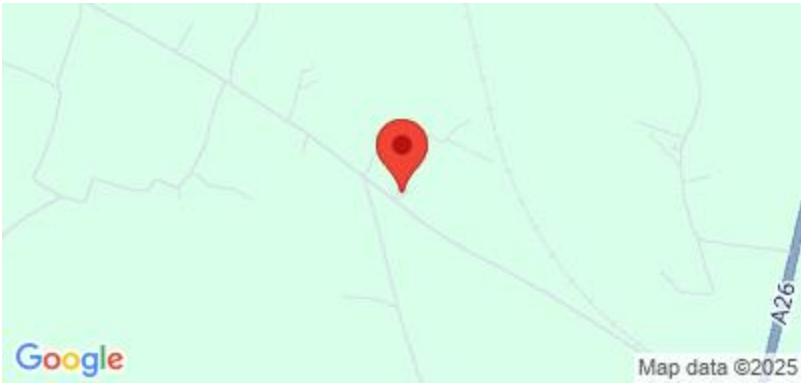
Details from the LPSNI website - estimated rates bill £1174.50







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	47	61
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.