



We are delighted to bring to the sales market this superbly appointed extended and modernised original stone detached cottage of approximately 3031 sq ft with Bangor blue slate roof, occupying a private site in Stoneyford, Lisburn. Providing versatile accommodation over ground and first floor, this stunning property provides six bedrooms with a further three reception rooms all with an adaptable layout for modern family living.

To the ground floor, the property provides a reception porch, spacious reception hall, separate shower room and WC, three bedrooms, a lounge with wood burning stove and high vaulted ceiling, newly fitted kitchen with quartz worktops, family room, sun room, a separate utility room and family bathroom with modern white suite. The first floor of the property provides three further bedrooms, main bedroom with en-suite shower room and another family bathroom with modern white suite.

The property further benefits from double glazing throughout, Salus Smart/Wifi central heating, sweeping tarmac driveway with ample parking facilities, detached double garage with wooden sliding door and superb mature surrounding gardens with an array of shrubs and trees and views across rolling countryside. Rarely do properties of this calibre present themselves to the open market providing such versatile accommodation on a secluded private site, early internal inspection is highly recommended to appreciate all this property has to offer.

Offers Around  
£495,000

43 Stoneyford Road,  
Stoneyford,  
Lisburn,  
BT28 3SR

Viewing by  
appointment with  
& through agent  
028 9266 1700



- Well Presented Detached Family Home Positioned just off the Rock Road, Lisburn
- Occupying a Private Site with Excellent Additional Outdoor Space Down a Private Lane
- Close to Local Leading Schools and Belfast International Airport
- Excellent Transport Links to Belfast and Lisburn City Centres
- Close Proximity to Lisburn Golf Club, Sprucefield Shopping Centre and Hillsborough Village
- Lounge With High Vaulted Ceiling and Solid Fuel Burning Stove
- Family Room And Separate Sun Room Overlooking Rear Garden
- Newly Fitted Kitchen With Breakfast Area and Separate Utility Room
- Six Good Sized Bedrooms (Including 3 On Ground Floor With Potential To Provide Additional Reception Accommodation or an Office)
- Two Bathrooms (One On Ground Floor and One On First Floor), Additional Shower Room And Main Bedroom with En-Suite Shower Room
- Detached Double Garage Sweeping Tarmac Driveway
- Additional Yard Area to Rear Ideal For A Range Of Purposes And With Concrete Foundations For A Potential Store Room or Workshop
- Delightful Mature Surrounding Garden In Lawns Backing Onto Open Fields
- Salus Smart Heating / Wifi Heating and Double Glazing Throughout

The Property Comprises:

## Ground Floor

Hardwood front door with stained glass insets and lead detailing. Stained glass side lights with lead detailing to:

SPACIOUS RECEPTION PORCH: Vinyl flooring, recessed low voltage spotlights. Further glazed inner door with glazed side lights into

RECEPTION HALL: Original tiled flooring, feature stained glass window. Low voltage spotlights. Generous under stairs storage. Built-in storage with sliding doors.



DOWNSTAIRS SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin with chrome taps. Shower cubicle with fully tiled enclosure, shower with overhead telephone attachment. Original tiled floor, frosted glass window.



Telephone 028 9266 1700

[www.templetonrobinson.com](http://www.templetonrobinson.com)

SPACIOUS LOUNGE/CINEMA ROOM: 26' 0" x 19' 5" (7.92m x 5.92m) (at widest points). Triple aspect to rear garden and across rolling countryside. High vaulted ceiling with cast iron wood burning stove and recessed brick inset, ideal for entertaining and family gatherings, access to loft storage area. Double glazed French doors leading to rear patio garden.



BEDROOM (4): 16' 7" x 10' 0" (5.05m x 3.05m) (at widest points). Dual aspect to front and side. Original solid wooden flooring.

BEDROOM (6)/OFFICE: 10' 4" x 10' 0" (3.15m x 3.05m) (at widest points). Laminate wooden floor. Outlook to rear garden.

BEDROOM (5): 12' 4" x 10' 0" (3.76m x 3.05m) (at widest points). Currently used as an artist studio. Outlook to rear garden.



FAMILY BATHROOM: White suite comprising high flush wc with pull cord, wash hand basin with pedestal and brass taps. Free standing roll top bath with brass taps, wooden panelled walls, tiled floor. Frosted glass window. Built-in hotpress with shelving and access to insulated lagged copper cylinder.



OPEN PLAN KITCHEN/LIVING/DINING AREA: 29' 5" x 16' 0" (8.97m x 4.88m) (at widest points). Bespoke fully fitted kitchen with range of high and low level units, quartz stone worktops and upstand. Inset ceramic sink with side drainer and chrome Quooker boiling water tap. Built-in five ring ceramic Bosch hob with quartz stone upstand and built-in extractor fan. Built-in high level Bosch double oven and grill. Built-in dishwasher and fridge/freezer. Feature range style cooker. Feature exposed brick wall. Additional larder storage, original tiled floor. Ample space for casual dining and lounging. Vaulted pine tongue and groove ceiling. Open fireplace with exposed brick surround and wooden sleeper mantelpiece. Low voltage recessed spotlighting. Built-in storage cupboard with access to electric meter. Access to loft space via Slingsby ladder.



SUN ROOM: 12' 9" x 12' 7" (3.89m x 3.84m) (at widest points). Outlook to rear garden. Exposed brick and stone wall. High vaulted pine tongue and groove ceiling, double French doors to rear garden. Quarry tiled floor.

UTILITY ROOM: 15' 7" x 7' 5" (4.75m x 2.26m) (at widest points). Range of high and low level units, solid wooden worktops. Space for fridge/freezer, plumbed for washing machine, space for tumble dryer. Belfast sink with chrome taps. Stable style door leading to rear garden. Tiled floor.



HALLWAY: Solid wooden staircase to:

SPLIT LANDING: Circular picture window. Solid wooden floor.

First Floor

SPACIOUS LANDING: Leading to . . .

BATHROOM: White suite comprising low flush wc, pedestal wash hand basin with chrome taps. Part tiled walls, tiled floor. Large built-in fully cladded shower cubicle with glass sliding door, shower with chrome thermostatic control valve, telephone attachment, rain shower head. Velux window.



BEDROOM (3): 17' 11" x 13' 10" (5.46m x 4.22m) (at widest points), Dual aspect to front and side. Solid wooden floor.

BEDROOM (2): 20' 0" x 10' 7" (6.1m x 3.23m) (at widest points). Dual aspect windows. Solid strip wooden flooring. Pedestal wash hand basin with chrome taps.



PRINCIPAL BEDROOM: 17' 3" x 17' 3" (5.26m x 5.26m) (at widest points). Dual aspect windows. Built-in sliderobes, solid strip wooden floor.

ENSUITE SHOWER ROOM: White suite comprising low flush wc with push button, pedestal wash hand basin with chrome taps. Built-in fully cladded shower cubicle with glass bi-folding door. Chrome thermostatic control valve with telephone attachment. Tiled floor, extractor fan, Velux window.



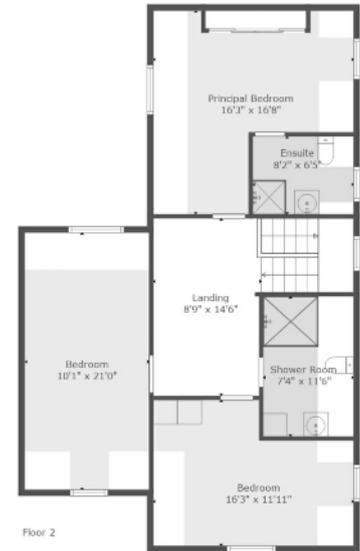
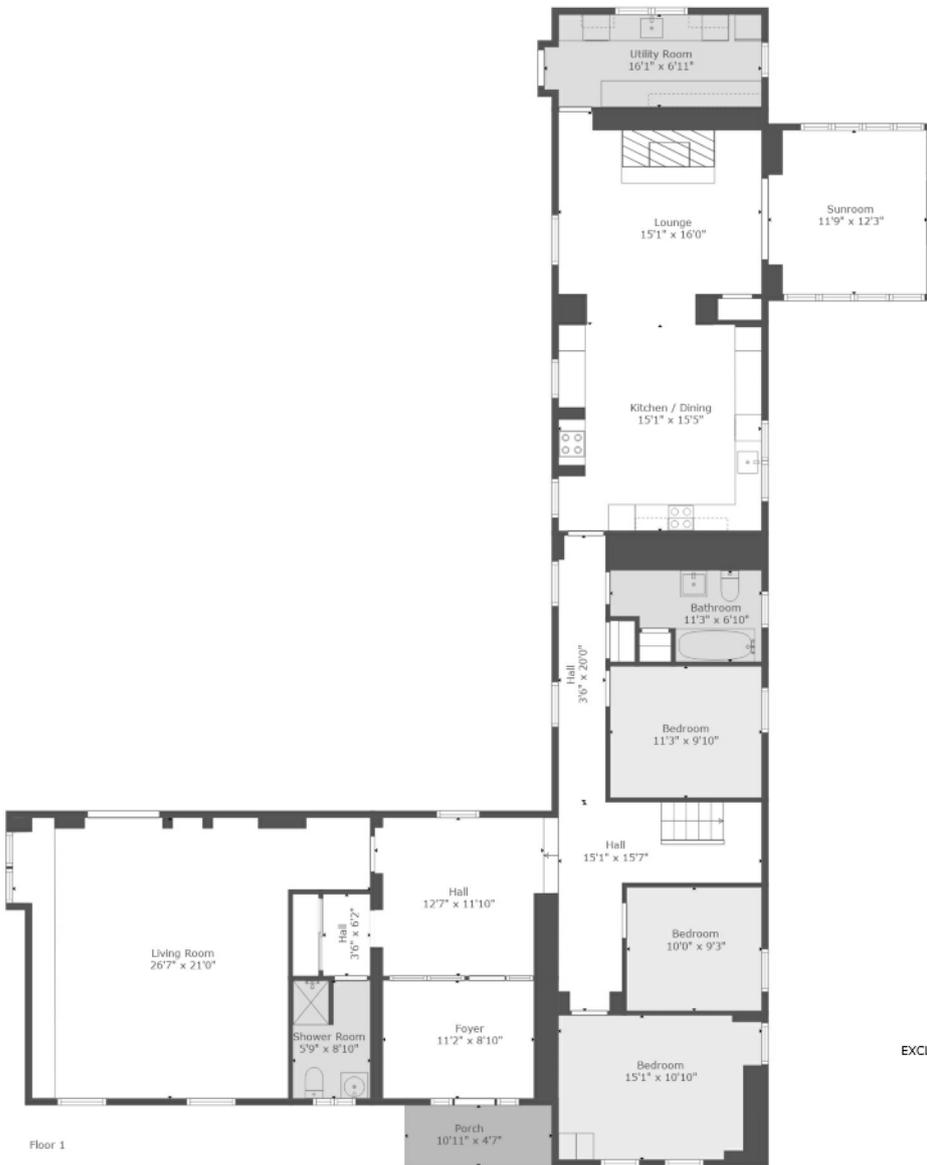
### Outside

Sweeping tarmac driveway with ample private off-street parking. Surrounding mature gardens laid in lawns with shrubs, trees and hedges. Paved walkway to:

DETACHED DOUBLE GARAGE: 17' 3" x 16' 5" (5.26m x 5m) (at widest points). Wooden sliding door. Light and power. Worktops and storage.

Surrounding gardens set on 1/3 of an acre laid in lawns with mature trees and shrubs with circular stone patio ideal for barbecuing and outdoor entertaining. Outside taps and lights. Concrete plinth with access to oil tank and oil boiler. Bin storage.





**TOTAL: 3031 sq. ft**  
 FLOOR 1: 2277 sq. ft, FLOOR 2: 754 sq. ft  
 EXCLUDED AREAS: GARAGE: 244 sq. ft, PORCH: 50 sq. ft, LOW CEILING: 179 sq. ft

## Location:

Stoneyford Road is located off the Rock Road, Lisburn. Number 43 is located down a private laneway on the left hand side.

Lisburn - 028 92 66 1700  
 Ballyhackamore - 028 90 65 0000  
 Lisburn Road - 028 90 66 3030  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

**Energy Rating**

Epc Type: Domestic  
 Current: E40  
 Potential: E48  
 EPC Landmark Code: 8820-2527-0206-8109-0553  
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92-100		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68		
<b>E</b> 39-54	40	48
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.