



Offers Around
£750,000

‘Arbour Hill’,
109 Blaris Road,
LISBURN,
BT27 5RA

Viewing by
appointment with
& through agent
028 9266 1700

109 Blaris Road, otherwise known as ‘Arbour Hill’, represents a unique opportunity to acquire a well-appointed five-bedroom detached family home providing an extensive private site with panoramic and uninterrupted countryside views sat on approximately 12.5 acres of prime land with additional stables, outbuildings and mature surrounding gardens.

The address offers ease of access for the city commuter and is ideally positioned on the cusp of Lisburn City Centre with a range of local amenities including many popular restaurants, shops and leading local schools. The property also provides excellent access routes to Belfast City Centre, Hillsborough, Banbridge, Dublin and further afield via main arterial motorways.

The ground floor of the property comprises of three spacious reception rooms, a modern kitchen diner, two utility rooms, and a downstairs shower room. To the first floor, the property provides five spacious bedrooms with potential for one bedroom to be used as a playroom or office, excellent additional eaves storage and a family bathroom with modern white suite. Externally the property provides an excellent private site with views of rolling countryside. The surrounding gardens have been superbly maintained and landscaped by the current owner and provide additional external walkways. The sale includes around 12.5 acres of additional high quality land split up into separate paddocks, a stone outbuilding with three compartments, a floodlit sand school and various stables which would suit parties with equestrian interests or current livestock.

The property further benefits from an integral double garage with roller shutters, double glazing throughout, oil fired central heating and a sweeping treelined driveway leading to a private rear courtyard with ample private off-street parking for multiple cars. We recommend viewing at your earliest convenience via private appointment.



- 'Arbour Hill', a Beautifully Appointed Five Bedroom Detached Family Home Positioned on Blaris Road on the Cusp of Lisburn City Centre
- Providing Approximately 12.5 Acres of Prime Land Split up Into Separate Paddocks
- Private Site with Panoramic Views Rolling Countryside
- Ease of Access to Local Leading Schools, Belfast International Airport and Belfast City Airport
- Excellent Transport Links to Belfast, Hillsborough, Lisburn and Banbridge
- Five Well Appointed Bedrooms with Potential for a Separate Play Room / Office
- Three Separate Reception Rooms
- Modern Kitchen Diner with Range of Built in Units and Space for Casual Dining
- Two Utility Rooms and Downstairs Shower Room
- Family Bathroom with Newly Fitted Modern White Suite
- Sweeping Treelined Driveway with Excellent Private Parking and Access to an Enclosed Private Rear Courtyard
- Additional Stone Outbuilding with Three Compartments and Four Stables to Rear
- Floodlit Sandschool With Surrounding Fencing
- Circa 12.5 Acres of Prime Land Split up Into Various Paddocks with Good Road Frontage Suitable for Parties with Agricultural or Equestrian Interests
- Extensive Surrounding Gardens Laid in Lawns with Array of Mature Plants and Trees
- 2 Water Wells
- Oil Fired Central Heating and Partial Double Glazing
- Monitored alarm system
- Early Viewing Highly Recommended via Private Appointment

The Property Comprises:

Ground Floor

Glazed front door with glazed insets to:

RECEPTION HALL: Picture window. Under stairs storage cupboard.



LIVING ROOM: 15' 2" x 11' 6" (4.62m x 3.51m) (at widest points). Private outlook to front. Laminate effect flooring. Feature fireplace with exposed brick surround, wooden sleeper mantelpiece, granite hearth and cast iron multi-fuel burning stove.



KITCHEN/DINER: 15' 8" x 14' 8" (4.78m x 4.47m) (at widest points). Outlook to rear courtyard. Fitted kitchen with range of high and low level units, laminate worktops, double sink with side drainer and chrome mixer tap, Quooker tap, built-in five ring touchscreen ceramic hob, splashback, extractor fan above, integrated high level double oven and grill, space for fridge/freezer, integrated dishwasher, ample space for casual dining. Pine tongue and groove ceiling with low voltage spotlights. Access to:



REAR HALLWAY:

CLOAKS AREA: Picture window. Hardwood glazed access door to rear courtyard. Tiled floor, access to electric meter.



SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin with chrome taps, corner shower unit with sliding door, shower with thermostatic control valve and telephone attachment. Fully tiled walls, tiled floor.



DINING ROOM: 15' 9" x 12' 5" (4.8m x 3.78m) (at widest points). Outlook to rear courtyard. Feature fireplace with surround and tiled inset, tiled hearth. French doors to:



LOUNGE: 15' 5" x 11' 8" (4.7m x 3.56m) (at widest points). Mature outlook to front. Feature fireplace with cast iron surround, tiled inset and hearth, cornice ceiling.



UTILITY ROOM: 13' 3" x 12' 8" (4.04m x 3.86m) (at widest points). Mature outlook to front. Range of low level units, laminate effect worktops, stainless steel double sink with chrome taps, additional built-in four ring ceramic hob, plumbed for washing machine, space for tumble dryer, tiled floor. Glazed access door to rear courtyard.

UTILITY ROOM (2): 12' 7" x 12' 4" (3.84m x 3.76m) (at widest points). Built-in shelving. Space for American style fridge/freezer, cloaks area. Hardwood door leading to:



INTEGRAL DOUBLE GARAGE: 26' 8" x 19' 2" (8.13m x 5.84m) (at widest points). Window, double metal roller shutter doors. Light and power.

First Floor

LANDING: Picture window. Access hatch to roofspace.



BEDROOM (2): 15' 3" x 11' 7" (4.65m x 3.53m) (at widest points). Mature outlook to front. Dual aspect windows.



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PRINCIPAL BEDROOM: 15' 11" x 11' 9" (4.85m x 3.58m) (at widest points). Mature outlook to front. Cornice ceiling.



FAMILY BATHROOM: White suite comprising wall hung wc, floating wash hand basin with chrome mixer tap, built-in vanity unit, walk-in shower with uPVC cladded walls, Mira Sport electric shower, fully tiled walls, tiled floor, chrome heated towel rail. Low voltage spotlights.,



BEDROOM (3): 15' 4" x 10' 6" (4.67m x 3.2m) (at widest points). Outlook to rear courtyard.



BEDROOM (5): 9' 4" x 9' 2" (2.84m x 2.79m) (at widest points). Outlook to rear courtyard.



BEDROOM (4)/PLAYROOM/OFFICE: 31' 0" x 12' 5" (9.45m x 3.78m) (at widest points).

Dual aspect to front and rear. Velux window. Additional storage into eaves.



Outside

Extensive side gardens laid in lawns with an array of shrubs, trees and hedging. Water feature. Further benefitting from an outside paved patio area with built-in barbecue. Extensive tree-lined driveway laid in stones with parking to front and extensive courtyard parking to rear. Surrounding land separated in 3-4 well bounded paddocks by hedging and fencing. Access to oil tank. Land circa 12.5 acres with various gateways and mature trees. Outside tap and light.

FEATURE STONE OUTBUILDING: 3 compartments.

4 STABLES: To the rear with power supply.

Sand school with surrounding fencing and floodlighting. Further land in paddocks to rear.



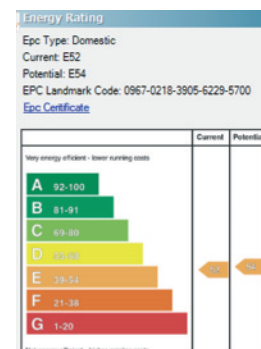


Location:

Coming along the Blaris Road from the Hillsborough Road junction, number 109 is located on the left hand side.



Sizes And Dimensions Are Approximate. Actual May Vary.



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 Lisburn Road - 028 90 66 3030
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