



This split level detached family home occupies a superb private situation tucked away off the Culcavy Road whilst being only a few minutes walk from Hillsborough Village with its host of boutiques, cafes, pubs and restaurants. Hillsborough Park only a short distance away for walks around the lake.

The property offers generous and adaptable accommodation throughout and is ready for any new buyer to add their own stamp. It is ideally complemented by the generous surrounding gardens.

Although generally in good order this home now requires renovation and modernisation but has been priced accordingly.

Offers Over  
£335,000

20 The Pines,  
Off Culcavy Road,  
HILLSBOROUGH,  
BT26 6NT

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Viewing by  
appointment  
through agent  
028 9066 3030

- Detached Family Home In Prime Location & Within Walking Distance of The Village and All Its Amenities
- Entrance Porch and Cloakroom/wc
- Spacious Entrance Hall
- Dining Room and First Floor Lounge with Tiled Fireplace
- Fitted Kitchen Open Plan to Breakfast Room with Sliding Door to Garden Room
- Separate Living Room
- Four Well Proportioned Bedrooms, Ensuite Shower Room
- Main Bathroom
- Pebbled Driveway Parking For Several Cars & Integral Double Garage with Utility Area
- Mature Site with Surrounding Gardens in Lawns, Mature Trees, Bushes and Paved Patio Area
- Requiring Renovation & Modernisation but Priced Accordingly

The Property Comprises:

Ground Floor

Hardwood front door with glazed side panels to . . .

ENTRANCE PORCH:

Door and glazed side panels to . . .

ENTRANCE HALL: Cloaks storage with mirrored doors.





CLOAKROOM: Coloured suite comprising low flush wc, vanity unit with wash hand basin.

DINING ROOM: 14' 1" x 10' 2" (4.29m x 3.1m) Cornice ceiling.



First Floor Return

LOUNGE: 20' 0" x 17' 5" (6.1m x 5.31m) Tiled fireplace, tongue and groove ceiling.





FITTED KITCHEN OPEN PLAN TO GARDEN ROOM: 25' 3" x 10' 2" (7.7m x 3.1m) Range of wooden high and low level units, work surfaces, 1.5 bowl single drainer sink unit, plumbed for dishwasher, part tiled walls, Amtico flooring, built-in desk and shelving.



Sliding door to . . .

GARDEN ROOM: Ceramic tiled floor, sliding door to rear.

LIVING ROOM: 18' 7" x 10' 7" (5.66m x 3.23m) Cornice ceiling, fireplace, sliding door to rear.





Lower Level

INNER HALLWAY:

INTEGRAL DOUBLE GARAGE: 20' 1" x 17' 5" (6.12m x 5.31m) Up and over door, power and light, oil fired boiler. Utility area plumbed for washing machine, units and single drainer stainless steel sink unit.

First Floor

LANDING:

BEDROOM (1): 19' 4" x 13' 8" (5.89m x 4.17m) (at widest points). Built-in robes with mirrored doors.



ENSUITE SHOWER ROOM: Pink suite comprising low flush wc, vanity unit with wash hand basin, fully tiled shower cubicle, part tiled walls.

BEDROOM (2): 17' 8" x 10' 7" (5.38m x 3.23m) (at widest points). Built-in storage and wash hand basin.



BEDROOM (3): 12' 4" x 9' 5" (3.76m x 2.87m) (into robe). Built-in robes with mirrored doors, built-in airing cupboard, Velux window.

BATHROOM: Peach suite comprising low flush wc, bidet, panelled bath, vanity unit with wash hand basin, part tiled walls, access to roofspace.

## Second Floor

### LANDING:

BEDROOM (4): 19' 11" x 13' 0" (6.07m x 3.96m) (at widest points). Velux window, vanity unit with wash hand basin.



### Outside

Pebbled driveway parking for several cars to integral double garage.

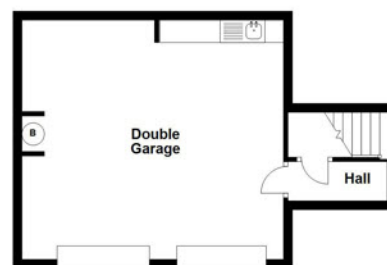
Mature gardens with lawns, mature trees and bushes and paved patio area.



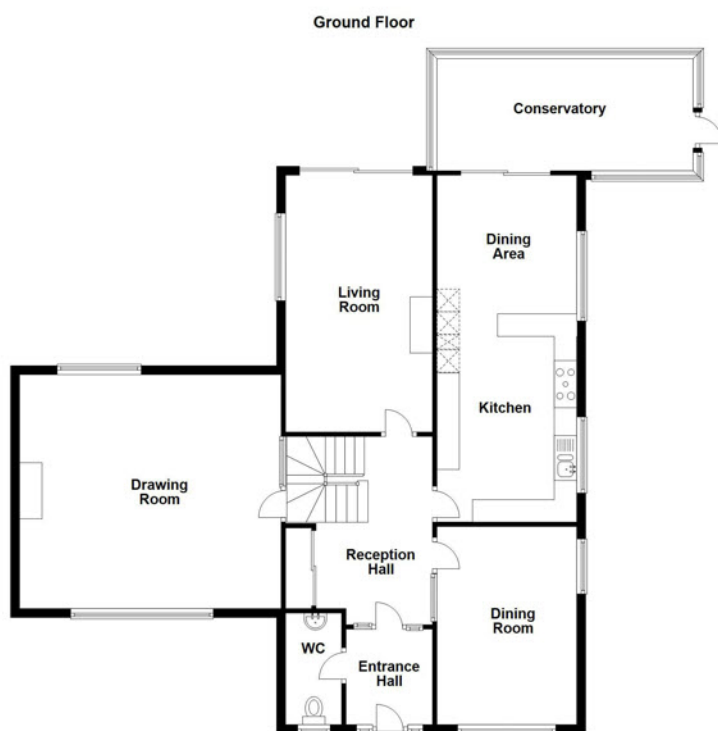
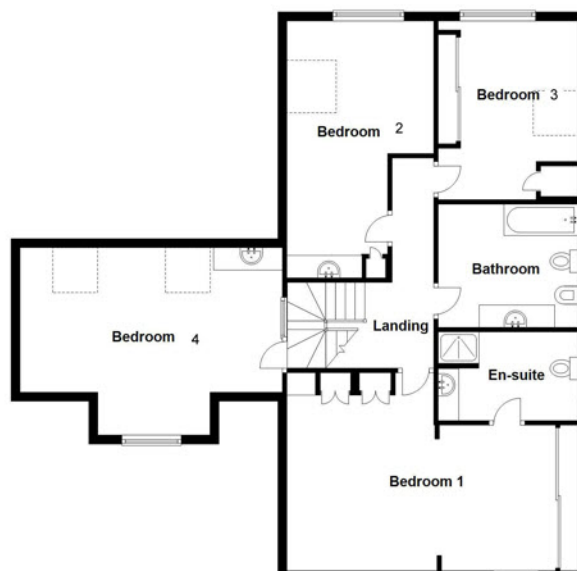




Basement

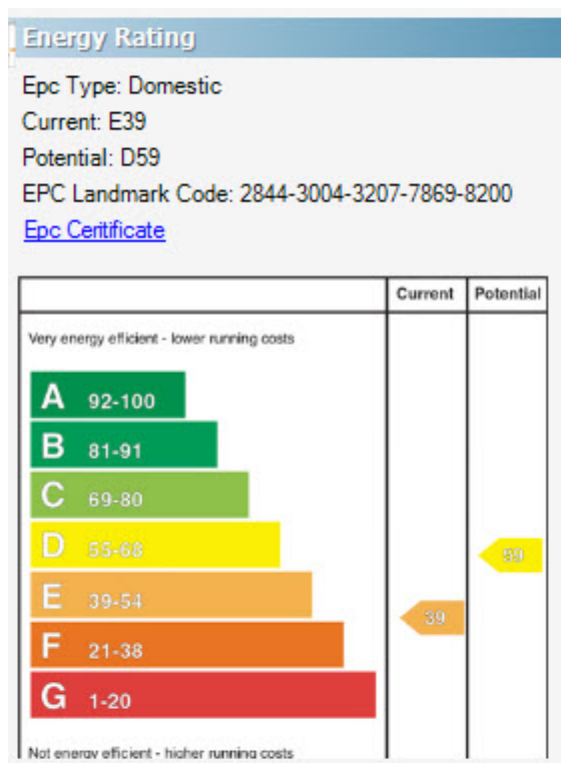


First Floor



This plan is for illustrative purposes only.  
Plan produced using PlanUp.

20 The Pines, Hillsborough



Location:

From Lisburn Street, Hillsborough turn right onto the Culcavy Road, then left into the Pines.

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



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