



Approached by a sweeping tarmac lane accessed via electronic gates this detached family home is set on an elevated and mature site of approximately 2.5 acres with magnificent views of surrounding countryside. The house is convenient to both Lisburn and Belfast and the amenities they have to offer.

The property offers ideal family accommodation comprising, lounge, dining room, living room and large modern fitted kitchen with casual dining area open plan to sun room and separate utility room. There are five bedrooms on the first floor, master with ensuite bathroom with two built-in robes and modern shower room.

Externally there is a double garage and excellent parking. This property is sure to appeal to many due to its very convenient situation for the commuter whether going North or South.

Offers Over  
£465,000

White Lodge  
147 Saintfield Road,  
Boardmills,  
Lisburn  
BT27 6UQ

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Viewing by  
appointment  
through agent  
028 9066 3030



- Detached Family Residence Set on Beautifully Mature Surrounding Gardens of Circa 2.5 Acres
- Spacious Entrance Hall with Cloakroom & WC
- Generous Lounge with Feature Fireplace & Double Doors to Rear
- Living Room with Bay Window which has Stunning Views over Surrounding Countryside
- Separate Dining Room
- Modern Fitted Kitchen with Casual Dining Area Open Plan to Sun Room
- Utility Room
- Five Bedrooms, Master with Large Ensuite Bathroom & Twin Built-In Robes
- Modern Shower Room
- Oil Fired Central Heating with New Grant Boiler (2016) /Aluminium & uPVC Double Glazed Windows/LED Lighting
- Excellent Parking for Several Cars Accessed Via Electronic Gates to Laneway (with Video Link from Gate to House), Neighbour has Right of Way Over Lane
- Detached Double Garage with Separate Cloakroom & Loft
- Beautifully Landscaped Gardens Front & Raised to Rear in Lawns, Beds in Shrubs & Bushes, Ash & Beech Trees
- Only a Few Minutes Drive to Many Local Amenities in Temple, Lisburn, Saintfield & Belfast
- Super Family Accommodation Perfectly Complimented by the Delightful Gardens



The Property Comprises:

Ground Floor

Front door to . . .

ENTRANCE PORCH: Glazed door to . . .

IMPRESSIVE ENTRANCE HALL: Tiled floor, cornice ceiling.

LOUNGE: 29' 9" x 15' 0" (9.07m x 4.57m) (into bay). Feature fireplace with tiled inset and slate hearth with multi fuel stove, cornice ceiling, solid oak wooden floor, glazed double doors to rear patio.



LIVING ROOM: 18' 6" x 14' 0" (5.64m x 4.27m) Oak wooden floor, cornice ceiling, recessed spotlights.



Glazed doors to . . .

DINING ROOM: 24' 0" x 12' 3" (7.32m x 3.73m) (into bay). Oak wooden door, cornice ceiling, recessed spotlights.



CLOAKROOM: 9' 0" x 5' 0" (2.74m x 1.52m) Oil fired boiler cupboard with new Grant condensing boiler (2016). Access to . . .

SEPARATE WC: Low flush wc, vanity unit with wash hand basin.



KITCHEN: 27' 0" x 21' 0" (8.23m x 6.4m) (at widest points). Bespoke oak fitted kitchen with range of high and low level units, granite work surfaces, oil fired Aga range cooker (heats domestic water), American style fridge freezer, integrated dishwasher, 1.5 bowl sink unit, centre island unit, ceramic tiled floor, part tiled walls. Open access to . . .



SUN ROOM AREA: Ceramic tiled floor, glazed door to rear.





UTILITY ROOM: 19' 0" x 12' 3" (5.79m x 3.73m) Range of high and low level units, stainless steel single drainer sink unit, integrated ceramic hob and electric oven underneath, stainless steel extractor hood, plumbed for washing machine, ceramic tiled floor, door to rear.



Sweeping staircase to . . .

First Floor

LANDING: Walk-in shelved hotpress, double airing cupboard.

BEDROOM (1): 18' 0" x 12' 3" (5.49m x 3.73m) Cornice ceiling, recessed spotlights.



Access to . . .

TWO WALK-IN WARDROBES:

ENSUITE BATHROOM: White suite comprising free standing roll top bath, shower cubicle with power shower, vanity sink unit, low flush wc, chrome heated towel rail, recessed spotlights, mosaic tiled walls, ceramic tiled floor.



BEDROOM (2): 14' 3" x 11' 3" (4.34m x 3.43m) Built-in robe.





BEDROOM (3): 15' 0" x 9' 0" (4.57m x 2.74m) Built-in robe.

BEDROOM (4): 11' 9" x 9' 9" (3.58m x 2.97m) Built-in robe.

BEDROOM (5): 12' 0" x 10' 4" (3.66m x 3.15m) Built-in robe.

SHOWER ROOM: Modern white suite comprising shower cubicle with thermostatic power shower, low flush wc, vanity sink unit, ceramic tiled floor, recessed spotlights.



Outside

Secure gated entrance to sweeping driveway leading to generous tarmac parking area leading to

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DETACHED DOUBLE GARAGE: 30' 0" x 23' 0" (9.14m x 7.01m) Remote control roller door, store room and wc, large floored loft area.

Beautiful gardens in lawn to front and rear with site extending to circa 2.5 acres, well stocked flower beds and mature trees.







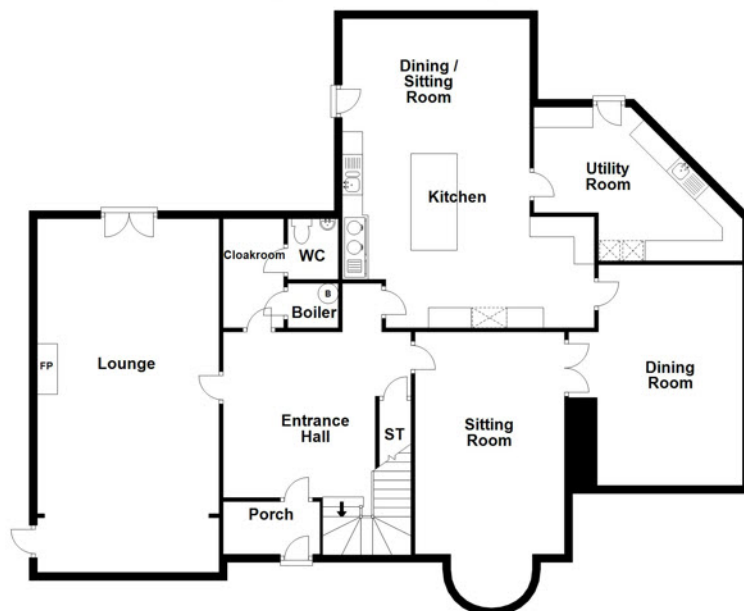






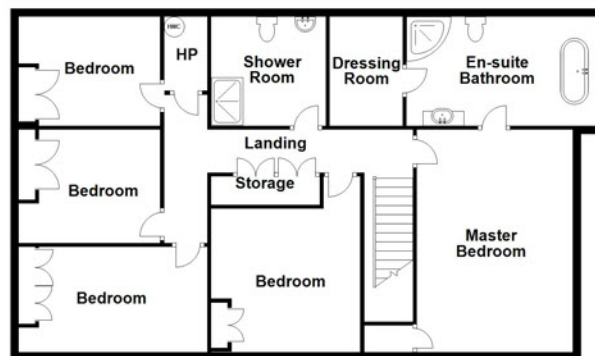
## Ground Floor

Approx. 182.7 sq. metres (1966.2 sq. feet)



## First Floor

Approx. 115.8 sq. metres (1246.8 sq. feet)



Total area: approx. 298.5 sq. metres (3213.0 sq. feet)

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

Location:

Heading out of Carryduff on the Carryduff Road (A24), at the Temple crossroads turn right onto the Saintfield Road, laneway to the property is on the right hand side.

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

## Energy Rating

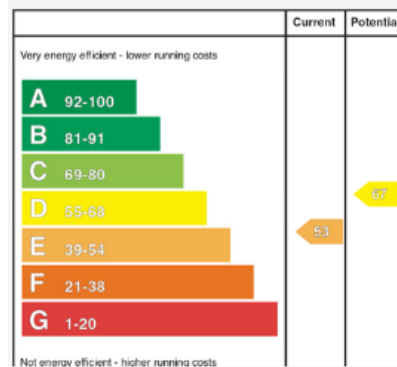
Epc Type: Domestic

Current: E53

Potential: D67

EPC Landmark Code: 9264-0225-6090-8989-2906

[Epc Certificate](#)



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