



'Chrome Hill Cottage',
10 Ballyskeagh Road,
LISBURN,
BT27 5SY

Offers Over
£495,000

Viewing by
appointment with
& through agent
028 90 663030



Situated in an ideal location between Lisburn and Belfast this charming, detached home is set on a stunning, mature site with private gardens of approximately one acre and benefits from a stone barn currently used for garaging and storage but ideal for conversion to further accommodation.

Internally the property is well maintained and offers a spacious entrance hall with downstairs shower room, lounge with access to the rear garden and dining hall. There is a good sized, modern kitchen open plan to casual dining area and living area. There is a separate utility room and study. There are five bedrooms, one with ensuite and main bathroom.

Benefitting from a stone barn currently used

for garaging and storage. The property also provides a unique opportunity to develop the outhouses to create an additional dwelling. In June 2018 planning permission was granted for an additional 2 story, 4 bedroom house of approximately 3,000ft to the right hand side of the existing garage. (Details are available upon request).

Outside the stunning mature gardens extend to approx. one acres with extensive lawns and well stocked beds in shrubs, trees and bushes. The location itself is noteworthy with Malone and Dunmurry Golf Clubs being close and Lisburn and Belfast only a short journey by car. Ideal for a family wanting to benefit from a secluded semi-rural location yet remaining close to all amenities.



- Detached Home on Delightful Mature Site with Additional Stone Barn Ideal for Various Uses
 - Entrance Hall with Downstairs Shower Room
 - Formal Dining Hall
 - Lounge with Feature Fireplace, Bay Window and Access to Rear Garden
 - Kitchen Open Plan to Casual Dining and Living Room
 - Separate Utility Room
 - Home Office/ Study
 - Five Bedrooms, One with Ensuite
 - Main Bathroom
 - Oil Fired Central Heating
- Mature Surrounding Gardens of Circa One Acre in Large Lawns, Trees, Bushes and Beds
 - Pebbled Car Parking for Several Cars
 - New Septic Tank Installed 2024
- Excellent Location Between Lisburn & Belfast Cities and Close to a Host of Amenities in the Area
 - Including Golf Clubs and Leisure Facilities

Telephone 028 9066 3030
www.templetonrobinson.com

The Property Comprises:

Ground Floor

Hardwood front door and glazing to . . .

ENTRANCE HALL: Ceramic tiled floor.

SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle, ceramic tiled floor, part panelled walls, hotpress.

Double doors from hall to . . .

DINING HALL: 29' 6" x 26' 3" (8.99m x 8m) (at widest points). Understairs storage.

LOUNGE: 23' 9" x 18' 9" (7.24m x 5.72m) Brick fireplace, bay windows, glazed door to garage.



FITTED KITCHEN: 15' 5" x 9' 9" (4.7m x 2.97m) Range of high and low level units, work surfaces, 1.5 bowl sink and drainer, plumbed for washing machine, integrated oven and hob with extractor fan above, integrated fridge freezer, ceramic tiled floor, part tiled walls, glazed door to front.



Open plan to . . .

LIVING ROOM: 17' 9" x 11' 6" (5.41m x 3.51m) (at widest points). Wood burning stove, ceramic tiled floor, built-in units and shelving.



UTILITY ROOM: 10' 7" x 5' 8" (3.23m x 1.73m) Range of high and low level units, work surfaces, single drainer stainless steel sink unit, space for fridge freezer, plumbed for washing machine, space for tumble dryer, part tiled walls.

STUDY: 10' 9" x 9' 4" (3.28m x 2.84m)



First Floor

LANDING:

BEDROOM (2): 13' 7" x 13' 6" (4.14m x 4.11m) Oak floor, built-in robes, part tongue and groove ceiling, glazed door to faux balcony.



INNER HALLWAY: Velux window.

BEDROOM (4): 11' 9" x 7' 6" (3.58m x 2.29m) Built-in robe, glazed door to faux balcony, access to roofspace.

BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, bidet, inset bath in tiling, part tiled walls, Velux window.

BEDROOM (3): 14' 5" x 11' 8" (4.39m x 3.56m) Glazed door to faux balcony, tongue and groove ceiling.

REAR LANDING: Open aspect spiral staircase to living room.

BEDROOM (5): 11' 0" x 7' 6" (3.35m x 2.29m) Glazed door to faux balcony.

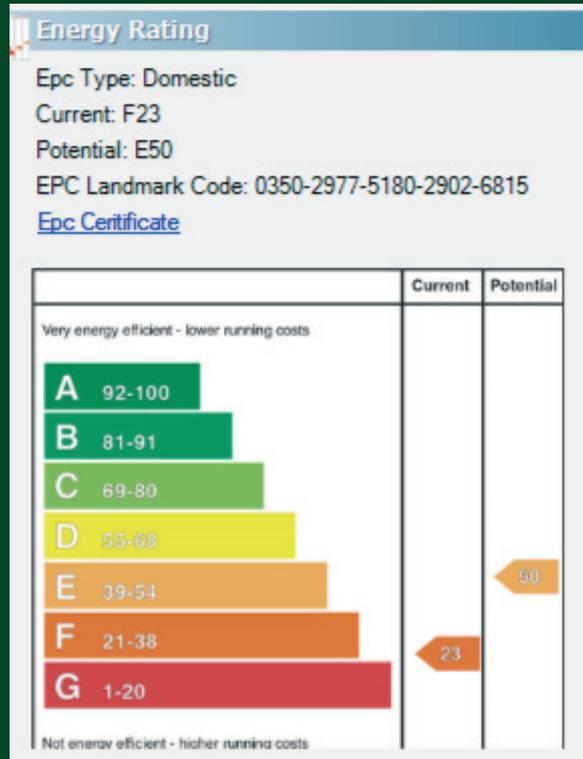


BEDROOM (1): 17' 5" x 10' 11" (5.31m x 3.33m) Glazed door to faux balcony, Velux window.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle with electric shower, part tiled walls, extractor fan.

Covered barn, stone barn, workshop/studio, large barn/store (suitable for conversion to dwelling subject to planning permissions).





Location:

From Upper Malone Road carry on towards Lisburn onto the Ballyskeagh Road, Number 10 is on the left hand side after Andrew Morris Driving Range.

- Lisburn Road - 028 90 66 3030
- Ballyhackamore - 028 90 65 0000
- North Down - 028 90 42 4747
- Lisburn - 028 92 66 1700

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