

Tim Martin
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33 Lakeland Road
Annahilt
BT26 6PW

Offers Around
£350,000

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SUMMARY

Set on an idyllic site extending to approximately 0.5 of an acre, this impressive detached residence enjoys beautiful views across Lough Aghery and the surrounding countryside.

The home offers spacious and versatile accommodation thoughtfully arranged over three levels. The ground floor comprises a welcoming dining hall, a family room with open fire, a well-appointed kitchen with casual dining area, and a bright sun room perfectly positioned to take in the stunning outlook and enjoy the sun all day. A practical laundry room and separate WC complete this level.

On the first floor, a generous lounge provides an elevated vantage point to fully appreciate the superb setting, while a separate study offers an ideal work-from-home space. Both rooms benefit from access to generous walk-in storage areas within the eaves.

The lower ground floor hosts four well-proportioned bedrooms, including a principal suite with en suite bathroom, as well as a family bathroom. The property benefits from oil fired central heating and double glazing.

Externally, the property is equally impressive, with beautifully maintained south-facing rear gardens designed to enjoy sunlight throughout the day. Multiple patio areas provide the perfect spaces for outdoor dining, entertaining, or simply relaxing while enjoying the peaceful surroundings. The driveway leading to the front of the property provides ample parking and leads to the double integrated garage.

Set almost equal distance from Hillsborough, Ballynahinch and Dromore, and under 2 miles to Annahilt, this property is in a superb location to enjoy all the amenities the towns have to offer including boutiques, coffee shops, churches, library and doctors surgeries, as well as excellent schools in the immediate and surrounding areas. An excellent public transport service and road network allows for a convenient commute to Belfast and Lisburn, as well as easy access to the A1 road network.

FEATURES

- Detached Family Home Set on c. 0.5 acre with Superb Views of the Surrounding Countryside
- Family Room and Dining Hall Leading to Sun Room which Overlooks the Rear Gardens
- Kitchen with Casual Area and Separate Laundry Room and WC
- Generous First Floor Lounge with Superb Views and Separate Study - Both with Walk in Eaves Storage
- Four Well Proportioned Bedrooms - Principal with En Suite Bathroom
- Family Bathroom with 5 Piece Suite
- Oil Fired Central Heating and Double Glazing in Wooden Frames
- Double Integrated Garage
- Mature, South Facing Rear Gardens with Multiple Flagged Patio Areas to Enjoy with Sun All Day Long
- Ideally Located Equal Distance from Hillsborough, Ballynahinch and Dromore and Under 2 miles from Annahilt Village

Entrance Porch

Hardwood entrance door with sidelight; quarry tiled floor; corniced ceiling.

Entrance Hall

Pine tongue and groove ceiling; tiled floor; open plan to dining.

Boot Room

Wood laminate flooring.

Dining

12'2 x 11'2 (3.71m x 3.40m)

Pine tongue and groove ceiling.

Family Room

14'0 x 11'3 (4.27m x 3.43m)

Brick fireplace with hardwood mantle and quarry tiled hearth; matching TV unit; corniced ceiling; TV aerial point.

Kitchen

13'11 x 12'4 (4.24m x 3.76m)

Excellent range of high and low level cupboards, drawers and open shelving; formica worktop incorporating 1½ tub single drainer stainless steel sink unit with mixer taps and water filter tap; Hotpoint double electric oven; Zanussi 4 ring ceramic hob with pull out canopy concealing extractor unit and light over; Hotpoint dishwasher; ceramic tiled floor; part tiled walls with feature pine wood panelled wall.

Laundry Room

11'9 x 6'11 (3.58m x 2.11m)

Range of high and low level cupboards; formica worktop incorporating single drainer stainless steel sink unit; space and plumbing for washing machine and tumble dryer; ceramic tiled floor; part tiled walls; fluorescent light; door to rear garden.

WC

5'7 x 3'4 (1.70m x 1.02m)

White suite comprising low flush WC; wash hand basin; part tiled walls; ceramic tiled floor.

Sun Room

12'4 x 10'6 (3.76m x 3.20m)

Accessed from dining via glazed sliding door; ceramic tiled floor; pine tongue and groove ceiling with central ceiling fan; 12v spotlights; door to rear gardens.

Open Thread Stairs to First Floor

Lounge

26'9 x 13'3 (8.15m x 4.04m)

Fireplace with canopy; granite hearth; exposed ceiling beams; pine bench seating with concealed storage; TV aerial connection.

Storage

Light and power.

Eaves Storage

Eaves Storage

Study / Home Office**12'9 x 7'11 (3.89m x 2.41m)**

Velux ceiling window; telephone connection point.

Eaves Storage

Fluorescent light.

Steps to Lower Ground Floor / Hallway

Hotpress with lagged copper cylinder and shelving; spotlights; telephone connection point.

Principal Bedroom**13'3 x 12'1 (4.04m x 3.68m)**

TV aerial connection.

En-suite Bathroom**8'0 x 7'11 (2.44m x 2.41m)**

Coloured suite comprising tiled panel bath; bidet; tiled shower cubicle with Redring plus 8x electric shower; sliding shower door and side panels; low flush WC; wash hand basin in formica surround with mirror fronted bathroom cabinet over and shelving under; part tiled walls; tiled floor; extractor fan.

Bedroom 2**12'4 x 9'7 (3.76m x 2.92m)**

Built in wardrobe with clothes rails; cupboards and shelving.

Bedroom 3**12'01 x 9'8 (3.68m x 2.95m)**

Built in wardrobe with clothes rails; cupboards and shelving.

Bathroom**11'6 x 8'11 (3.51m x 2.72m)**

Coloured suite comprising corner bath; tiled shower cubicle with electric shower; glass sliding shower doors and side panels; bidet; low flush WC; pedestal wash hand basin; tiled walls and floor; extractor fan.

Bedroom 4**12'5 x 7'11 (3.78m x 2.41m)****Outside**

Bitmac drive providing ample parking at front of residence and leading to:-

Integral Double Garage**18'5 x 17'10 (5.61m x 5.44m)**

Twin up and over doors; Dantoss oil fired boiler; shelving; fluorescent lighting.

Gardens

Front gardens laid out in lawns and planted with a selection of ornamental and flowering shrubs.

South facing rear gardens laid out in lawns and planted with a mature selection of ornamental and flowering shrubs and trees providing colour and interest throughout the year; flagged patio areas with incredible views over the surrounding countryside; outside water tap and lighting; oil storage tank.

Garden Store**5'7 x 3'6 (1.70m x 1.07m)**

Light, power and shelving.

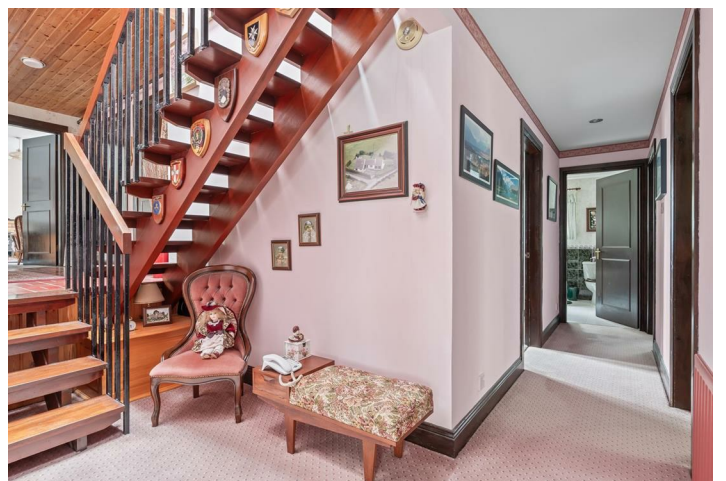
Tenure

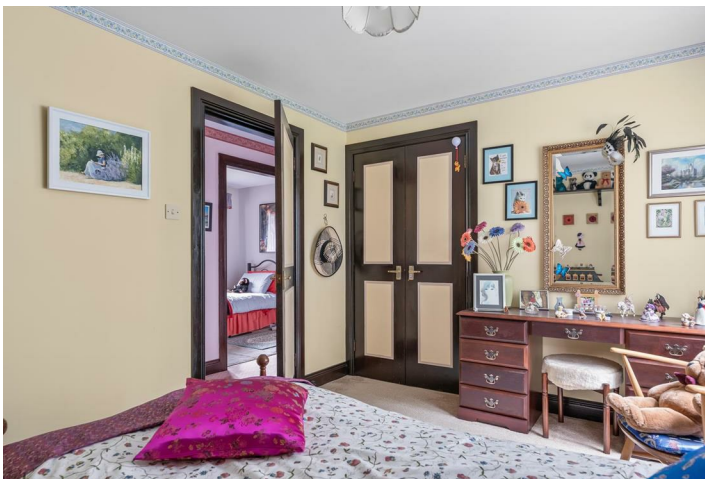
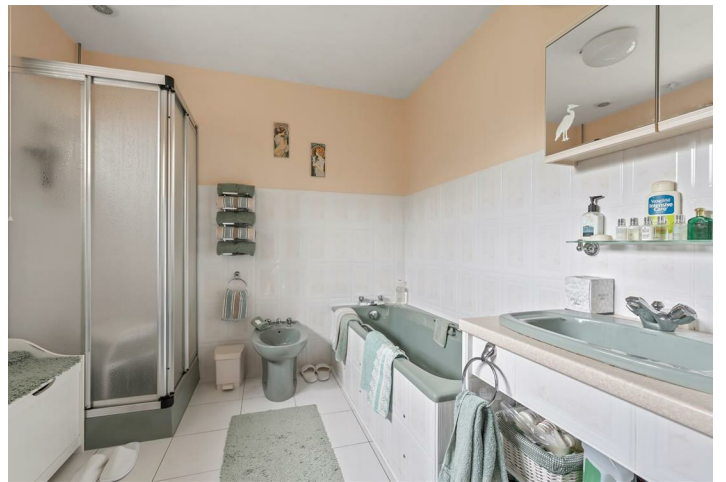
Freehold

Capital / Rateable Value

£280,000. Rates Payable = £2,547 Per Annum (Approx)





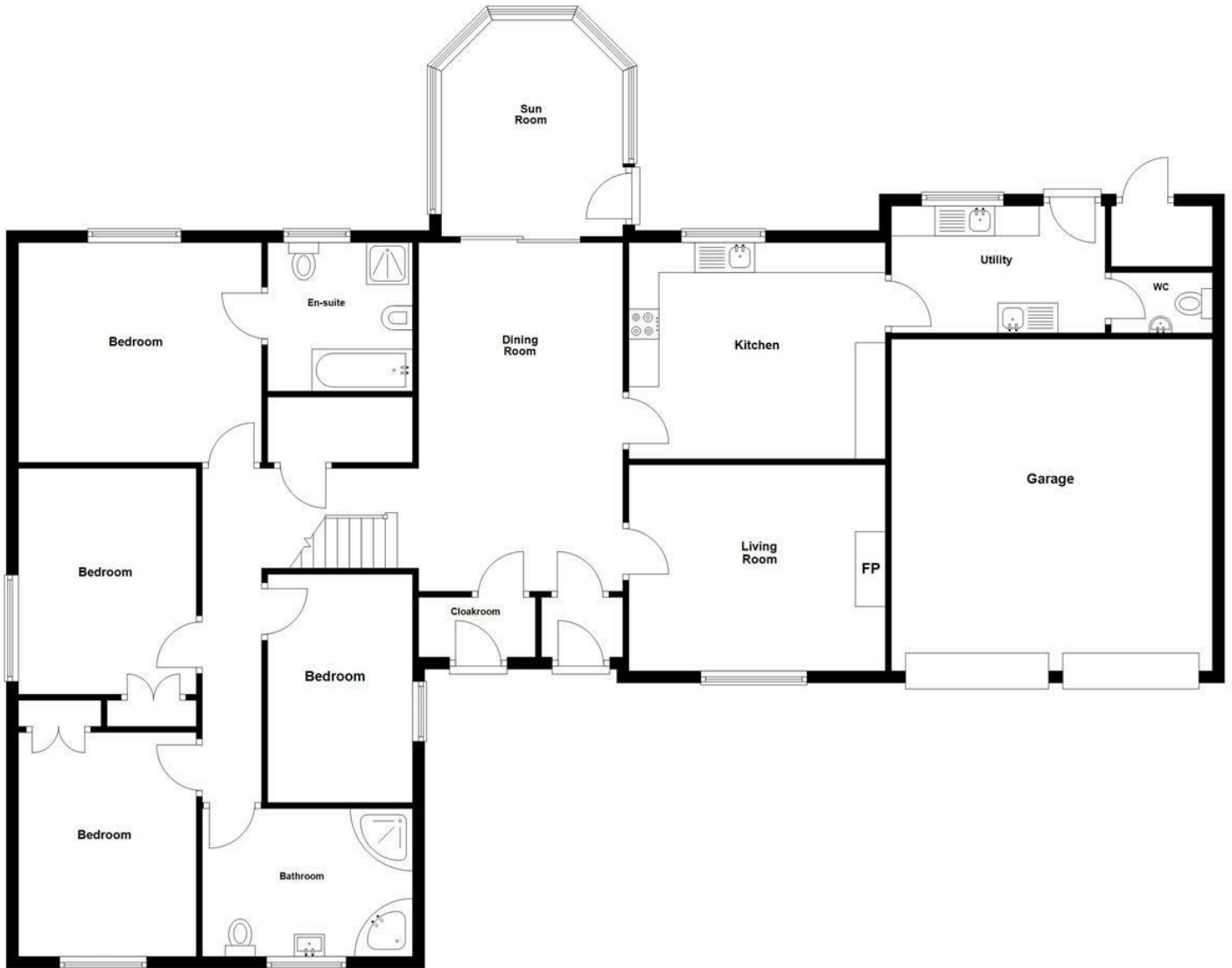






Ground Floor

Approx. 186.7 sq. metres (2010.1 sq. feet)



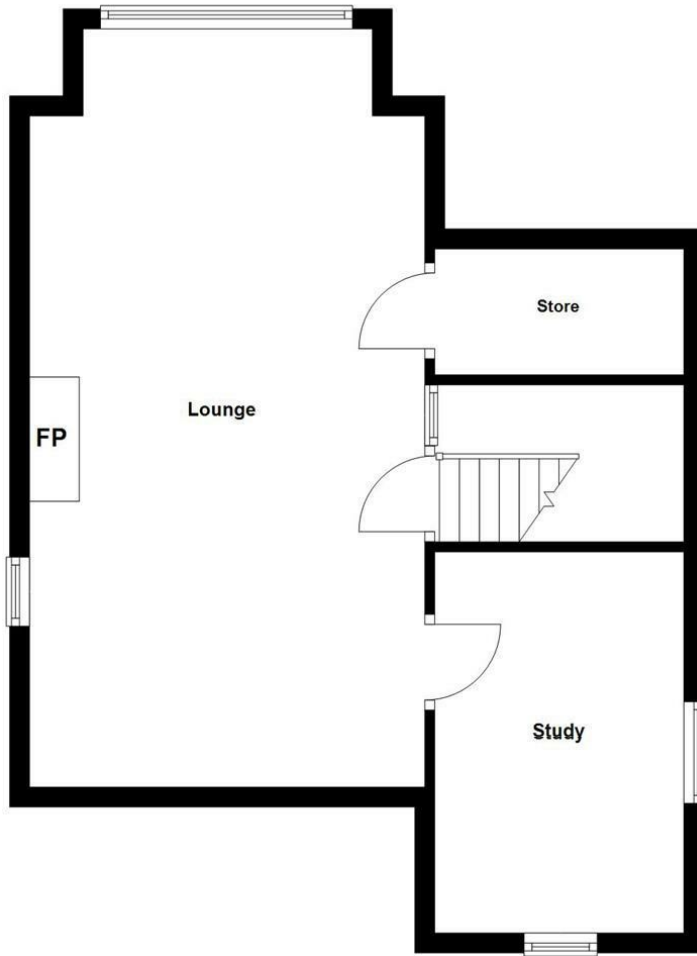
Total area: approx. 233.7 sq. metres (2515.7 sq. feet)

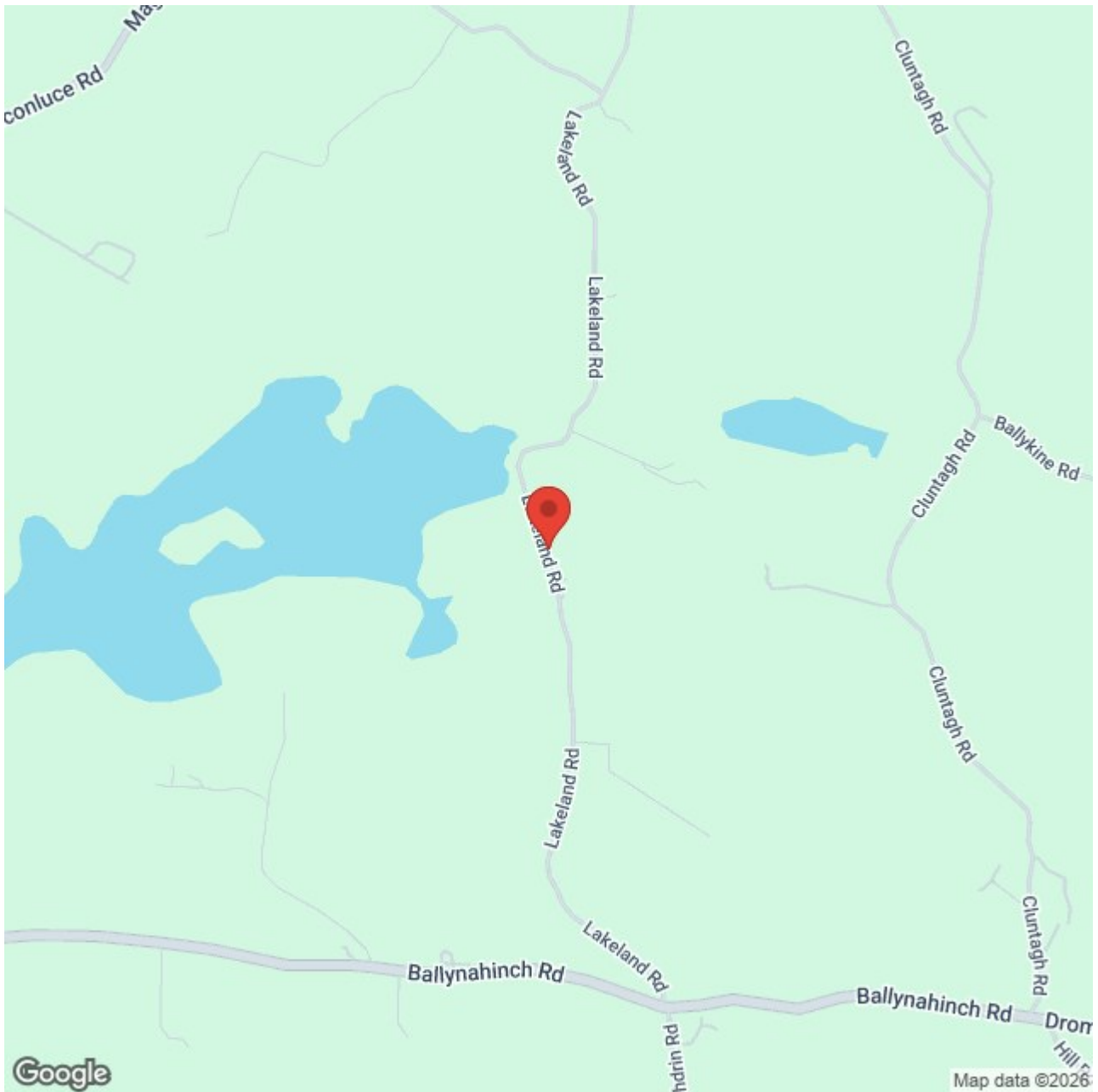
Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp.

33 Lakeland Road, Hillsborough

First Floor

Approx. 47.0 sq. metres (505.6 sq. feet)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		41	
(1-20) G			
Not energy efficient - higher running costs			

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