

Tim Martin
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**53 Ballinderry Road
Lisburn
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**Offers Around
£575,000**

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SUMMARY

A delightful early 18th Century cottage with a range of equestrian stabling, 100m x 40m all weather arena, stores and lorry shed set in it's own grounds, extending to just over 3½ acres.

The property is situated in mature landscaped gardens with adjoining paddock, Olympic sized equestrian arena and outbuildings combing to create a peaceful, tranquil setting ideal for those with a love of the countryside and keen interest in equestrian sports.

Internally the residence retains many of it's original features which, combined with modern fittings, provides a home full of warmth and character. The immaculately presented accommodation over two floors includes living, sitting, dining and garden rooms and integrated kitchen on the ground floor. The first floor hosts three bedrooms and bathroom. Oil fired heating and double glazing have been fitted.

The equestrian facilities are a joy to behold and include four loose boxes, feed room, club room, forage and machinery stores and are complimented by the international size all weather arena, initially designed for carriage driving but adaptable for a wide range of equestrian and non equestrian uses including parking and storage of vehicles and / or equipment.

The property is ideally located a short drive to Moira, Lisburn and the motorway network, making it ideal for commuters. A good selection of primary and secondary schools are a short drive away. The beautiful village of Moira, hosting a wide range of shops and amenities, is within a 10 minute drive. For those with sporting interests there are a range of scenic walks and cycles in the area, with padel courts a short drive away.

This beautiful cottage is bursting with charm and is situated in a pleasing location.

FEATURES

- Delightful Early 18th Century Cottage with a range of Equestrian Stabling
- Boasting A Wealth Of Character And Charm
- Spacious Music Room with Enclosed Cast Iron Fire, Living Room with Enclosed Stove, Kitchen, Dining Room and Garden Room
- Three Spacious Bedrooms
- Modern Bathroom fitted with Bath and Shower
- Oil Fired Central Heating And Double Glazed
- International Sized Arena, Stabling, All Weather Turn Out Paddock, 2 Acres and Four Loose Boxes
- Machinery Shed, open Fronted Lorry Shed and a Range of Stores
- Beautifully Maintained Gardens and Studio Enjoying Stunning Views Over The Surrounding Countryside
- A good Selection of Primary and Secondary Schools are a Short Drive Away

Entrance Hall

Storage cupboard under stairs.

Music Room / Study

16'0 x 10'4 (4.88m x 3.15m)

Embossed cast iron fireplace with gas fire; quarry tiled hearth; two built in storage cupboards with glazed display cupboards over; 12v ceiling spotlights.

Living Room

16'5 x 14'0 (5.00m x 4.27m)

Inglenook fireplace with enclosed multi fuel cast iron stove on raised quarry tiled hearth; painted wood high level mantle; built in cupboard with bookshelves over; open plan to:-

Dining Room

16'10 x 12'8 (5.13m x 3.86m)

Inglenook fireplace with brick surround; cast iron dog grate on quarry tiled hearth; high level mantle; built in cupboard with bookshelves over; wired for wall lights; glazed double doors to garden.

Garden Room

12'5 x 9'4 (3.78m x 2.84m)

Range of floor level cupboards with tiled worktops; matching bookshelves; quarry tiled floor; door to rear yard; open plan to:-

Kitchen

12'0 x 9'0 (3.66m x 2.74m)

Single drainer stainless steel sink unit; good range of eye and floor level cupboards and drawers; formica worktops; integrated Bosch double electric ovens; space for fridge; Belling four ring ceramic hob with extractor unit and light over; space and plumbing for dishwasher; part tiled walls; quarry tiled floor; fluorescent light.

Staircase leading to:-

Hardwood turned newel posts and matching handrail

First Floor Landing

Built in cupboards and bookshelves; Velux ceiling windows; painted tongue and groove ceiling; access to roofspace.

Bedroom 1

16'8 x 10'3 (5.08m x 3.12m)

Painted tongue and groove floor and ceiling; 12v spot lighting.

Bedroom 2

12'10 x 9'11 (3.91m x 3.02m)

Painted tongue and groove ceiling; access to roofspace.

Bedroom 3

18'7 x 11'10 (5.66m x 3.61m)

Range of built in pine furniture including wardrobes, dressing table and chest of drawers; 12v spot lighting; access to roofspace.

Bathroom

12'0 x 9'0 (3.66m x 2.74m)

White suite comprising free standing roll top cast iron bath on ball and claw feet; centrally located floor mounted pillar mixer taps and telephone shower attachment; shower cubicle with PVC clad walls and pressurised thermostatically controlled shower; glass shower door; pedestal wash hand basin; low flush WC; hotpress with lagged copper cylinder and immersion heater; extractor fan; painted tongue and groove floor.

Outside

Short concrete drive leading to concrete yard partially enclosed with good range of outbuildings and providing good parking to rear of residence.

Garage**16'4 x 12'4 (4.98m x 3.76m)**

Double doors; light and power point.

Boiler House**9'11 x 9'10 (3.02m x 3.00m)**

Warmflow oil fired boiler; plumbed for washing machine and tumble dryer; light and power point.

Range of Four Stables**12'0 x 9'0 (average) (3.66m x 2.74m (average))**

Light points and automatic water drinkers.

Feed House**18'2 x 10'5 (5.54m x 3.18m)**

Light point.

Club House**18'8 x 14'1 (5.69m x 4.29m)**

Wood clad walls; electric wall heaters; fluorescent lighting; fitted bench.

Machinery Shed**44'0 x 19'6 (13.41m x 5.94m)**

Double sliding doors; fluorescent lighting and power points; wooden steps leading to:-

Loft**19'6 x 15'0 (5.94m x 4.57m)****Forage Store****35'8 x 17'10 (10.87m x 5.44m)**

Light point.

Midden**Enclosed All Weather Turnout Paddock**

With gravelled surface.

Open Fronted Portal Framed Lorry Shed**38'0 x 34'10 (11.58m x 10.62m)**

Light and power points.

Kennels

Sub - divided into four kennels with enclosed runs to front.

Arena

100m x 40m

Enclosed with ranch fencing and drained and finished with gravelled surface.

Paddock

Extending to circa 2 acres and laid down to grass and provides excellent grazing.

Garden

The delightful cottage gardens situated to the front and side of the residence are partially enclosed by a babbling stream meandering along the side of the gardens. The gardens have evolved over a lifetime with rolling lawns, interlaced with Birch, herbaceous plants, flowering shrubs, herb and spring flowering bulbs, Raspberry canes are over arched with Field Maple, Beech and Sycamore trees.

The gardens to the front are bounded by hedging and steel estate railings to the side. Combining to provide a most pleasing and peaceful setting to the property. A flagged patio overlooks the gardens which include a brick bar-b-que and wooden table.

WC

White suite including low flush WC, pedestal wash hand basin; light point.

Coal House**Tenure**

Freehold

Capital / Rateable Value

£170,000. Rates Payable = £1,619.00 Per Annum (Approx)







Ground Floor

Approx. 86.8 sq. metres (934.5 sq. feet)



First Floor

Approx. 72.9 sq. metres (784.4 sq. feet)



Total area: approx. 159.7 sq. metres (1719.0 sq. feet)

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

53 Ballinderry Road, Ballinderry Upper



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		
(1-20)	G		
Not energy efficient - higher running costs			
		50	74

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