

# QUINN

Estate Agents

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## General Enquiries

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For any enquiry relating to this property, please contact

Kyle Toan

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**5 Cherry Burn**  
Hillsborough Old Road,  
Lisburn  
BT27 5GE

**Offers Over**  
**£425,000**

### Terms & Conditions

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times.

### Valuation/Mortgage Service

As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

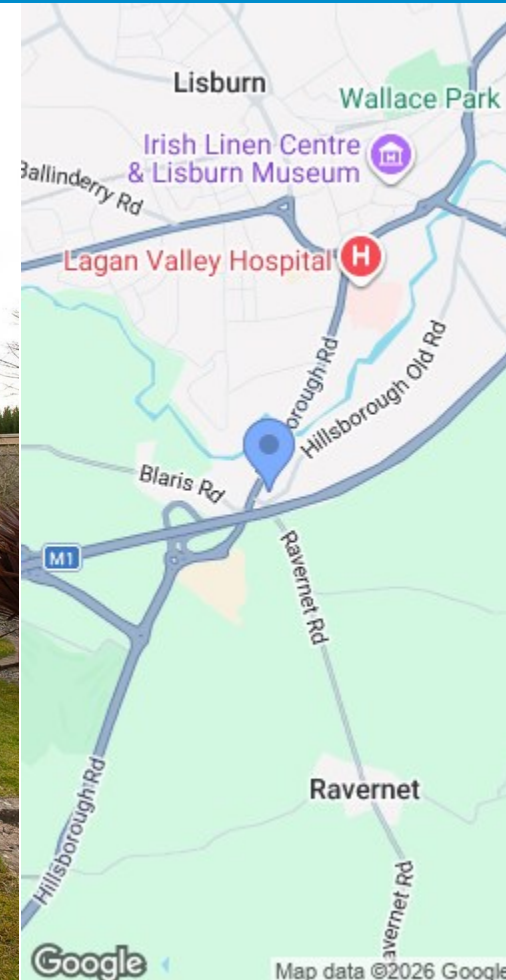
- Beautifully Designed Modern Family Home with Georgian Features
- Unique Private Development in a Highly Sought After Central Locale
- Excellent Transport Links With Two Minutes' Drive to Access M1 Northbound & Westbound & A1 Southbound
- Minutes' Walk to Sprucefield Park and Lagan Towpath / One Mile From Lisburn City Centre & Just Over Two Miles From Royal Hillsborough
- Four Generously Sized Bedrooms (principal with en-suite)
- Spacious Lounge with Feature Fireplace
- Open Plan Kitchen & Dining Area
- Sunroom with Access to the Rear Garden
- Family Bathroom plus Convenient Downstairs WC
- Enclosed Rear Garden, Double Driveway and Garage with Floored Loft Space

| Energy Efficiency Rating                    |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92-100) A                                  |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  | 78      | 81        |
| (55-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |



# 5 Cherry Burn

Hillsborough Old Road, Lisburn, BT27 5GE



Designed as the Manor House, in this unique private development of only five residences, 5 Cherry Burn is an exceptional and rare property to be presented to the market.

Beautifully and thoughtfully designed throughout, it has an imposing position in this small and bespoke development, unsurpassed in the Lisburn area.

Cherry Burn is situated in a very central and enviable location, only a mile from Lisburn City Centre. Within two minutes' drive, you are on the M1 Northbound or Westbound, or the A1 Southbound, with Royal Hillsborough just over two miles away. The home is just minutes' walk from many local amenities including the Lagan Towpath, M&S, Starbucks and the other retail outlets at Sprucefield Park.

This unique and peaceful modern home with Georgian features, extending to approximately 2,024 sq ft, is a truly outstanding opportunity for those seeking to acquire something above the norm.

## ACCOMMODATION

Upon entering, you are immediately welcomed by a bright and inviting entrance hall. The ground floor has been expertly designed, starting with the spacious lounge, featuring two full height windows.

A stunning open-plan kitchen and dining area with bespoke fitted kitchen units, a Villeroy & Boch double Belfast sink and Granite worktops, and an adjoining utility room, truly elevates modern living. This impressive space seamlessly connects to a beautiful sunroom.

The sunroom offers a calm tranquillity in which you would not feel that you are in such a central locale. The sunroom offers direct access to the rear garden, enhancing the indoor-outdoor lifestyle this home provides. Both the sunroom and garden benefit from complete privacy, not overlooked by neighbours, with views across to the Belfast Hills.

The downstairs WC and understairs closet completes the ground floor accommodation.

Upstairs, the property continues to impress with four generously proportioned bedrooms. The principal bedroom benefits from a private en-suite, while a well-appointed family bathroom serves the remaining bedrooms. Each room has been designed with comfort and space in mind, making this an ideal home for a variety of homebuyers.

## OUTSIDE

Externally, the property offers a beautifully designed, fully enclosed rear garden featuring a mix of lawn, paved, and stone areas. Additional benefits include a double driveway with side-by-side parking and a single, spacious garage, complete with a floored loft space above, providing excellent storage or potential for further use.

## ADDITIONAL FEATURES

It is finished to an exceptional standard throughout. From its thoughtfully planned layout to its high quality features including high ceilings and large windows which flood the property with light, to a Nest dual-zoned heating system and integrated Beam vacuum system.



5 Cherry Burn, Lisburn