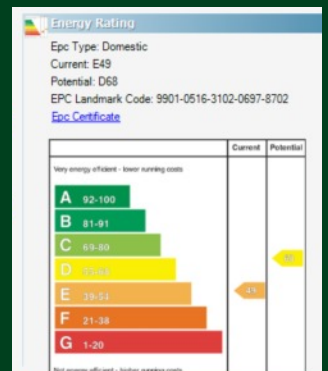




“Trumra Villa”,  
19 Lisburn Road,  
Moira,  
BT67 0JR

Offers Over  
£1,175,000

Viewing by  
appointment with  
& through agent  
028 90 663030





'Trumra Villa' is a beautiful, Georgian B Listed Home built circa 1820 which has been sympathetically extended and renovated to offer character and charm yet all the luxuries of modern day living space. It offers an array of architectural features throughout and occupies a stunning site of circa 7.5 acres with mature landscaped gardens with an array of trees, bushes and flowers surrounding the extensive lawns and a paddock. The location is ideal for the commuter with close proximity to the International Airport, the main road networks whether travelling North or South and all the amenities to offer in Moira, Hillsborough and Lisburn City and many leading schools in the area.

This fine home offers excellent growing family accommodation comprising; formal drawing and dining room, entertainment sized modern fitted kitchen with feature large island unit, coffee dock area open plan to everyday

dining room. The glazed link to the fantastic barn conversion offers excellent cloaks and storage and a sliding door to sitting and music room with feature brick fireplace and multi fuel burning stove and vaulted ceiling which creates a homely ambiance. There are five well proportioned bedrooms, principal suite with dressing room or nursery and ensuite bathroom, second bedroom with ensuite shower room and modern family bathroom.

Sweeping dual driveway access to the front and rear with parking for a host of vehicles. There are various barns, stables and outhouses suitable for an array of uses.

There is also a two bedroom, self-contained bungalow close to the house which could be used for guest accommodation, multi-general living or home office.

- 'Trumra Villa' is a beautiful, B Listed Georgian Home with the Original build circa 1820 set in Grounds of 7.5 Acres with Stables and Outbuildings
  - Inviting Reception Hall Accessed Through Original Georgian Door
    - Drawing Room with Stunning Marble Fireplace Open Plan to Formal Dining Room
- Delightful Sun Room with Vaulted Ceiling, Multi Fuel Burning Stove and Access to Mature Gardens
- Entertainment Sized Kitchen with Hand Painted Units, Granite Work Surfaces, a Range of Integrated Appliances and Aga, Built in Coffee Dock and Breakfast Bar
  - Utility Room, Downstairs Cloakroom and Large Cloaks Area
- Fantastic Family Room with Vaulted Ceiling, Feature Brick Fireplace & Multi Fuel Burning Stove
- Five Well Proportioned Bedrooms, Principal Bedroom with Ensuite Bathroom and Dressing Room/Nursery and Second Bedroom with Ensuite Shower Room
  - Modern Main Bathroom
    - Oil Fired Central / Sash Double Glazed Windows
- Stunning, Mature, Landscaped Gardens in Large Lawns, Beds in Shrubs, Trees and Bushes, Site of Circa 7.5 Acres in Total with Paddocks to the Front
  - An Array of Outbuildings, Sheds and Barns Suitable for Many Uses
    - Dual Driveway Access and Parking for A Number of Vehicles
    - Separate 2 Bedroom Bungalow close to House Ideal as Guest Accommodation
- Convenient to Many Local Towns and Close to the Main Motorway Networks to go Further Afield, Only a Couple of Minutes Drive to Amenities in Moira, Hillsborough and Lisburn and Many Leading Schools



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The Property Comprises:

## Ground Floor

Hardwood front door with glazing and fan light to:

RECEPTION HALL: Chinese slate floor, under stairs storage.

HOME OFFICE/SITTING ROOM: 14' 3" x 14' 0" (4.34m x 4.27m) Cast iron fireplace with feature tiled inset and slate hearth. Cornice ceiling, low voltage spotlights, picture rail.



DRAWING ROOM: 22' 10" x 14' 1" (6.96m x 4.29m) Marble fireplace and cast iron inset and hearth. Cornice ceiling, ceiling rose. Open plan to:



FORMAL DINING ROOM: 16' 0" x 14' 0" (4.88m x 4.27m) Cornice ceiling, ceiling rose. Glazed door to:



SUN ROOM: 21' 2" x 16' 7" (6.45m x 5.05m) Ceramic tiled floor, wood burning stove, vaulted ceiling. Glazed doors to rear.



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MODERN FITTED KITCHEN: 21' 4" x 15' 8" (6.5m x 4.78m) (at widest points). Hand painted range of high and low level units, granite work surfaces, Smeg American fridge/freezer, built-in pull out bins, twin stainless steel sink unit, integrated dishwasher. Aga cooker, extractor fan over, large island unit with drawers. Integrated Bosch microwave, integrated oven, four ring gas hob, breakfast bar, large coffee dock area with shelving, units and drawers, low voltage spotlights, ceramic tiled floor. Window shutters, part panelled walls. Open plan to:



BREAKFAST ROOM: 16' 5" x 12' 2" (5m x 3.71m) (at widest points). Ceramic tiled floor.

INNER HALLWAY: Bespoke built-in cloaks area with excellent storage, hanging space, glazed door to rear, sliding door to:



FAMILY ROOM: 28' 10" x 14' 0" (8.79m x 4.27m) Slate floor, brick fireplace with multi-fuel burning stove, wooden mantle, feature windows with shutters, vaulted ceiling.



REAR HALLWAY: Ceramic tiled floor, glazed door to courtyard, cloaks area.

UTILITY ROOM: 14' 11" x 7' 11" (4.55m x 2.41m) Hand painted range of high and low level units, granite work surfaces, stainless steel sink, plumbed for washing machine, space for tumble dryer. Integrated Bosch dishwasher, integrated Neff oven, space for wine fridge, built-in cloaks cupboards and ironing board store.

CLOAKROOM/WC: Low flush wc, vanity unit with wash hand basin, ceramic tiled floor, extractor fan, fridge, space for fridge/freezer.

### First Floor Return

LANDING: Access to floored roofspace via ladder.

BEDROOM (3): 14' 1" x 14' 1" (4.29m x 4.29m)  
(at widest points). Dual aspect with country views.



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BEDROOM (4): 14' 3" x 12' 1" (4.34m x 3.68m) (at widest points).



BEDROOM (5): 14' 4" x 11' 10" (4.37m x 3.61m)



MODERN FAMILY BATHROOM: White suite comprising low flush wc, sheeted shower cubicle with drencher shower head, free-standing bath on feet, vanity unit with wash hand basin, fully tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan, shelved hotpress.



## First Floor

SPACIOUS LANDING: Low voltage spotlights.

PRINCIPAL BEDROOM: 14' 10" x 14' 6" (4.52m x 4.42m) Delightful dual aspect country views, range of built-in robes with sliding doors.

ENSUITE BATHROOM: White suite comprising low flush wc, fully tiled shower cubicle with drencher shower, free-standing bath, vanity unit with wash hand basin, vanity tall boy, heated towel rail, fully tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.



BEDROOM (2): 14' 4" x 13' 9" (4.37m x 4.19m) (at widest points). Built-in robes with mirrored doors.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, uPVC sheeted shower with electric shower, ceramic tiled floor, extractor fan, access to roofspace.



## Outside

THE "ARCH SHED": 22' 3" x 18' 1" (6.78m x 5.51m) Twin wooden doors, power and light, oil tank, oil boiler.

WOOD STORE (1): 18' 6" x 15' 2" (5.64m x 4.62m)

WOOD STORE (2): 17' 6" x 14' 1" (5.33m x 4.29m)

HAY BARN: 34' 2" x 16' 2" (10.41m x 4.93m) Wooden door, oil boiler for bungalow, oil tank, power and light.

Polytunnel. Old well.

GREENHOUSE/GARDEN STORE: 22' 3" x 16' 10" (6.78m x 5.13m) Electric and light.

STABLE: 15' 4" x 13' 8" (4.67m x 4.17m)



BUNGALOW: Adjacent to the house.

## Ground Floor

Hardwood front door with glazing to:

KITCHEN/DINING AREA: 11' 7" x 11' 1" (3.53m x 3.38m) Range of high and low level units, work surfaces, single drainer stainless steel sink unit, space for cooker and fridge/freezer, part tiled walls, ceramic tiled floor, uPVC door to front.

LOUNGE/DINING AREA: 21' 0" x 14' 5" (6.4m x 4.39m) Fireplace with tiled inset, wood burning stove.

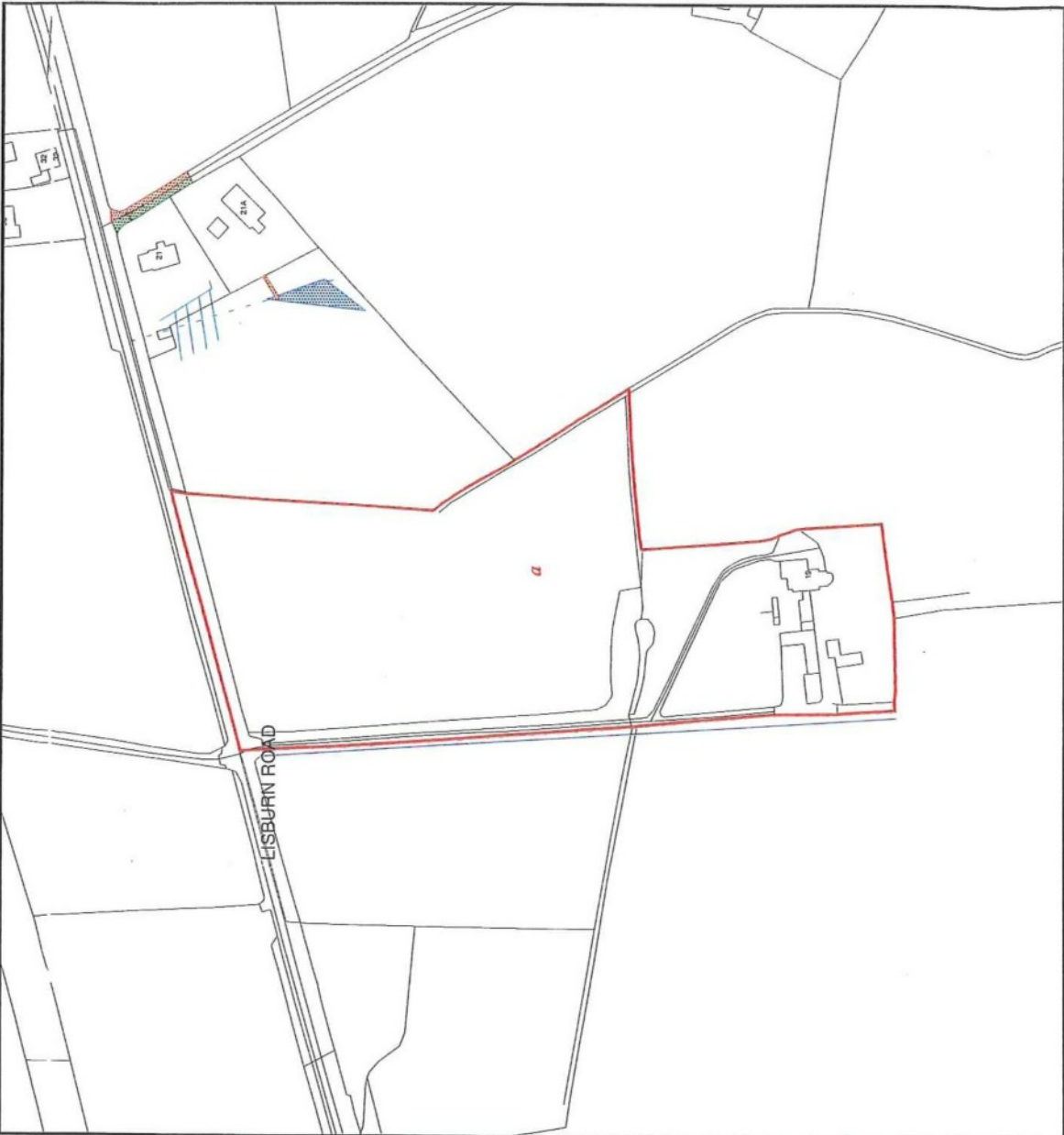
BEDROOM (1): 12' 10" x 12' 0" (3.91m x 3.66m) Range of built-in robes with sliding doors.

BEDROOM (2): 14' 10" x 7' 8" (4.52m x 2.34m) (at widest points).

BATHROOM: Suite comprising low flush wc, pedestal wash hand basin, sunken panelled bath, hotpress, part tiled walls.

INNER HALLWAY: Cloaks cupboard.





Date: 01 Oct 2024  
 County: Antrim  
 Folio: 880  
 Scale: 1:2500  
 Our Ref: 2024/790691  
 Your Ref: AH/KC/1648/8 HALL  
 Map Ref(s): 16411SW,16415NW  
 Sheet 1 of 1

Key to folio labels:

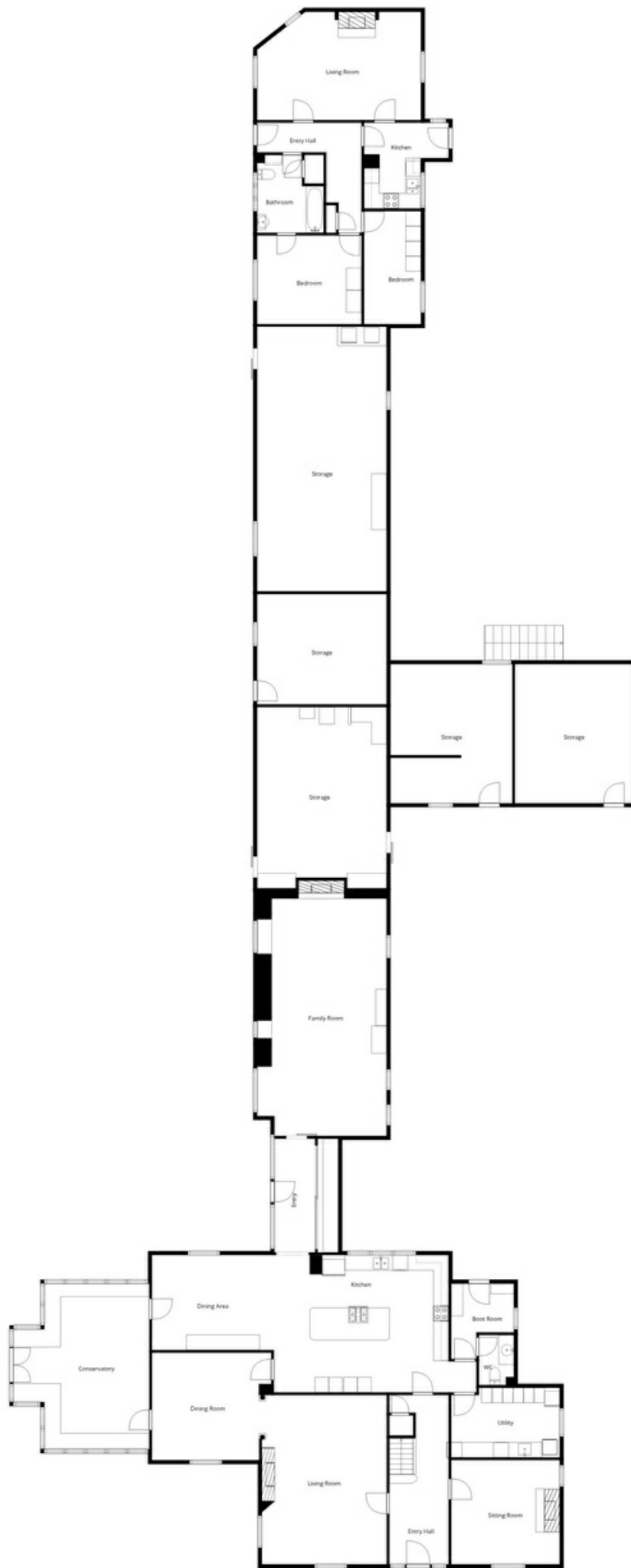
**a - 880**

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\* Reserved  
 \* Reserved  
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Sizes And Dimensions Are Approximate. Actual May Vary.

#### Location:

From Stockmans Lane take M1 motorway to Moira/Antrim exit to roundabout, take the 4th exit Lisburn Road/A3. Destination will be on the right after 1.7 miles. Approximately 17 miles from Lisburn Road, Belfast.

Please note: This property is owned by a relative of Templeton Robinson staff.

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

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