

Drumlough Road

Build a house you never thought possible



Drumlough Road, Hillsborough, BT26 6PY

Price:
£1,250,000

TEMPLETON
ROBINSON

Four Seven; 'Build a house in partnership with us that you never thought possible'. We encourage any potential buyer to get involved now so we can have full collaboration and consultation on your individual needs, amendments can be made now on final specification.

We have to offer a stunning contemporary home with spectacular views of the County Down countryside, but only a few minutes from the sought-after village of Royal Hillsborough. The semi-rural setting is so close to local amenities whilst offering the flexibility to commute to various major towns and cities via the main arterial road network. The architectural design is outstanding and adopts the PassivHaus design principles of insulation, air tightness, triple-glazing and mechanical ventilation that ensure the house is truly contemporary in its performance as well as its appearance.

Our plans focus on an expansive open plan kitchen, dining and living space designed for family living. The correlation between the house and the countryside is paramount with picture windows which flood in natural light and open to extend the entertainment space onto the south-facing patio and terrace. There are two other reception areas and a home office, pantry, utility room and wc, boot room. There is a downstairs guest suite with a bedroom and ensuite. The first floor offers the ideal serenity principal suite with a large bedroom with balcony, dressing room and ensuite bedroom, and there are three further bedrooms and a family bathroom.

The setting of this house is truly outstanding. It is a tranquil haven immersed in the County Down countryside with far reaching views toward the Dromara Hills and Slieve Croob. A continuous design theme is the interaction with the countryside created by floor-to-ceiling glazing that minimises the boundary between outside and the indoor living spaces.



· Contemporary Circa 3390 sq ft Home

- Available for consultation and collaboration with a potential buyer now to create a home tailored to an individual's tastes
- Fabulous entertainment space internally leading to south facing terrace with views over open countryside
- Excellent family accommodation with five bedrooms with two ensuites and family bathroom
- Three minutes from Royal Hillsborough with various nurseries and primary schools along with many cafes, bars and restaurants



GROUND FLOOR
206.1 sq.m. / 2,218 sq.ft.



- 1 Two-car garage 6.9 x 6.0m
- 2 Carport
- 3 Boot room 3.7 x 2.1m
- 4 Utility 3.0 x 3.0m
- 5 Kitchen area

- 6 Dining area
- 7 Living area
- 8 Pantry 3.0 x 2.1m
- 9 Family room 5.0 x 4.2m
- 10 Reception lobby

- 11 WC 2.9 x 1.8m
- 12 Home office 3.5 x 2.6m
- 13 Guest bedroom 5.2 x 3.6m
- 14 Guest bedroom Ensuite 3.5 x 1.9m
- 15 Plant room

Open plan Kitchen (5), Dining area (6) and Living area (7) 11.6 x 5.4m

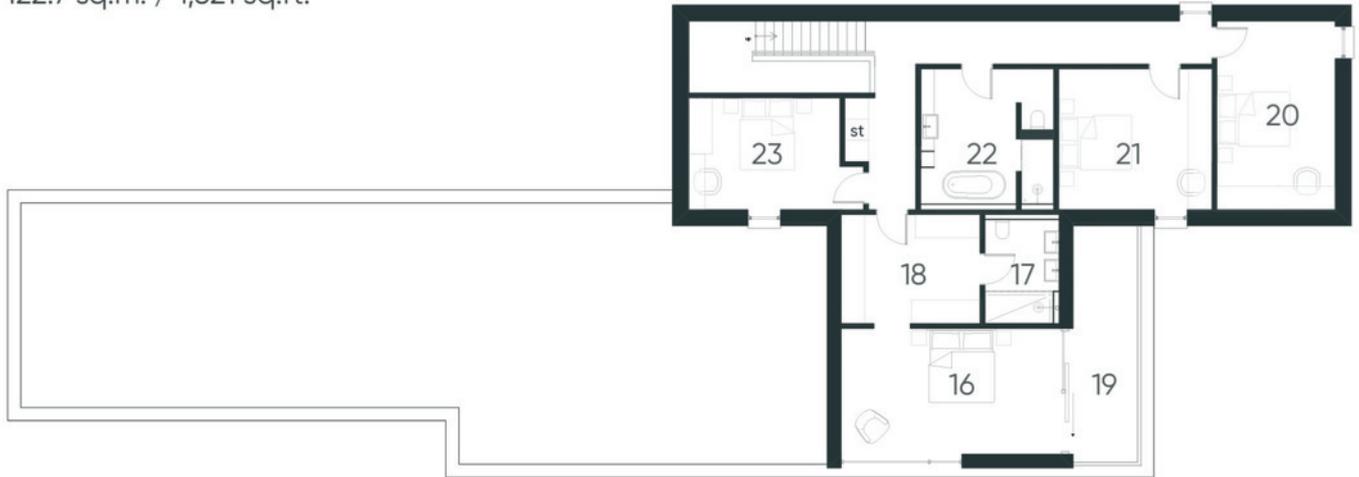
st storage





FIRST FLOOR

122.7 sq.m. / 1,321 sq.ft.



16 Principle bedroom 6.0 x 3.5m

17 Principle bedroom ensuite 3.0 x 2.1m

18 Principle bedroom dressing room 3.8 x 3.0m

19 Principle bedroom balcony

20 Bedroom 5.2 x 3.3m

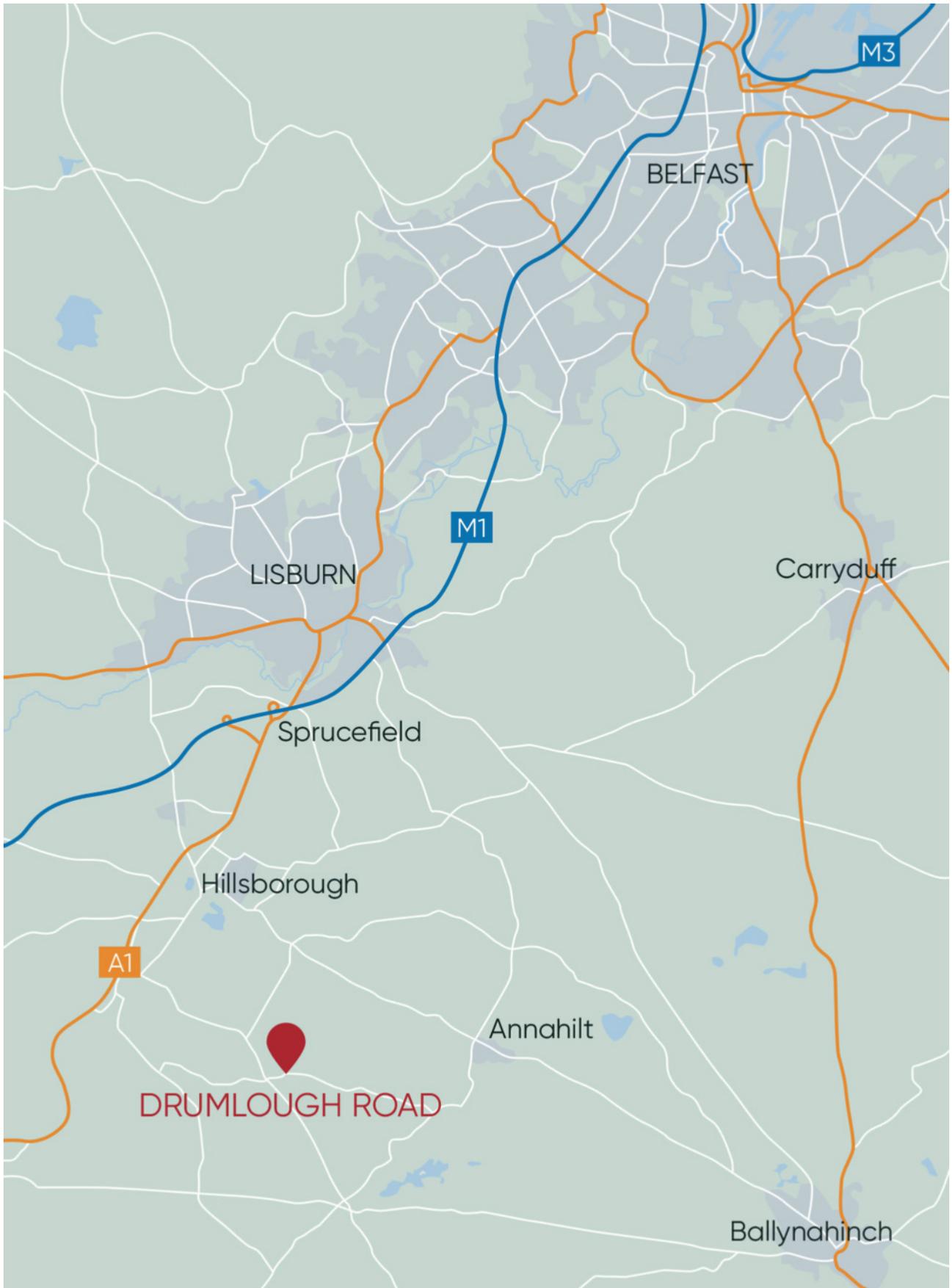
21 Bedroom 4.2 x 3.9m

22 Family bathroom 3.9 x 3.7m

23 Bedroom 4.2 x 3.1m

st storage





Location:

House to the rear of Number 10 Drumlough Road.

2 miles to the A1 ; 3 miles to Hillsborough ; 6 miles to Sprucefield and the M1 ; 15 miles to Belfast. To Belfast City and International airports 30 and 40 mins. Dublin airport and city centre 1hr.30 mins. and 1 hr.45mins.



Four Seven has a strong ethos for collaboration and is passionate about getting involved with buyers early in the process to provide “the home which they never thought possible”. They are a small developer of prestigious homes whose recent projects have twice won all-Ireland architectural Building of the Year, and the RIAI Sustainability award.

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

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.