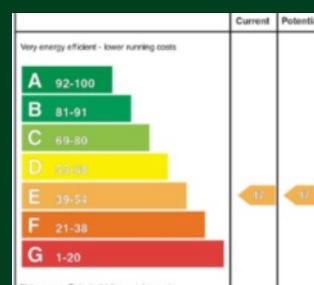




“Strawberry Hill Farm”  
164 Ballynahinch Road,  
LISBURN,  
BT27 5LP

Offers Over  
£795,000

Viewing by  
appointment with  
& through agent  
028 9266 1700





Set on a private, mature and elevated site on the edge of Lisburn Town Centre, this impressive detached residence presents a rare opportunity to acquire a substantial family home in a highly convenient yet secluded setting. Its prime location is sure to appeal to buyers seeking close proximity to Lisburn's excellent schools, shopping facilities, and everyday amenities, while also offering straightforward access for commuters travelling to Belfast, Hillsborough, Craigavon and neighbouring towns.

The property reveals generously proportioned and versatile accommodation throughout, designed to adapt to a variety of family lifestyles. The interior briefly comprises eight well-sized bedrooms, four spacious reception rooms, a superb reception hall with an eye-catching gallery landing and a high-specification kitchen complemented by a relaxed dining area ideal for everyday living and entertaining.

The home is accessed via a picturesque tree-lined driveway and enjoys a high level of privacy thanks to its mature surroundings. From its elevated position, the property also benefits from outstanding panoramic views stretching across the Lagan Valley towards Belfast.

Externally, the grounds further enhance the appeal, featuring a substantial courtyard with a selection of useful outbuildings. There is also a paddock complete with loose boxes and a tack room, making it particularly attractive for those with equestrian interests.

Altogether, this exceptional home offers space, privacy, and convenience in equal measure, and must be viewed internally to fully appreciate all that it has to offer. Viewing is strictly by appointment through our Lisburn office on 028 92 661 700.



- Elegant Detached Family Residence Set On A Magnificent, Elevated Site With Breathtaking Panoramic Views Across The Lagan Valley Towards Belfast
- Deceptively Spacious And Beautifully Proportioned Accommodation Designed To Offer Both Comfort And Flexibility For Modern Family Living
- Grand Reception Hall Creating An Impressive First Impression, Enhanced By A Striking Feature Gallery Landing
- Four Generous Reception Rooms Providing Superb Spaces For Relaxing, Entertaining, And Family Gatherings
- High-Quality Kitchen With Casual Dining Area Forming The Heart Of The Home, Ideal For Everyday Living And Informal Dining
- Practical Utility Room With Adjoining Store Offering Additional Workspace And Valuable Storage
- Eight Well-Proportioned Bedrooms Offering Excellent Flexibility, Perfectly Suited For Larger Families, Guest Accommodation, Or Home Office Use
- Excellent Bathroom Facilities Including Two Ensuite Shower Rooms, A Family Bathroom, And An Additional Shower Room
  - Oil-Fired Central Heating With Newly Installed Condensing Boiler And Newly Installed Double Glazing Ensuring Comfort And Energy Efficiency Throughout The Property
  - Beautifully Presented Courtyard Area Complemented By A Variety Of Useful Outbuildings
- Extensive Grounds Including Approximately 1+ Acre Of Mature, Formal Gardens Together With An Adjoining Paddock And Around 2-3 Acres Of Additional Land
  - Equestrian Facilities Including A Tack Room And Five Loose Boxes
  - Peaceful Yet Convenient Semi-Rural Location, Within Easy Reach Of Local Amenities, Well-Regarded Schools And Excellent Motorway Links

Telephone 028 9266 1700

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The Property Comprises:

Sweeping tarmac driveway approach by treeline, cast iron gates, front courtyard with ample parking for several cars, patio walk way to front door, double timber front door with letter box and top light into..

## Ground Floor

ENTRANCE PORCH: Tiled floor, wooden panelled walls, further glazed inner door with glass insets and glass sidelights into...

RECEPTION HALL: Solid oak wooden flooring, feature fireplace with sandstone surround and cast iron inset with tiled hearth, space for casual dining and lounging.

HALLWAY: Generous understair storage, access to hotpress with built in shelving, access to insulated lagged copper cylinder.



DOWNSTAIRS W.C.: Low flush WC, pedestal wash hand basin with chrome taps, wooden panelled walls, solid wooden flooring, low voltage recessed spotlighting, built in boot storage and cabinetry.



OFFICE/BEDROOM 5: 13' 7" x 10' 9" (4.14m x 3.28m) At widest points. Outlook to rear, cornice ceiling.



BEDROOM (1): 13' 10" x 11' 7" (4.22m x 3.53m) At widest points, outlook to rear, walk in wardrobe with range of fitted cabinetry and storage.



ENSUITE BATHROOM: White suite comprising low flush WC, bidet with chrome mixer tap, floating wash hand basin with chrome mixer tap and vanity unit, panelled bath with taps and telephone attachment, vinyl flooring, corner shower unit with glass sliding door, shower with thermostatic valve and telephone attachment, part tiled walls.



LOUNGE: 13' 10" x 13' 9" (4.22m x 4.19m) At widest points. Outlook to rear, cornice ceiling.



BEDROOM (4): 11' 9" x 11' 6" (3.58m x 3.51m) At widest points. Outlook to front, range of built in storage.

ENSUITE SHOWER ROOM: Coloured suite comprising pedestal wash hand basin and chrome taps, fully tiled walls, frosted glass window, corner shower unit with glass screen, chrome thermostatic control valve and telephone attachment.



LIVING ROOM: 21' 3" x 13' 9" (6.48m x 4.19m) At widest points. Dual aspect windows to side and rear, feature fireplace with carved wooden mantelpiece and surround, tiled inset, cornice ceiling.



REAR HALLWAY: Upvc double glazed french doors leading to rear patio garden.



BEDROOM (2): 14' 7" x 12' 7" (4.44m x 3.84m) At widest points. Outlook to front, built in storage, wood panelled walls.



KITCHEN/DINING: 17' 5" x 16' 9" (5.31m x 5.11m) At widest points. Dual aspect to front, kitchen with solid wooden worktops, Belfast ceramic sink with chrome mixer tap, tiled floor, plumbed for American style fridge/freezer, range of solid high and low level units, Aga cooker, tiled splashback, low voltage recessed spotlighting.



UTILITY ROOM: 10' 4" x 8' 2" (3.15m x 2.49m) At widest points, range of high and low level units, Belfast style ceramic sink with chrome mixer tap, plumbed for washing machine, plumbed for tumble dryer, slate worktops, upvc double glazed access door and window leading to rear garden, quarry tiled floor, doorway leading to pantry with range of built in shelves and picture window, quarry tiled floor, doorway leading to heating system.



## First Floor

LANDING: Double Velux window, additional storage area.



FAMILY BATHROOM: White suite comprising low flush WC, pedestal wash hand basin with chrome taps, panelled bath and telephone attachment, fully tiled walls, tiled floor, corner shower unit with fitted glass door, shower with thermostatic control valve, telephone attachment, low voltage recessed spotlighting, chrome heated towel rail, frosted glass window.



FAMILY BATHROOM 2: White suite comprising wall hung WC, floating wash hand basin with chrome mixer tap and half pedestal, chrome heated towel rail, fully tiled walls, tiled floor, corner shower unit with glass sliding door, chrome thermostatic control valve with telephone attachment, Velux window, extractor fan.



BEDROOM (3): 15' 6" x 11' 2" (4.72m x 3.4m) Outlook to rear, range of built in storage, bookcasing and shelving.

BEDROOM (6): 22' 7" x 10' 3" (6.88m x 3.12m) At widest points. Outlook to front, eaves storage.



BEDROOM (7): 13' 9" x 11' 0" (4.19m x 3.35m) At widest points. Outlook to rear, range of built in storage, desk area and book shelving.

BEDROOM (8): 11' 0" x 10' 7" (3.35m x 3.23m) At widest points. Outlook to rear, built in storage.

BEDROOM (5): 19' 2" x 13' 4" (5.84m x 4.06m) At widest points. Excellent built in eaves storage, walk way to built in dressing room with range of built in storage and cabinets, vanity sink with chrome mixer tap and built in unit, Velux window, low voltage recessed spotlighting.



## Outside

OUTSIDE: Extensive surrounding gardens laid in lawns with mature array of flower beds, mature trees and shrubs, extensive gardens to front, side and rear with excellent degree of privacy and sun exposure, private surrounding patio areas. Extensive tarmac courtyard with surrounding out buildings and easy access for horsebox, trailer and agricultural vehicles.

Selection of five stable blocks, storage shed and tack room.

OUTBUILDING 1: Two sliding doors and stable style doors to rear, internally three storage compartments and access to enclosed rear paddock with further access to a second paddock, courtyard leading to cast iron gates with access for horsebox and trailer.

OUTBUILDING 2: Comprising feed store with five stables and access to further paddock circa 3 acres. (Potential for development to sand school subject to consents).



OUTBUILDING (3): 21' 10" x 14' 4" (6.65m x 4.37m) (at widest points). Stairs to first floor. Access via uPVC double glazed door to ground floor with separate concrete stairwell.

WC: White suite comprising low flush WC, pedestal wash hand basin with chrome tap, built-in under stairs storage. Stairs to:

#### First Floor

LANDING: Picture window.

FLOORED GAMES AREA/OFFICE SPACE: 37' 9" x 18' 0" (11.51m x 5.49m) (at widest points).

Outlook to front and rear. High vaulted ceiling. Timber floor, uPVC double glazed French doors to concrete stairwell. Further under stairs storage compartment.

#### Outside

STONE OUTBUILDING: : (To front of property). Timber door leading to additional storage and stairs to first floor. Light and power. Timber sliding door with additional storage, potential to be used as garage space.

In addition there is also 2 purpose built corrugated iron stores and a block of general purpose stores.

In all an ideal set-up for those wishing to run a business from home, subject to any necessary statutory approvals.









## Location:

Travelling from Lisburn, go out the Ballynahinch Road, number 164 is located approximately a mile out on the right hand side.

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

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