

TEMPLETON  
ROBINSON



1 Sandringham Court,  
HILLSBOROUGH,  
BT26 6RB

Offers Over  
£600,000

Viewing by  
appointment with  
& through agent  
028 9266 1700



Charming Detached Home in Sought-After  
Royal Hillsborough

'The Lodge'

Plenty of Potential | Desirable Location |  
Generous Accommodation

Situated in the heart of the highly desirable  
Royal Hillsborough, this detached residence  
offers a rare opportunity to create a dream  
home in one of Northern Ireland's most  
prestigious postcodes. With a wealth of  
potential and character throughout, the  
property would benefit from sympathetic  
updating to truly shine.

Currently offering three well-proportioned

bedrooms, with the potential to create a  
fourth (subject to the necessary permissions),  
this home provides flexible accommodation  
ideal for growing families or those seeking  
additional space. The property is further  
enhanced by excellent on site parking and  
mature, well maintained gardens offering a  
high degree of privacy.

Externally, the property enjoys low  
maintenance outdoor space, while being just  
a short walk from the village's charming  
shops, cafés, and amenities.

A fantastic opportunity for those seeking a  
home with character, space, and the chance  
to add real value in a prime location.



- Fabulous detached family residence in the heart of Royal Hillsborough
  - Spacious reception hall
  - Generous living room open plan to dining room
    - Sun Room, study and family room
- Dining kitchen with Integrated appliances to include and AGA Range
  - Separate utility room and downstairs WC
- 3 bedrooms with the potential of 4 with the relevant permissions
  - Oil fired central heating and double glazing throughout
  - Family bathroom with five piece suite
    - Integral double garage
- Slingsby ladder to spacious fully floored roof space providing excellent storage
  - Intruder Alarm/'Beam' vacuum system
- General Purpose Store/Workshop and Adjoining Log/Garden implement Store
- The sale includes a well maintained strip of land, directly in front of the property on the opposite side of the Sandringham Court roadway, laid out in grass with low conifer hedging and trees



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The Property Comprises:

## Ground Floor

ENTRANCE PORCH: With coach lamp.

SPACIOUS ENTRANCE HALL: Useful storage cupboard. Cornice with light. Two arched bevelled glass windows. Wall light points.

CLOAKROOM: Leading to Guest WC.

DOWNSTAIRS W.C.: With low flush WC, corner wash hand basin, tiled splashback, cornice.

LIVING ROOM: 18' 6" x 14' 1" (5.64m x 4.29m) With period polished marble fireplace. Double aspect windows. Cornice. Ceiling rose. Wall light points. Open to ...



DINING ROOM: 15' 10" x 12' 4" (4.83m x 3.76m) With cornice. Ceiling rose. Wall light points. Sliding glazed doors to sun room.





SUN ROOM: With tongue and groove panelled ceiling. Semi-recessed lighting. Tiled floor. French doors to patio area and garden.



STUDY: Tongue and groove ceiling. Semi-recessed lighting.

FAMILY ROOM: 14' 10" x 10' 10" (4.52m x 3.3m) With attractive period style fireplace with polished marble insets and hearth. Cornice. Ceiling rose. Wall light points. Picture rail.





KITCHEN/DINING AREA: 23' 11" x 11' 5" (7.29m x 3.48m) With excellent range of fitted units with granite worktops. One and a half bowl colour keyed sink unit and mixer tap. Waste disposal unit. Red oil-fired AGA range. 'Bosch' built-in oven. 'Bosch' microwave. Four ring ceramic hob unit. Coner extractor hood. Integrated refrigerator. Concealed lighting. Complementary wall tiling. Semi-recessed lighting. Amtico flooring.



REAR HALLWAY: With 'Amtico' flooring. Cornice. leading to WC. Exterior door access to garage.

DOWNSTAIRS W.C.: Low flush WC and wash hand basin.

UTILITY ROOM: 13' 11" x 8' 4" (4.24m x 2.54m) With excellent range of fitted units. 'Amtico flooring'. One and a half bowl stainless steel sink unit. Plumbed for washing machine.

Mahogany spindle staircase to first floor galleried landing. Cornice. Ceiling rose. Walk-in shelved hotpress.



## First Floor

PRINCIPAL BEDROOM: 18' 8" x 18' 4" (5.69m x 5.59m) Period style inset fireplace. Cornice. Wall light points.

ENSUITE DRESSING ROOM: 19' 8" x 11' 6" (5.99m x 3.51m) Fitted shelving and hanging rails. Cornice. Semi-recessed lighting.



BEDROOM (2): 17' 0" x 14' 1" (5.18m x 4.29m) Range of fitted wardrobes. Cornice.

ENSUITE BATHROOM: Panelled bath and mixer tap. Pedestal wash hand basin. Low flush WC. Partial wall tiling. Cornice. Semi-recessed lighting.



BEDROOM (3): 14' 1" x 13' 10" (4.29m x 4.22m) Comprehensive range of fitted furniture incorporating wall-to-wall wardrobes, dressing table, drawer unit, fitted shelves and mirror. Cornice. Wall mounted bedside lights.

BEDROOM (4): 18' 8" x 7' 11" (5.69m x 2.41m) Comprehensive range of fitted furniture incorporating fitted wardrobes, dressing table and mirror, two bedside tables, fitted shelves. Wall mounted bedside lights. Cornice.



BATHROOM: Panelled corner 'jacuzzi' bath with mixer tap and shower attachment. Separate fully tiled shower cubicle. Pedestal wash hand basin. Bidet. Low flush WC. Partial wall tiling. Wall lights.





## Ground Floor

INTEGRAL DOUBLE GARAGE: 18' 10" x 17' 9" (5.74m x 5.41m) Twin up and over remote control doors. Exterior coach lamp. Access to rear hallway. Oil-fired boiler. 'BEAM' vacuum collection. Side window.

## Outside

MATCHING GENERAL PURPOSE STORE/WORKSHOP: 15' 11" x 12' 2" (4.85m x 3.71m)  
Fitted workbench and shelving. Fluorescent lighting.

Attractive cobbled driveway and forecourt with additional parking area to side of garage.

Extensive external lighting to front, sides and rear of property.

Mature, beautifully laid out and maintained gardens front, sides and enclosed rear lawns with feature flagged paths and secluded and sheltered patio areas complemented by fully stocked beds and borders with a wide variety of specimen tree and shrubs.

The sale includes a well maintained strip of land, directly in front of the property on the opposite side of the Sandringham Court roadway, laid out in grass with low conifer hedging and trees.

## ADJOINING LOG STORE:



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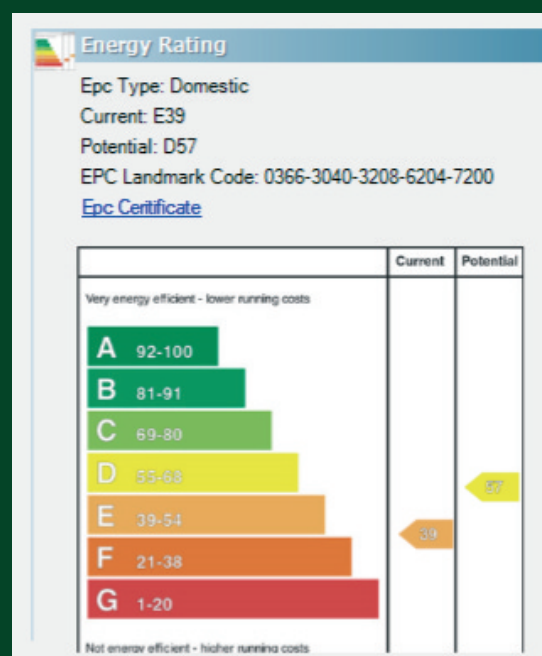


## Location:

From Sprucefield follow A.1 and take Lisburn Road, the main approach to the Village, and Sandringham Court is the first cul-de-sac on the right with 'The Lodge' the first property on entering.

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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