

TEMPLETON
ROBINSON



The Pelham @ Rockleigh
(Site 1)
43 Creevy Road,
Lisburn,
BT27 6UX

Offers Around
£775,000

Viewing by
appointment with
& through agent
028 9266 1700



Two beautifully crafted and impeccably finished new-build family residences span approximately 3,070 sq ft- 3,344 sq ft, offering expansive and elegantly appointed living space in a truly picturesque setting. Each home is set on its own private ½ acre site, providing a sense of space, exclusivity, and connection to the surrounding landscape.

Nestled amidst rolling countryside, this exceptional property offers the tranquility of refined rural living while remaining just a short

drive from Lisburn's outstanding schools, premium shopping destinations, and excellent leisure facilities. The nearby village of Royal Hillsborough adds further appeal with its award-winning restaurants, artisan cafés, gourmet delicatessens, and timeless historic charm.

Experience the perfect balance of peaceful country living and sophisticated accessibility—with the vibrant energy of Lisburn City and the elegance of Royal Hillsborough both within easy reach.

- Rockleigh development Creevy Road, Lisburn
 - The Pelham House spec.
 - Approximately 3344 sqft.
 - Exquisitely designed family home contained within its own ½ acre site.
 - Energy performance rating of 90B.
 - Enhanced floor, window, wall and roof space insulation.
 - Positive Input ventilation system.
 - 4.2 KW Photovoltaic Solar Panels.
 - 10 Year Structural Warranty.
 - External spec:
 - Traditional cavity wall construction.
 - White K Rend Finish.
 - Feature uPVC front door.
 - Black uPVC double glazed windows with white frames to inside.
 - Roof finished with black concrete thin edge tiles with ridge tiles to match.
 - Black seamless aluminium gutters and uPVC downpipes.
 - Paved patio outside feature black aluminium bi fold patio doors.
 - Paved area outside front entrance door.
 - Double garage construction to include attic trusses.
 - Black remote controlled insulated roller shutter garage doors.
 - Driveway edged with concrete kerbs and finished with SMA bitmac.
 - Natural stone cladding to entrance pillars with electric gates, intercom and Lighting.
 - Black powder coated finish entrance gates.
 - Feature metal estate railings to front boundaries. Rest of boundary sheep wire fencing.
 - 1.2m wide paved path around dwelling.
 - Lawns finished in sown grass. Hedging to all boundaries. Additional landscaping completed.
 - Internal Spec:
 - Solid concrete ground floors with zoned under floor heating including Heatmaster programmable digital wall stats/timers to each zone.
 - Thermostatically controlled compact style radiators to upper floors.
 - High efficiency oil fired Grant boiler.
 - Internal painted 40mm doors with stainless steel handles and hinges.
 - Softwood stairs painted with oak handrails and newels plus white strings and spindles.
 - All ceilings painted white emulsion with all walls painted off white emulsion.
 - MDF moulded 150x25mm skirting & 100x25mm architraves painted off white satin finish.
 - MDF primed white window cills painted white satin finish.
 - Electrical spec:
 - Comprehensive electrical specification to NICEIC 18TH Addition AM.2 Regs.
 - Stainless steel light switches and sockets to living areas. Bedrooms / study white.
 - TV / data sockets in Lounge, Study, Family and all bedrooms.
 - Four double sockets per room (six with USB type A and C charging points).
 - White recessed lighting to Kitchen, utility, bathrooms, w.c. and shower rooms.
 - Alarm system with two keypads and PIR sensors.
 - Wired for future electric car charging point.
 - 1 no. outside socket.
 - 2 no. outside water taps.
 - 8 no. outside lights.
 - Philip Patrick designed slipped shaker painted fitted Kitchen and utility room.
- Incorporating quartz worktops, up-stand and splash-back. Quooker tap, built in tall larder fridge and larder freezer, Range cooker and Bosch integrated dishwasher.
- Quality sanitary ware including Luca drench showers, Free standing bath, Wall hung vanity units with LED Mirrors and Chrome heated towel rails.
 - Bathrooms and ensembles fully tiled.
 - Hard flooring to all of ground floor.
 - Carpet flooring to rest of house.
- Two wood burning stoves with flue lining sitting on grey slate plinths.

The Property Comprises:

Ground Floor

RECEPTION HALL:



LOUNGE: 16' 9" x 16' 9" (5.11m x 5.11m)



KITCHEN: 16' 9" x 11' 10" (5.11m x 3.61m)



DINING/FAMILY: 25' 7" x 19' 9" (7.8m x 6.02m)

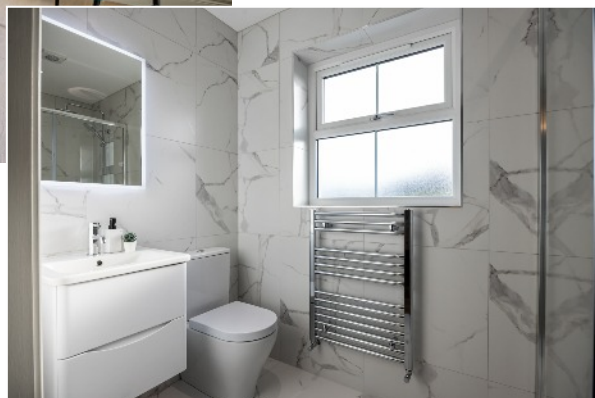


STUDY/BEDROOM (5): 14' 5" x 10' 10" (4.39m x 3.3m)

PRINCIPAL BEDROOM: 15' 9" x 12' 9" (4.8m x 3.89m)

DRESSING ROOM: 9' 6" x 8' 10" (2.9m x 2.69m)

ENSUITE: 14' 2" x 8' 10" (4.32m x 2.69m)



UTILITY ROOM & WC: 16' 0" x 8' 6" (4.88m x 2.59m)



First Floor

BEDROOM (2): 14' 9" x 10' 9" (4.5m x 3.28m)

DRESSING ROOM: 14' 2" x 12' 6" (4.32m x 3.81m)

ENSUITE: 9' 6" x 6' 6" (2.9m x 1.98m)



BEDROOM (3): 16' 9" x 14' 2" (5.11m x 4.32m)



BEDROOM (4): 15' 9" x 12' 9" (4.8m x 3.89m)



WARDROBE: 8' 10" x 7' 6" (2.69m x 2.29m)

BATHROOM: 12' 9" x 11' 2" (3.89m x 3.4m)







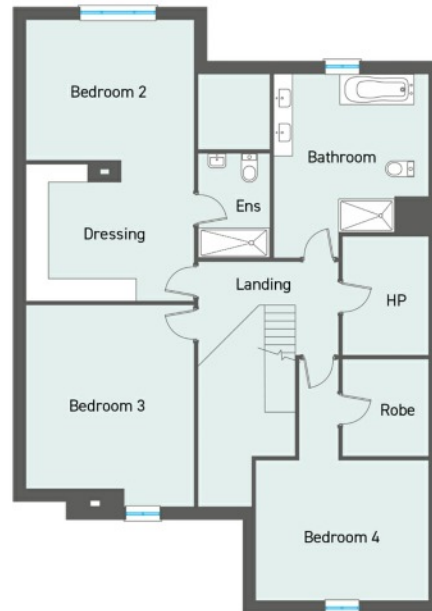
Location:

Creevy Road is positioned between the Old Ballynahinch Road and Saintfield Road, Lisburn.

GROUND FLOOR



FIRST FLOOR



Floor plans are not to scale

ROCKLEIGH

CREEVY ROAD, LISBURN



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

www.templetonrobinson.com

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