



Charming Detached Bungalow with Versatile Annex on Extensive Grounds

Set within a generous and beautifully landscaped site, this impressive, detached bungalow with annex offers a rare opportunity to enjoy spacious countryside living with a wealth of possibilities for multi-use accommodation or business potential.

The main residence is well-maintained and thoughtfully laid out comprising of: Reception Hall; Lounge; Dining Room; Kitchen/Dining; Utility Room; Mahogany double glazed Conservatory; 3 Bedrooms (Master Ensuite); Bathroom.

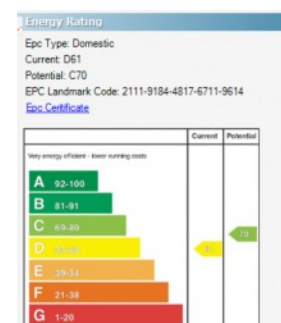
The self-contained annex is ideal for extended family, guest accommodation, home office, or potential rental income (subject to permissions). Comprising: (Accessed from Bungalow or from own external door); Lounge; Kitchen/Dining; Shower Room; Bedroom.

Outside, the property continues to impress with expansive, landscaped gardens, mature planting, and a selection of well-maintained paddocks—perfect for equestrian use or hobby farming. Additional features include a range of outbuildings and sheds, providing ample storage or workshop / office space.

Offers Over
£450,000

18 Whinney Hill ,
LISBURN,
BT28 3UZ

Viewing by
appointment with
& through agent
028 9266 1700



- Detached bungalow with flexible layout in a popular location
- Two reception rooms plus conservatory
- Dining kitchen with integrated Neff appliances
- Utility room
- Three bedrooms, principal with en suite shower room
- Family bathroom with three piece suite
- Annex with fourth bedroom, lounge kitchen and shower room
- Extensive landscaped gardens and paddocks
- Large detached garage with office and wc
- Multiple outbuildings and sheds
- Scope for business, leisure, or extended family use
- Idyllic rural location with excellent accessibility
- Zoned Oil fired central heating
- Recently replaced boiler; Mostly PVC double glazed windows; Cavity wall insulation
- Alarm system; recently replaced septic tank with all consents; PVC fascias.
- Roof replaced 2023
- EE fibre broadband
- Early viewing is highly recommended to fully appreciate the scale and scope of this exceptional property



The Property Comprises:

Ground Floor

RECEPTION PORCH: Tiled floor.

RECEPTION HALL: Hardwood front door, dado rail, cornice ceiling.

LOUNGE: 17' 11" x 11' 4" (5.46m x 3.45m) Bay window, feature fireplace with tiled hearth, built-in TV stand, cornice ceiling.



DINING ROOM: 14' 5" x 9' 0" (4.39m x 2.74m) Double glazed doors from hallway.



KITCHEN/DINING AREA: 17' 11" x 9' 5" (5.46m x 2.87m) Blanco Granite sink bowl, range of high and low level units in `Alwood Oak`. 4 ring ceramic hob and extractor fan over. Built-in Neff self cleaning ovens. Integrated dishwasher. Large and small bowl stainless steel sink unit with Quooker tap. Larder cupboard. Integrated Neff fridge. Part tiled walls.



UTILITY ROOM: 7' 10" x 7' 5" (2.39m x 2.26m) Range of units. Blanco Stainless Steel one bowl sink unit. Plumbed for washing machine. Space for fridge. Hardwood back door. Half tiled walls.

CONSERVATORY: 32' 9" x 8' 6" (9.98m x 2.59m) Tiled floor. Secondary double doors plus secondary doors to each end. Downlighters. Fan lights.



BATHROOM: Coloured suite to include corner Jet bath, wash hand basin and w.c. Tiled floor. Half tiled walls.



BEDROOM (1): 11' 7" x 9' 11" (3.53m x 3.02m) Built-in wardrobes.

ENSUITE SHOWER ROOM: Walk-in shower, wash hand basin and w.c. Fully tiled walls. Tiled floor. Downlighters.



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BEDROOM (2): 10' 7" x 10' 5" (3.23m x 3.18m) Built-in wardrobes.

BEDROOM (3): 12' 11" x 10' 4" (3.94m x 3.15m) Laminate wooden floor. Built-in wardrobe.



ANNEX:

LOUNGE: 15' 5" x 8' 6" (4.7m x 2.59m) Laminate wooden floor.

KITCHEN: Range of high and low level units. Blanco Stainless Steel one bowl sink unit. PVC back door.

BEDROOM: 9' 11" x 6' 11" (3.02m x 2.11m) Currently used as a Study. Laminate wooden floor. Built-in storage.

SHOWER ROOM: Shower, wash hand basin and w.c. Part tiled walls. Hotpress.



Outside

GARAGE: 28' 6" x 18' 0" (8.69m x 5.49m) Electric garage door. Tiled floor. Wash hand basin and WC. Office with fully tiled walls and tiled floor. Loft storage over. Oil fired heating. Alarm. Beautiful gardens in lawn to front and extensive landscaped gardens to the rear. Store 1 with light and power. Outside Store 2 with light. Container storage. Second tarmacadam entrance leading to concrete yard area and two enclosed paddocks. Detached garage with office and WC .



Location:

From Lisburn take the Glenavy Road. Whinney Hill is off to the right after approximately 2.3 miles. Number 18 is the last bungalow on the right-hand side.



Lisburn - 028 92 66 1700

Ballyhackamore - 028 90 65 0000

Lisburn Road - 028 90 66 3030

North Down - 028 90 42 4747

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