



“Loughaghrey Lodge”,  
7 Loughaghrey Road,  
HILLSBOROUGH,  
BT26 6DB

Offers Around  
£750,000

Viewing by  
appointment with  
& through agent  
028 9266 1700

Energy Rating		Current	Potential
Epc Type: Domestic			
Current: D61			
Potential: D64			
EPC Landmark Code: 9520-0628-7340-4006-4206			
<a href="#">Epc Certificate</a>			
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-64	D61	D64
E	39-54		
F	21-38		
G	1-20		



Discreetly positioned in the heart of the rolling Hillsborough countryside, just moments from the historic Royal village, 7 Loughaghrey Road presents a rare opportunity to acquire a beautifully designed family home that effortlessly combines refined rural living with modern comfort and luxury.

Set on a generous  $\frac{1}{2}$  acre site, this distinctive stone residence offers a superb level of accommodation, including five spacious bedrooms and four elegant reception rooms. The home has been meticulously finished throughout, showcasing a truly stunning interior with high-quality fixtures and fittings, bespoke detailing, and an abundance of natural light that enhances the charm and warmth of the space.

Accessed via private electric gates, the property enjoys a sense of complete privacy and seclusion, surrounded by panoramic countryside views and manicured gardens that offer multiple terraces and seating areas — ideal for relaxing or entertaining in total tranquillity.

Internally, the home flows beautifully with generously proportioned living and dining areas leading to a high-specification kitchen, perfect for family gatherings or hosting guests. Additional features include a spacious utility room, home office, and multiple functional spaces designed for everyday comfort and convenience.

Located just a short drive from Royal Hillsborough, and ideally placed between Lisburn, Dromore, and Belfast, the property benefits from excellent access to the A1 and M1, with Belfast International Airport just 45 minutes away and Dublin Airport reachable in just over an hour.

7 Loughaghrey Road is a truly special home — combining timeless style, considered design, and a spectacular setting. We highly recommend a private viewing to fully appreciate all that this exceptional property has to offer.



- Exceptional Stone-Built Residence Occupying A Generous And Elevated ½ Acre Site, Privately Positioned Behind Electric Gates
- Surrounded By Extensive Patio And Entertaining Areas, Perfectly Framed By Rolling Countryside Views, Offering A Rare Combination Of Privacy And Outdoor Living
- Five Spacious Bedrooms Including A Beautifully Appointed Principal Suite With Luxury En Suite Shower Room
- Four Elegant Reception Rooms Offering Versatile Living And Dining Space, Ideal For Both Formal Entertaining And Comfortable Family Living
- Charming Country Kitchen With Traditional Styling, Seamlessly Connecting To Dining And Living Areas
- Stylish Main Family Bathroom Finished With Quality Fixtures And A Timeless Design Aesthetic
- Bright And Practical Utility Room, Providing Excellent Everyday Functionality With Direct Outdoor Access
- Dedicated Home Office, An Ideal Work-From-Home Space Offering Peace And Productivity
  - Ground Floor Cloakroom / WC For Added Guest Convenience
- Detached Double Garage, Ample Storage Space & Electric Car Charger Offering Secure Parking And Practical Utility
- Superb First-Floor Games Room / Studio Above The Garage – Perfect For A Home Gym, Teen Den, Creative Studio Or Guest Overflow
- Accessed Via A Long Driveway And Set Well Back From The Road, The Property Enjoys A True Sense Of Seclusion And Exclusivity
- Landscaped Gardens, Mature Planting, And Multiple Outdoor Seating Areas Create A Serene And Private Setting For Entertaining Or Relaxation
- Located Just A Short Drive From Royal Hillsborough, Lisburn And Dromore, With Easy Access To The A1 And M1 Motorway Network, Leading Schools, And Major Airports

Telephone 028 9266 1700

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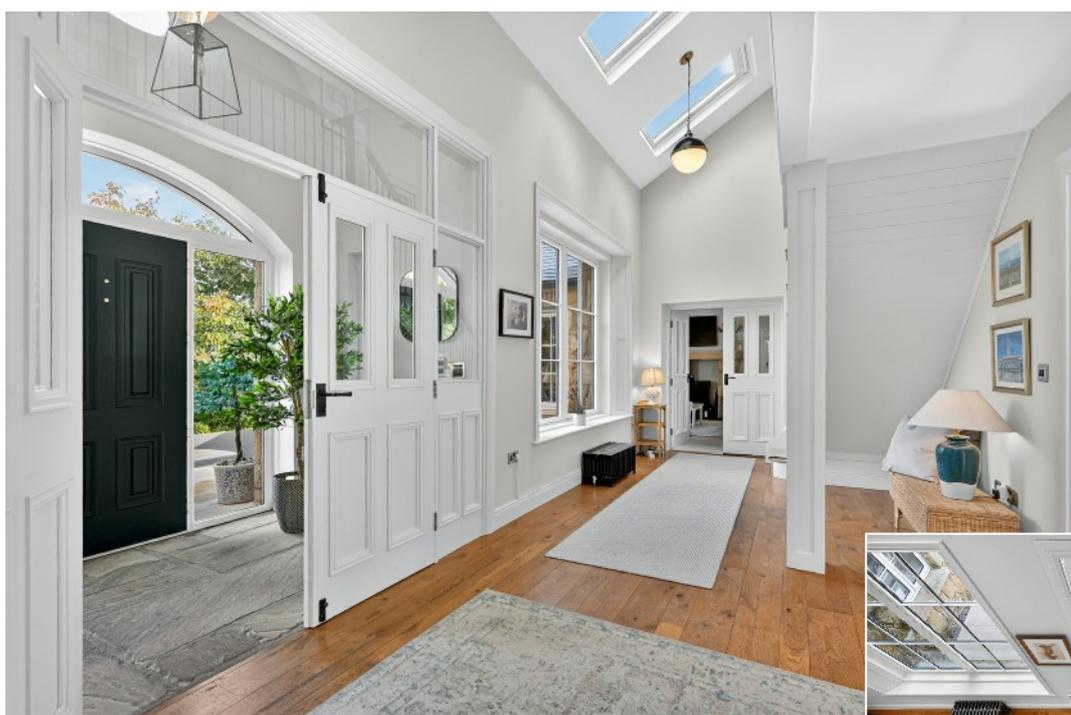
The Property Comprises:

Composite front door with fan glass toplight and glass sidelights to...

### Ground Floor

ENTRANCE HALL: Limestone flooring, double picture window, high circular window, high vaulted ceiling, further glazed double doors into...

RECEPTION HALL: Spacious reception hall with Velux windows with outlook to front, original exposed and treated solid oak wooden flooring, cast iron oil burning stove with stone recess, limestone sleeper mantelpiece, tiled hearth, wooden panelled walls, low voltage recessed spotlighting, solid oak staircase.



DINING ROOM/OFFICE: 13' 4" x 12' 6" (4.06m x 3.81m) At widest points, dual aspect windows with outlook to front, glazed double doors with sidelights and glass insets.



FAMILY ROOM: 15' 3" x 14' 9" (4.65m x 4.5m) At widest points. Outlook to rear.



L SHAPED KITCHEN/DINNER: 32' 8" x 17' 9" (9.96m x 5.41m) At widest points. Bespoke fully fitted kitchen with range of solid low and high units, Quartz worktops with upstand, metro tiled walls with triple aspect across rear garden, double sink with Quooker tap and brass up and over tap head, Aga cooker, low voltage recessed spotlighting, breakfast bar/island with Quartz stone worktops, additional built in storage and setting area, built in wine rack, low voltage recessed spotlighting, limestone tiled floor, space for American style fridge/freezer, integrated dishwasher, ample space for dining, range of bespoke built in cabinets and storage, upvc double glazed sliding doors leading to rear patio garden, archway to ...



SNUG: 15' 4" x 13' 4" (4.67m x 4.06m) At widest point. High vaulted ceiling, dual aspect windows to side and rear, inset with brick surround and wooden sleeper matlepiece with tiled hearth, french doors leading to...



FORMAL SITTING ROOM: 18' 0" x 16' 11" (5.49m x 5.16m) At widest points. Triple aspect to front, high vaulted ceiling, french doors to front hallway and snug, remote controlled gas fire with flue, exposed sandstone brick surround with wooden sleeper mantlepiece and limestone hearth.



UTILITY ROOM: Range of high and low level units, laminate effect worktops, ceramic sink with chrome mixer tap, plumbed for washing machine, plumbed for tumble dryer, uPVC rear door with glass inset and glass sidelight into rear patio garden, access to electric meter, limestone tiled floor.

REAR HALLWAY: Bespoke built in boot and cloak storage, laminate effect flooring, skylight, alarm panel, composite door with glass inset leading to front patio walkway.



DOWNSTAIRS W.C.: White suite comprising low flush WC with push button, floating wash hand basin with chrome mixer tap and built in vanity unit and Quartz stone worktop and upstand, laminate effect flooring, heated towel rail, low voltage recessed spotlighting, frosted glass window and extractor fan.



OFFICE: 13' 4" x 9' 3" (4.06m x 2.82m) At widest points. Dual aspect to front, laminate effect flooring, range of built in bespoke cabinets and book storage, wooden panelling on walls with integrated lighting.



## First Floor

LANDING: High vaulted ceiling with low voltage recessed spotlighting and Velux window.



FAMILY BATHROOM: White suite comprising low flush WC with push button, pedestal wash hand basin with chrome mixer tap and built in vanity unit and tiled splashback, free standing bath with chrome mixer tap, laminate effect flooring, walk in shower with fixed glass door and flipper, fully cladded walls, shower with chrome thermostatic control valve and telephone attachment and rainfall headset, low voltage recessed spotlighting, extractor fan, Velux window.



BEDROOM (1): 18' 0" x 17' 9" (5.49m x 5.41m) At widest points. Double Velux window and feature circular picture window with outlook to rear garden, built in bespoke slide robes with additional storage.

ENSUITE SHOWER ROOM: White suite comprising low flush WC with push button, floating wash hand basin with chrome mixer tap and built in vanity unit with tiled splashback, laminate effect flooring, corner shower unit with upvc cladded walls and fixed sliding glass door, shower with chrome thermostatic control valve, telephone attachment and rainfall headset, low voltage recessed spotlighting, extractor fan, built in storage into eaves.



BEDROOM (2): 21' 7" x 13' 5" (6.58m x 4.09m) At widest points. Double Velux window with feature circular picture window, range of built in wardrobes.



BEDROOM (3): 15' 0" x 10' 4" (4.57m x 3.15m) At widest points. Velux windows and feature circular picture window, outlook to rear garden.



BEDROOM (4): 16' 8" x 10' 11" (5.08m x 3.33m) At widest points. Outlook to rear garden, two built in storage cupboards with additional built in shelving and railings.



## Outside

FRONT: Extensive and enclosed private site circa half an acre, electric front gates with intercom, feature stone wall and pillars, extensive tarmac driveway with ample parking for several cars, porcelain patio walkway with limestone steps to front door.

REAR: Rear garden laid in lawns with extensive array of shrubs, trees and surrounding hedging, rear garden with full Southerly aspect, private outlook, extensive rear patio area, laid in porcelain tiling, manicured flower beds, hot and cold taps, outside Smart lighting, access to oil tank.

Steps leading to,,,

FIRST FLOOR LANDING GARAGE: Used as games room, double aspect windows, laminate effect flooring, additional storage compartment, equipped with light, heat and electric.









Sizes And Dimensions Are Approximate. Actual May Vary.

## Location:

Coming through Anahilt Village, continue on the Ballynahinch Road out of the Village and turn right onto Loughaghrey Road. Number 7 is located approximately 300 yards up on the left 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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