



Set on an elevated site of approximately one acre, this three-bedroom split-level detached home enjoys far-reaching views across Bow Lough and the surrounding countryside. The property offers generous and flexible accommodation with scope for modernisation, making it suitable for families or those seeking a quiet rural location.

The accommodation includes an entrance hall with feature fireplace leading to a bright sunroom, and a large open-plan living and dining area with a further fireplace, balcony access, and countryside views. The solid wood kitchen is fitted with built-in appliances, an AGA stove and a dining area. A spacious landing provides an additional sitting area or home office space.

The ground floor has its own entrance and includes a lounge area, a kitchenette plumbed for white goods, two double bedrooms (one with en-suite shower room), and a family bathroom with three-piece suite. The principal bedroom to the first floor includes an en-suite bathroom, a walk-in wardrobe and a connecting nursery / office each with balcony access.

Additional features include an integrated double garage with potential for conversion (subject to relevant approvals), a utility room with plumbing for white goods, electric underfloor heating, full double glazing and a BEAM central vacuum system.

Externally, the property benefits from a large front garden laid in lawn, electric gates with cattle grid, a tarmac driveway leading to two double garages providing workshop or storage space and a paved parking area. The rear garden is laid in lawn and includes a pergola suitable for outdoor dining and entertaining.

This is a substantial property offering excellent potential in a quiet setting with impressive views over Bow Lough. Early viewing is highly recommended.

**Offers Over
£499,950**

57 Lough Road,
LISBURN,
BT27 6TS

Viewing by
appointment with
& through agent
028 9266 1700

- Elevated Position With Uninterrupted Views Over Bow Lough And The Surrounding Countryside
- Detached Split-Level Home Set On A Generous One-Acre Site
- Bright And Spacious Open-Plan Living And Dining Area With Balcony Access And Breathtaking Views
- Solid Wood Kitchen Complete With Built-In Appliances, AGA Stove And Generous Dining Area
- Entrance Hall With Feature Fireplace Opening Into An Adjoining Sunroom
- Large Second-Floor Landing Ideal For Use As A Home Office Or Snug
- Principal Bedroom With En-Suite Bathroom, Walk-In Wardrobe And Private Balcony
- Nursery / Home Office Connected To The Principal Bedroom Also With Balcony Access
- Two Ground-Floor Double Bedrooms One With En-Suite Shower Room
- Additional Ground-Floor Lounge / Library Offering Flexible Living Or Guest Space
- Kitchenette Area On The Ground Floor Plumbed For White Goods
- Family Bathroom Fitted With A Three-Piece Suite
- Utility / Boot Room Providing Storage And Plumbing For Appliances
- Integrated Double Garage With Potential For Further Development (Subject To Approval)
- Two Detached Double Garages Offering Workshop Or Additional Storage Options
- Electric Underfloor Heating Installed Throughout
- Fully Double Glazed With Integrated BEAM Central Vacuum System
- Sweeping Tarmac Driveway With Electric Gates Leading To The Property
- Front Garden Laid In Lawn With Mature Shrub Borders
- Paved Rear Parking Area Providing Access To Multiple Garages
- Rear Garden Laid In Lawn With Pergola And Seating Area For Outdoor Dining
- Convenient Location Within Easy Reach Of Belfast, Lisburn, Ballynahinch And Surrounding Towns
- Offered At A Price Reflecting Potential For Sympathetic Modernisation With No Onward Chain



The Property Comprises:

Ground Floor

Hardwood front door with glass inset and side lights to:

RECEPTION HALL: Tiled floor, feature fireplace with carved wooden mantelpiece and surround, cast iron inset and tiled hearth. Panoramic window with outlook to side. Double glazed access door to rear garden.

INTEGRAL DOUBLE GARAGE: 19' 7" x 19' 6" (5.97m x 5.94m) (at widest points). Double timber up and over door. Access to Beam vacuum system, access to electric metre. Light and power. Doorway leading to:

UTILITY ROOM: 14' 7" x 7' 8" (4.44m x 2.34m) (at widest points). Low level units, stainless steel single drainer sink unit with chrome tap, plumbed for washing machine, space for tumble dryer, built-in shelving. Double glazed French doors leading to front courtyard. Picture window.

Lower Level

Separate front door with double glazed hardwood front door with glass inset, side light and top light.

RECEPTION HALL: Stairs to:

LANDING:

LIBRARY: 12' 0" x 9' 5" (3.66m x 2.87m)
(at widest points). Double French doors to front and rear.



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BEDROOM (2): 14' 7" x 11' 8" (4.44m x 3.56m) (at widest points). Outlook to front.

ENSUITE SHOWER ROOM: White suite comprising low flush wc with push button, pedestal wash hand basin with chrome mixer tap, corner shower unit with PVC cladded walls, glass sliding door, thermostatic control valve and telephone attachment. Tiled floor, extractor fan.



BEDROOM (3): 13' 7" x 13' 5" (4.14m x 4.09m) (at widest points). Outlook to front.

FAMILY BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, panelled bath with telephone attachment, tiled floor, part tiled walls, built-in storage/hotpress with lagged copper cylinder. Cloaks storage area.

Stairs to:



First Floor

LANDING: High vaulted pine tongue and groove ceiling.

KITCHEN/DINER: 19' 5" x 12' 0" (5.92m x 3.66m) (at widest points). Dual aspect to front and side. Fitted solid oak wooden kitchen with range of high and low level units, granite work surfaces, inset ceramic sink with chrome mixer taps, space for AGA style cooker, extractor fan, feature exposed brick recess, part tiled walls, tiled floor. Built-in wine rack and larder storage. Ample space for casual dining, pine tongue and groove ceiling with low voltage spotlights. Panoramic lough views to front.



LIVING ROOM: 27' 8" x 19' 6" (8.43m x 5.94m) (at widest points). Triple aspect to front, side and rear. Panoramic lough views and outlook to front garden. High vaulted pine tongue and groove ceiling, cast iron wood burning stove with exposed brick hearth, wooden sleeper mantlepiece. Doors to Juliette balcony with outlook to front.



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Second Floor

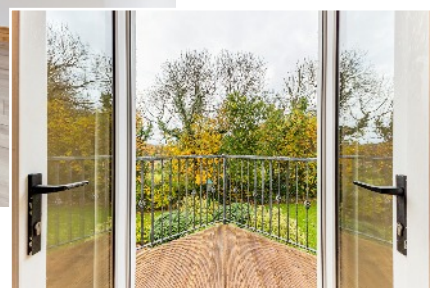
LANDING: Tiled floor, space for office area. High vaulted pine tongue and groove ceiling.

PRINCIPAL BEDROOM: 19' 2" x 13' 7" (5.84m x 4.14m) (at widest points). High vaulted pine tongue and groove ceiling, uPVC double glazed French doors to private balcony.

ENSUITE BATHROOM: White suite comprising low flush wc, floating wash hand basin with chrome mixer tap, vanity unit below, panelled bath with chrome taps, chrome heated towel rail, part tiled walls, tiled floor, pine tongue and groove ceiling, Velux window. Corner shower unit with glass bi-folding door, cladded shower enclosure with thermostatic control valve and telephone attachment. Walk-in wardrobe with additional shelving. Leading to:



NURSERY/OFFICE: 13' 7" x 7' 8" (4.14m x 2.34m) (at widest points). Laminate wood effect flooring, high vaulted pine tongue and groove ceiling, uPVC double glazed French doors to Juliette balcony with outlook to rear garden.



Outside

Electric front gates with cattle grid leading to sweeping tarmac driveway with off-street parking to front and rear. Extensive front garden laid in lawns with surrounding hedging, flowerbeds and trees. Paved walkway to front, side and rear. Paved courtyard leading to front door.

REAR GARDEN: Extensive and enclosed private rear garden laid in lawns with additional outbuilding and wooden summerhouse with concrete base and wooden surround.

DETACHED TRIPLE GARAGE: Inspection pit, light and power. Double stable style open doors and double up and over wooden doors. Outside light and tap. Bin storage.

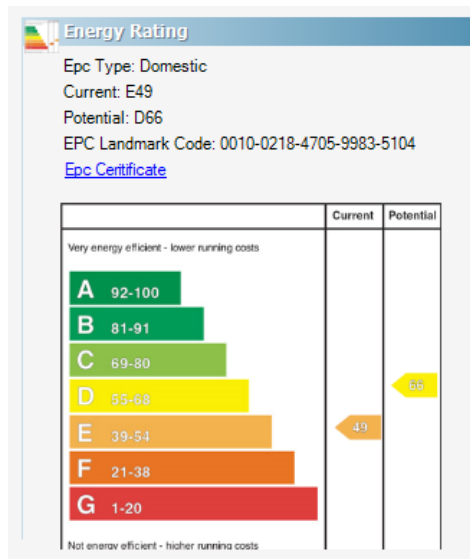


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Location:

Lough Road is positioned between the Magheraknock Road and Carryduff Road, Lisburn.



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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