



No.16 Governors Gate Demesne, Hillsborough, is a stunning Georgian-style home built in 2023 by Porter & Co. Combining timeless architectural charm with modern build quality, this elegant property extends to circa 1,400 sq ft and features a sophisticated interior with on-trend neutrals, high ceilings, sliding sash windows, and beautiful Georgian-inspired detailing throughout.

Set in a private cul-de-sac, the home offers a versatile layout, including a welcoming living room with multi-fuel stove, a bespoke kitchen / dining room with integrated appliances, a utility room, downstairs W.C., and separate walk-in cloakroom. The first floor comprises four generous bedrooms, including a principal with luxury ensuite, and a separate stylish family bathroom.

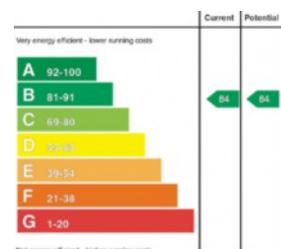
Outside, the property benefits from a fully enclosed westerly-facing garden with lawn and a large paved patio, perfect for outdoor entertaining. A semi-detached garage with insulated up-and-over door and French doors to the garden adds practical storage. Additional highlights include double glazed Georgian-style sash windows, zoned oil-fired central heating, solid concrete floors, a security alarm and Cat 5 wiring.

Conveniently located within walking distance of Hillsborough's shops, cafes, schools, and scenic walks, with excellent road and airport connections, this energy-efficient home offers an ideal combination of style, comfort and location. Early viewing is highly recommended.

Offers Over
£425,000

16 Governors Gate
Demesne ,
HILLSBOROUGH,
BT26 6TU

Viewing by
appointment with
& through agent
028 9266 1700





- Stunning Georgian-Style Detached Home Built In 2023 By Porter & Co
- Circa 1,400 Sq Ft Of Elegant And Versatile Accommodation
- Sophisticated Interior With On-Trend Neutrals, High Ceilings, And Georgian-Inspired Detailing
- Private Cul-De-Sac Location Offering Peace And Seclusion
- Living Room With Multi-Fuel Stove, Perfect For Cosy Evenings
- Bespoke Kitchen / Dining Room With Integrated Appliances, Ideal For Family Living And Entertaining
- Utility Room, Downstairs W.C. And Separate Walk-In Cloakroom
- Four Generous Bedrooms Including Principal With Luxury Ensuite
- Stylish Family Bathroom With White Suite
- Fully Enclosed Westerly-Facing Garden With Lawn And Large Paved Patio For Outdoor Entertaining And Low Maintenance Living
- Semi-Detached Garage With Insulated Up-And-Over Door And French Doors To Garden
- Double Glazed Georgian-Style Sash Windows Throughout
- Zoned Oil-Fired Central Heating With Thermostatically Controlled Radiators
- Solid Concrete Floors Providing Insulation And Soundproofing
- Security Alarm System And Cat 5 Wiring Installed
- Convenient Walking Distance To Hillsborough Village Amenities, Schools, Cafes, And Scenic Walks
- Excellent Road And Airport Connections
- Energy-Efficient, Modern Build With Period-Inspired Charm

The Property Comprises:

Ground Floor

Composite panelled front door with fan glass toplight and detailing to . . .

HALLWAY: Laminate wood effect flooring, understairs storage.

DOWNSTAIRS W.C.: White suite comprising low flush wc, wash hand basin with marble worktop



LIVING ROOM: 14' 9" x 12' 2" (4.5m x 3.71m) (at widest points). Outlook to front, laminate wood effect flooring, range of built-in cabinets, storage and book shelves, cast iron wood burning stove with slate hearth and flue.



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OPEN PLAN KITCHEN/DINER: 19' 10" x 9' 11" (6.05m x 3.02m) (at widest points). Bespoke fully fitted kitchen with range of high and low level units, quartz stone worktops, inset sink with chrome tap, touch screen ceramic hob with built-in extractor fan, surrounding upstands and splashback, built-in high level oven and grill, built-in high-level microwave, built-in dishwasher, breakfast island with seating area, fully tiled floor throughout, built-in seating area, low voltage recessed spotlights, ample space for dining, uPVC double glazed French doors with detailing and top light to garden.



UTILITY ROOM: 8' 6" x 5' 5" (2.59m x 1.65m) (at widest points). Range of high and low level units, additional built-in storage, worktops with upstand, inset sink with side drainer and chrome mixer tap, fully tiled floor throughout, built-in fridge freezer, plumbed for washing machine, space for tumble dryer, uPVC double glazed access door to driveway.



First Floor

LANDING: Access hatch to roofspace via Slingsby ladder, hotpress with pressurised water cylinder, built-in shelving and storage.



BEDROOM (1): 12' 9" x 10' 6" (3.89m x 3.2m) (at widest points). Outlook to front.

ENSUITE SHOWER ROOM: White suite comprising low flush wc with push button, wash hand basin with marble worktop and chrome tap with upstand and built-in vanity unit, tiled floor, part tiled walls, chrome heated towel rail, extractor fan.



BEDROOM (2): 12' 2" x 10' 6" (3.71m x 3.2m) (at widest points). Outlook to rear.



BEDROOM (3): 10' 6" x 8' 10" (3.2m x 2.69m) (at widest points). Outlook to rear.



BEDROOM (4): 8' 10" x 6' 10" (2.69m x 2.08m) (at widest points). Outlook to front.



FAMILY BATHROOM: 7' 2" x 6' 10" (2.18m x 2.08m) (at widest points). White suite comprising low flush wc with push button, pedestal wash hand basin with chrome taps, chrome heated towel rail, panelled bath with fixed glass door and chrome mixer tap, shower attachment and thermostatic control valve, telephone attachment and rainfall shower head, tiled floor, part tiled walls, extractor fan.



Outside

Front garden laid in lawn with steel fencing and hedgerows. Tarmac driveway with off street parking for 3-4 cars leading to . . .

SEMI-DETACHED GARAGE: 19' 9" x 10' 8" (6.02m x 3.25m) (at widest points). Insulated up and over door, oil fired boiler, light and power.

REAR GARDEN: Extensive enclosed rear garden , part patio, part laid in lawn, ideal for outdoor entertaining, bin storage to rear, oil tank.



Location:

Governors Gate is located off the Ballynahinch Road, Hillsborough.

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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