



We are delighted to present to the market this exceptional B1 listed detached thatched cottage, dating back to the 1800s, occupying a generous and mature site. Steeped in history and character, this charming home offers a rare opportunity to acquire a substantial period residence in a picturesque setting while remaining within convenient reach of local amenities and transport links.

The accommodation is thoughtfully arranged predominantly on one level and comprises a welcoming entrance hall, three well-proportioned reception rooms ideal for both formal entertaining and relaxed family living and a spacious country-style kitchen with dining area suited to modern lifestyles. The property further benefits from five beautifully appointed bedrooms and two family bathrooms all conveniently located on one level.

A striking spiral staircase leads to a floored attic area, providing excellent additional space with flexibility for a range of uses, subject to any necessary consents.

Externally, the property is set within extensive, mature grounds offering privacy and ample space for outdoor enjoyment. Additional benefits include gas-fired central heating and generous off-street parking. The traditional thatched roof combined with a wealth of retained period features enhances the unique charm and authenticity of this remarkable home.

Properties of this calibre and historical significance rarely come to the open market. Early viewing is highly recommended to fully appreciate all that this distinguished cottage has to offer.

Offers Around
£395,000

113-117 Hillhall Road,
LISBURN,
BT27 5BT

Viewing by
appointment with
& through agent
028 9266 1700





- Impressive B1 Listed Detached Thatched Cottage Dating Back To The 1800s
- Set On A Generous And Mature Site, Offering Privacy And A Picturesque Setting
- Substantial Accommodation Arranged Predominantly On One Level, Retaining An Abundance Of Period Character And Charm
- Five Well-Proportioned Bedrooms All Conveniently Located On The Ground Floor
- Three Spacious And Versatile Reception Rooms Ideal For Both Entertaining And Family Living
- Welcoming Entrance Hall With Solid Flooring
- Spacious Country-Style Kitchen With Dining Area
- Two Family Bathrooms Serving The Main Accommodation
- Spiral Staircase Leading To A Floored Attic Area, Offering Excellent Additional Space (Subject To Necessary Consents)
- Extensive Outdoor Space With Mature Gardens And Grounds
- Traditional Thatched Roof Enhancing The Property's Unique Appeal
- Gas-Fired Central Heating And Glazed Windows Throughout
- Ample Off-Street Parking
- Rare Opportunity To Acquire A Home Of Significant Historical Interest And Character
- Early Viewing Highly Recommended

The Property Comprises:

Ground Floor

Hardwood front door with letterbox into:

RECEPTION HALL: Sliding sash windows, solid oak wooden flooring. Outlook to front. Pine tongue and groove ceiling.



LOUNGE: 15' 11" x 10' 0" (4.85m x 3.05m) (at widest points). Outlook to front. Solid oak wooden flooring. Feature cast iron wood burning stove with wooden surround, hearth. Range of bookshelves and storage. Archway with built-in mirror.



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DINING ROOM: 14' 0" x 10' 0" (4.27m x 3.05m) (at widest points). Outlook to front. Tiled floor, glazed sliding door. Recessed low voltage spotlighting.



LIVING ROOM: 19' 5" x 12' 2" (5.92m x 3.71m) (at widest points). Outlook to rear. Double hard-wood glazed doors to rear patio garden. Solid oak wooden flooring. High vaulted ceiling with recessed low voltage spotlighting.

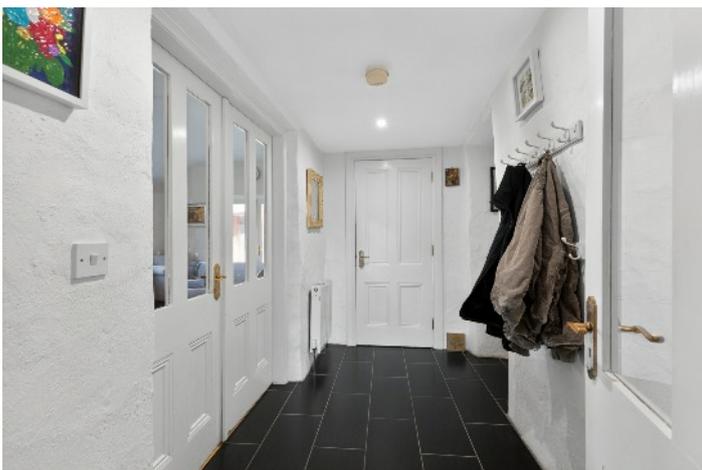


KITCHEN OPEN PLAN TO DINING AREA: 20' 2" x 12' 8" (6.15m x 3.86m) (at widest points). Bespoke fully fitted kitchen with range of high and low level units, quartz worktops and upstand. Inset stainless steel sink unit with side drainer and mixer tap, built-in fridge/freezer and built-in larder storage. Plumbed for washing machine, plumbed for dishwasher. Four ring stainless steel gas hob with splashback and extractor fan above. Integrated high level microwave and integrated oven and grill. Polished tiled floor, floor to ceiling radiator. Triple aspect with panoramic views over mountain range. Mahogany double glazed French doors to garden.



REAR HALLWAY: Tiled floor. Access to built-in storage cupboard. Space for tumble dryer, access to electric meter, additional built-in shelving. Cloaks area.

BEDROOM (1): 13' 8" x 14' 5" (4.17m x 4.39m) (at widest points). Outlook to front.



BEDROOM (2): 15' 8" x 7' 8" (4.78m x 2.34m) (at widest points). Dual aspect to front and rear. Solid oak wooden flooring. Access hatch to roofspace.

BEDROOM (3): 12' 6" x 9' 0" (3.81m x 2.74m) (at widest points). Outlook to rear. Solid oak wooden flooring.



BEDROOM (4): 13' 8" x 7' 6" (4.17m x 2.29m) (at widest points). Outlook to front.

BEDROOM (5)/OFFICE: 8' 0" x 7' 5" (2.44m x 2.26m) (at widest points). Outlook to front. Solid oak wooden flooring.



FAMILY BATHROOM: White suite comprising low flush wc, wash hand basin with chrome mixer tap and vanity unit, tiled panelled bath with chrome tap, corner walk-in shower unit with chrome thermostatic control valve and telephone hand shower, part tiled walls and polished tiled floor. Hotpress with built-in shelving and low voltage spotlighting, frosted glass window.



BATHROOM (2): White suite comprising low flush wc with push button, pedestal wash hand basin with chrome mixer tap and tiled splash back. Heated towel rail. Tiled walk-in shower with drying area, chrome thermostatic control valve and telephone attachment, extractor fan, low voltage spotlighting, frosted glass window, tiled floor.

HALLWAY: Tiled floor, outlook to rear. Spiral staircase to:

First Floor

FLOORED LOFT/STORAGE AREA: Light.



Outside

Extensive surrounding gardens, part in patio, part laid in lawns with mature flowerbeds and hedging. Private laneway/driveway leading to tarmac parking area with off-street parking for 3-4 cars. Fantastic views across Belfast mountain range. Access to gas tank and gas boiler. Wood storage. Paved walkway to detached timber shed with extensive decking area and workshop/bar.





113-117 Hillhall Road, Lisburn

Location:

Coming from Belfast, proceed past the roundabout at Ballantine Garden Village up the hill to the traffic lights. 113-117 is the row of white cottages located on the right hand side and car access is provided via Meeting House Lane to the rear.

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

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