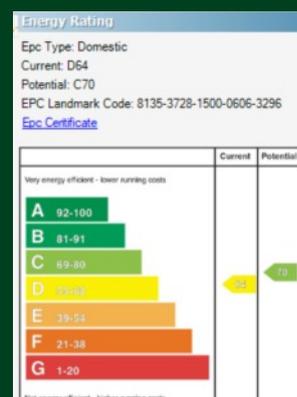




50 Limehill Road,
LISBURN,
BT27 5LR

Offers Over
£795,000

Viewing by
appointment with
& through agent
028 9266 1700





Tucked away in rolling countryside yet only minutes from Hillsborough and Lisburn, this exceptional detached home delivers a rare combination of architectural presence, privacy and panoramic views.

Individually designed by renowned architect Des Ewing, the property stands apart with its bold lines, striking proportions and thoughtfully crafted interior. The layout is both generous and adaptable, offering superb flexibility for modern family living, entertaining and home working alike. Large windows frame the surrounding landscape ensuring the views are never far from sight.

The mature, well screened gardens create a

private haven while the elevated position captures breathtaking vistas across the Lagan Valley towards Cavehill and Belfast with Slieve Croob forming a dramatic backdrop to the rear. It's a setting that changes beautifully with the seasons.

Despite its idyllic feel the convenience is exceptional. Sprucefield, the M1 and A1 are easily accessible, making commuting straightforward while preserving the peace of country life.

Homes of this calibre and location seldom come to the market. Early viewing is strongly recommended to appreciate the space, design and outstanding setting on offer.



- Striking Individually Des Ewing Designed Detached Residence Set In A Prime Countryside Location
 - Convenience To Hillsborough, Lisburn, Sprucefield, South Belfast And Key Road Networks Including The M1 And A1 Stretching To Newry And Dublin
- Elevated Private Site Enjoying Uninterrupted Panoramic Views Across The Surrounding Landscape
 - Generous Family Accommodation Extending To Over 4000 Sq Ft Finished To An Excellent Standard Throughout
 - Impressive Reception Hall With Statement Staircase And Galleried Landing Featuring Glazed Balustrade With Secondary Staircase Leading To The First Floor
 - Reception Hall With Newly Tiled Floor, Seating Area, Cloaks Storage and Downstairs WC
- Bright And Inviting Family Room With Multi-Fuel Stove, Wraparound Corner Windows Overlooking The Gardens And High Vaulted Ceiling
- Contemporary High-Spec Kitchen With Spacious Breakfast Island Open Plan To Sun Room And Separate Utility Room With Access To Rear
- First Floor Living Room / Bedroom With Balcony Perfectly Positioned To Take In The Stunning Views
- Flexible Four Or Five Bedroom Configuration Including Principal Suite With En-Suite And A Jack & Jill Shower Room Serving Bedrooms Two And Three
- Integral Double Garage With Insulated Electric Doors And Fixed Staircase To A Floored Loft Ideal For A Games Room, Studio Or Home Office
 - Mature Professionally Landscaped Gardens Extending To Approximately 0.6 Acre
- Secure Gated Entrance With Electric Gates, Sweeping Tarmac Driveway And Ample Parking
 - Detached Timber Summer House / Home Office With Light And Power
 - Oil-Fired Central Heating And Double Glazing Throughout With Excellent Energy Rating

Telephone 028 9266 1700

www.templetonrobinson.com

The Property Comprises:

Ground Floor

Front door to . . .

ENTRANCE/DINING HALL: 20' 4" x 15' 11" (6.2m x 4.85m) Accessed via double front doors, this striking reception space features a statement staircase rising to a galleried landing with glazed balustrade. Finished with dark oak-effect ceramic tiling and built-in cloak storage.



DOWNSTAIRS W.C.: Modern white suite comprising concealed-cistern WC and wash hand basin with mixer tap. Tiled floor continues from the hall.

FAMILY LIVING ROOM: 19' 4" x 18' 1" (5.89m x 5.51m) A superb dual-aspect room with raised slate hearth and multi-fuel stove. Corner glazing captures far-reaching views across the Lagan Valley towards Cavehill. Vaulted ceiling with rooflight and open access via steps to the kitchen.



KITCHEN/DINING AREA: 19' 4" x 18' 1" (5.89m x 5.51m) Comprehensively fitted with an extensive range of cabinetry and central island with breakfast bar. Granite work surfaces, twin stainless steel sinks, wine rack, space for Rangemaster cooker with extractor and recessed lighting.



Open plan to . . .

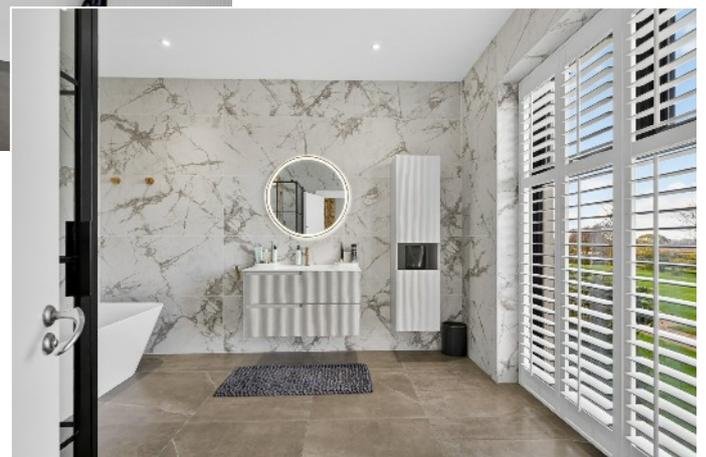
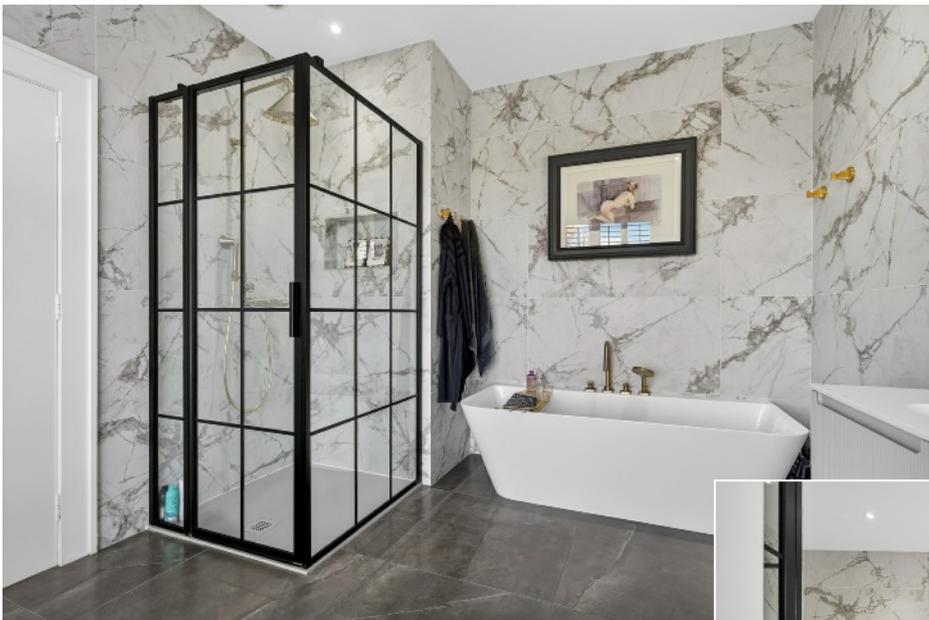
SUN ROOM/REAR PORCH: Enjoying views towards Slieve Croob with composite door to patio and garden, surrounding floor to ceiling windows.



UTILITY ROOM: Fitted units, stainless steel sink and plumbing for laundry appliances.

BEDROOM (1): 18' 6" x 17' 0" (5.64m x 5.18m) Bay window overlooking the front garden and valley views. Recessed lighting.

ENSUITE BATHROOM: Feature freestanding bath with mixer tap and telephone attachment, separate thermostatic shower with glass door, vanity unit with mixer tap and marble tiling.



BEDROOM (2): 15' 5" x 12' 2" (4.7m x 3.71m) Oak-effect flooring.

JACK & JILL EN SUITE SHOWER ROOM: Corner shower, glass door, thermostatic control valve, telephone attachment and rainfall headset, vanity unit and porcelain tiling, chrome heated towel rail.



BEDROOM (3): 13' 3" x 11' 1" (4.04m x 3.38m) Open outlook towards Slieve Croob. Access to shared en-suite.



CIRCULAR INNER HALL: Feature lighting and staircase to first floor.

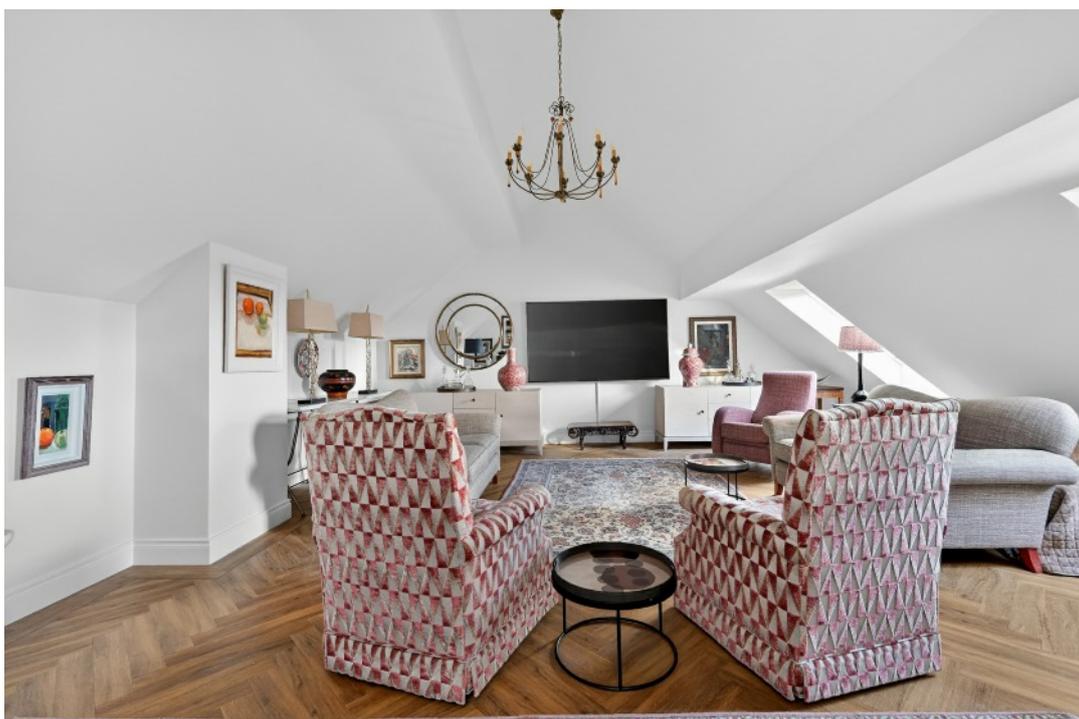


First Floor

BEDROOM (4): 20' 6" x 18' 6" (6.25m x 5.64m) Extensive mirrored slide robes and twin rooflights.



LOUNGE/GAMES ROOM: 19' 4" x 18' 5" (5.89m x 5.61m) Vaulted ceiling, rooflight and glazed doors to separate balcony maximising panoramic private views.



BEDROOM (5): 21' 11" x 20' 6" (6.68m x 6.25m) Spacious and versatile with rooflights and timber flooring, access to private balcony, glass doors overlooking living room.



GALLERY LANDING: Glazed balustrade overlooking grand entrance hall with rooflights.



WC & STORE ROOM: WC, wash hand basin, tiled finish, plumbed for shower / bath.

Additional storage room.

Outside

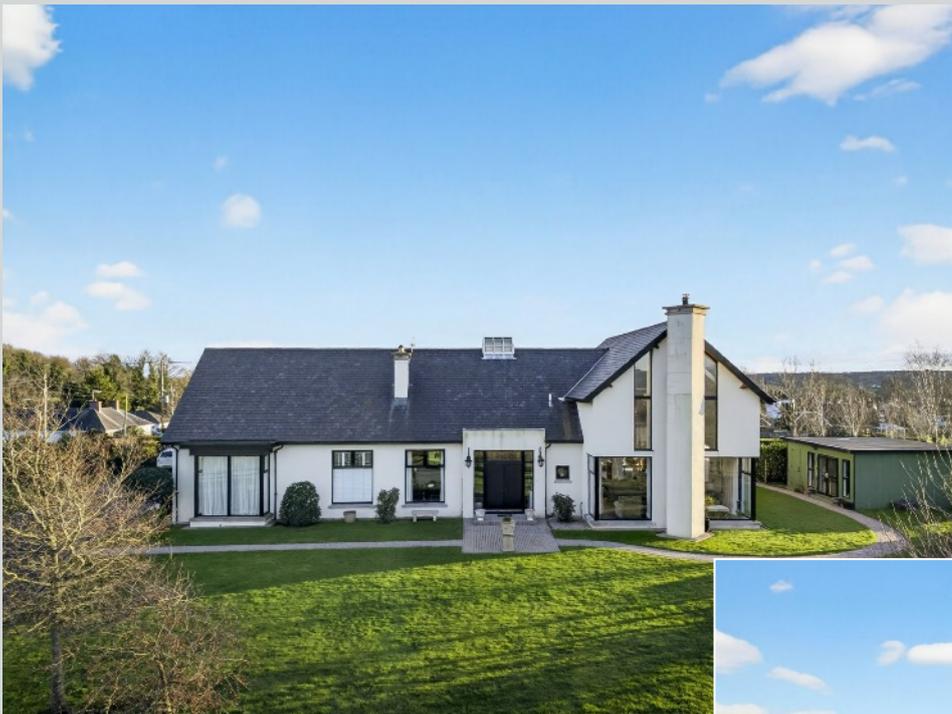
Occupying approximately 0.6 acre on an elevated site with mature plantings and sweeping lawns. Extensive surrounding patio areas ideal for outdoor entertaining, built in BBQ area.

Remote-controlled gated entrance, generous tarmac driveway and ample parking.

DOUBLE GARAGE 22' 3" x 21' 11" (6.78m x 6.68m) Twin remote doors, power and light, staircase to floored loft with window.

TIMBER SUMMER HOUSE/HOME OFFICE: 16' 5" x 13' 2" (5m x 4.01m) Double glazed, insulated and finished internally with adjoining store, equipped with light and power.



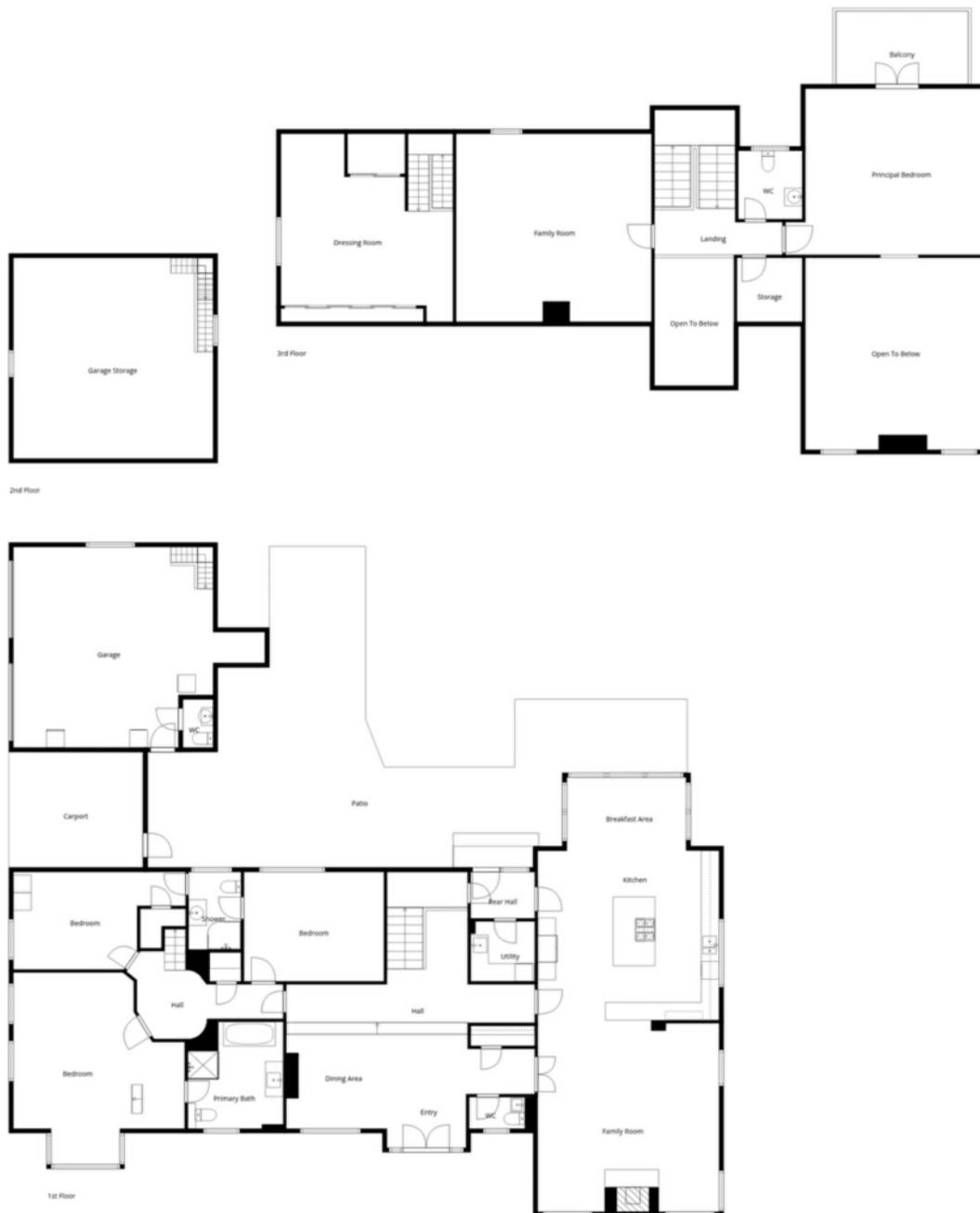


Location:

Limehill Road is positioned just off Waterloo Road, Lisburn.

Telephone 028 9266 1700

www.templetonrobinson.com



Sizes And Dimensions Are Approximate. Actual May Vary.

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

www.templetonrobinson.com

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