



19 GOVERNORS BRIDGE ROAD, ROYAL HILLSBOROUGH, BT26 6FH

A most outstanding detached residence occupying a prime setting within this much admired and exclusive residential location close to Royal Hillsborough Village.

This stunning property offers spacious and beautifully presented accommodation boasting many traditional period features and a well proportioned family layout.

Governors Gate is one of Northern Ireland's most prestigious and unique developments where each house has its own individual character and design attributes.

The village centre and local primary school are within walking distance and Royal Hillsborough is renowned for its superb selection of shops, cafes, pubs and restaurants.

This sale represents a rare opportunity to acquire one of these fabulous homes within this highly desirable address, we strongly recommend early viewing.

PRICE: OFFERS IN THE REGION OF £575,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D6I

REF:DL250925HG

- A Most Impressive And Exceptionally Well Presented Detached Residence
- Prime Setting With Private Aspects And Mature Gardens
- Well Proportioned And Beautifully Presented Family Accommodation
- Entrance Hall With Traditional Double Entrance Doors And Oak Floor
- Spacious Drawing Room With Natural Sandstone Fireplace And Wood Burning Stove
- Family Room With Natural Sandstone Fireplace And Oak Floor
- Spacious Luxury Fitted Kitchen And Dining Area With Open Plan Living Area
- Utility Room And Cloakroom With Low Flush Suite
- Four Well Proportioned Bedrooms (One With Luxury Shower Room En Suite)
- Luxury Main Bathroom With Villeroy And Boch Bath Tub And Walk In Shower Enclosure
- Enclosed And Private Patio Garden With South Westerly Aspects
- Detached Double Garage And Parking Area
- Underfloor Oil Fired Central Heating System With Grant Vortex Condensing Type Boiler
- Solid Concrete Floors To First Floor
- Traditional Style PVC Double Glazed Windows
- Highly Desirable Residential Location Close To Royal Hillsborough Village And Sprucefield



ACCOMMODATION

All measurements are approximate.

ENTRANCE HALL:

Traditional double entrance doors with leaded and stained glass windows. Plaster cornice. Recessed spotlights. Oak floor. Feature wall panelling.

DRAWING ROOM:

5.36m (17'7") x 4.25m (13'11")

Natural sandstone fireplace with wood burning stove. PVC double glazed double door leading to patio and rear garden. Solid maple floor. Plaster cornice. Feature wall panelling.



FAMILY ROOM:

4.35m (14'3") x 3.46m (11'4")

Natural sandstone fireplace. Oak floor. Plaster cornice. Recessed spotlights. Folding glazed doors leading to entrance hall.



SPACIOUS AND LUXURY KITCHEN AND DINING AREA: 6.55m (21'6") x 4.35m (14'3")

Range of high and low level units. Granite worktops and dining bar. Franke twin bowl ceramic sink unit with swan neck mixer tap. Rosieres range style cooker with five ring gas hob. Extractor hood in stainless steel and glass canopy. Neff integrated microwave and dishwasher. Solid oak floor. Part tiled walls. Recessed spotlights. Plaster cornice. Open plan to dining area. Living area with wood burning stove on slate hearth. Built in shelves and cabinets.



DINING AREA: 3.78m (12'5") x 3.01m (9'11")

PVC double glazed door leading to patio and rear garden. Built in shelves and units.



REAR HALL:

Feature tiled floor. Back door leading to patio and rear garden.

UTILITY ROOM: 2.56m (8'5") x 2.16m (7'1")

Range of high and low level units. Round edge work surfaces. Single drainer stainless steel sink unit with mono style mixer tap. Plumbed for washing machine. Part tiled walls. Tiled floor.

CLOAKROOM:

Low flush suite. Close couple low flush wc. Wash hand basin with mono style mixer tap. Part tiled walls. Feature tiled floor. Recessed spotlights.



FIRST FLOOR:

Landing with feature wall panelling.

BEDROOM (1):

5.36m (17'7") x 4.37m (14'4")

Herringbone design solid oak floor. Plaster cornice. Recessed spotlights. Feature wall panelling.



SPACIOUS AND LUXURY SHOWER ROOM EN SUITE:

Large shower cubicle with Travertine tiling. Thermostatic shower. Wash hand basin with swan neck mixer tap and tiled splashback. Close couple low flush wc. Travertine tiled floor. Recessed spotlights.



BEDROOM (2):

4.04m (13'3") x 3.38m (11'1")

Measurement to include built in robes and units. Herringbone design solid oak floor. Recessed spotlights.



BEDROOM (3):

3.03m (9'11") x 3.00m (9'10")

Recessed spotlights. Feature wall panelling.



BEDROOM (4):
3.00m (9'10") x 2.97m (9'9")
Recessed spotlights.



SPACIOUS AND LUXURY BATHROOM:
Vileroy and Boch free standing bath tub. Walk in shower enclosure with thermostatic shower. Drencher head and shower attachment. Floating wash hand basin with swan neck mixer tap. Tavertine tiled floor and shower area. Recessed spotlights.



OUTSIDE:

Enclosed and private south westerly facing patio garden with feature paving and artificial grass. Motorised awning over patio area. Front and side garden with mature trees and hedge surround. Tarmac parking area for two cars. Outside tap and lighting.

DETACHED DOUBLE GARAGE:

5.77m (18'11") x 5.50m (18'1")

Two up and over doors. Light and power. Plaster finish walls and ceiling. Grant Vortex condensing boiler.



RATES PAYABLE:

For period April 2025 to March 2026 £3,502.73

TENURE:

We have been advised the tenure for this property is Freehold, we recommend the purchaser and their solicitor verify the details.

SERVICE CHARGE:

A service charge of £20.19 per month (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.

DIRECTIONS:

From Ballynahinch Road turn into Governors Gate and proceed over the bridge into Governors Bridge Road, number 19 is on the left.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.

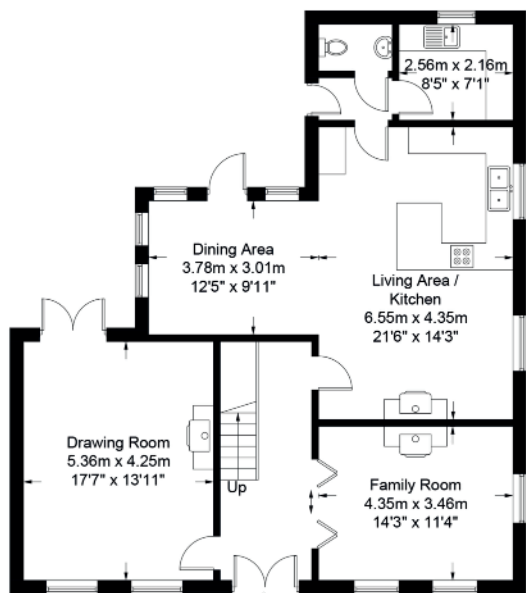


19 Governors Bridge Road, Royal Hillsborough

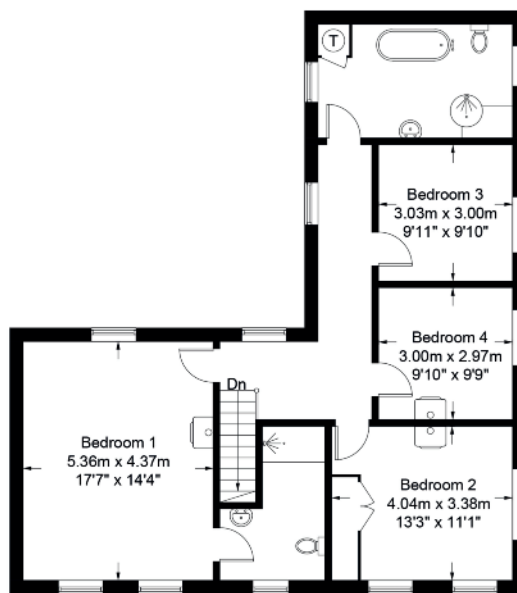
Approximate Gross Internal Area = 191.6 sq m / 2,062 sq ft

Double Garage = 31.6 sq m / 340 sq ft

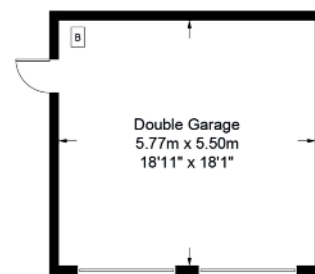
Total = 223.2 sq m / 2,402 sq ft



Ground Floor
1099 sq ft / 102.1 sq m



First Floor
963 sq ft / 89.5 sq m



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1243362)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	65 D
39-54	E		
21-38	F		
1-20	G		

www.hgraham.co.uk

58-60 Bachelors Walk, Lisburn, Co. Antrim BT28 1XN T: 028 9267 2929 E: info@hgraham.co.uk

The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.