



NEW BUILD PROPERTY LANY ROAD, MOIRA, BT67 0PA

A most impressive Georgian style country house occupying a spacious setting located between the highly desirable villages of Moira and Royal Hillsborough.

This fabulous new build property has been thoughtfully designed by renowned architect David Haire to include many traditional period features and a design that will make it a most unique and truly stunning home.

The spacious accommodation will suit a wide variety of family requirements and the additional large garage building with optional games room or home office suite will prove essential for leisure or work from home purposes.

When completed, the property will boast an exceptional specification and finish to meet and exceed the many requirements of modern day construction and materials making it a most comfortable and economical home.

For further information and to arrange a site inspection please contact Henry Graham

PRICE: OFFERS IN THE REGION OF £850,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING tbc

REF:DL260326HG

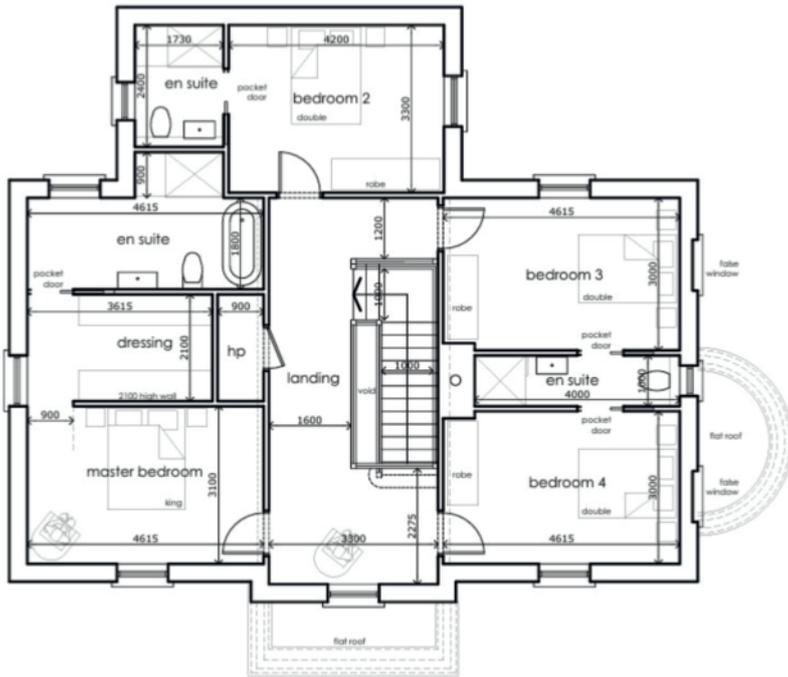
- A Most Impressive Detached Country Residence To Be Constructed On A Generous Setting Between Moira And Royal Hillsborough / Estimated Completion Late 2026
- Spacious And Highly Adaptable Family Accommodation Plus Large Garage And Games Room Or Home Office Suite
- Total Floor Area Of Approximately 3790 Square Feet To Include Garage And Games Room
- Highly Desirable And Convenient Rural Location Close To Royal Hillsborough, A1 Dual Carriageway, Sprucefield, Lisburn And Moira
- Generous PC Sum Of £50,000 For Kitchen, Bathrooms, Wood Burning Stove And Fireplace
- Spacious Drawing Room With Large Bay Window And Fireplace / Separate Study
- Spacious Luxury Kitchen And Dining Area With Open Plan Family Room With Stove And Patio Doors With Panoramic Rural Views
- Utility Room And Cloakroom With Low Flush Suite
- Four Spacious Ensuite Bedrooms (Principal Bedroom With Dressing Room And Shower Room En Suite)
- Large Detached Double Garage With Fixed Staircase To Games Room Or Home Office Suite
- Fabulous Setting Extending To Approximately 0.5 Acre / Topsoiled And Grass Seed / Estate Railing
- Entrance Pillars And Gravel Driveway With Parking Areas
- Large Patio Area With Rural Outlook And Panoramic Views



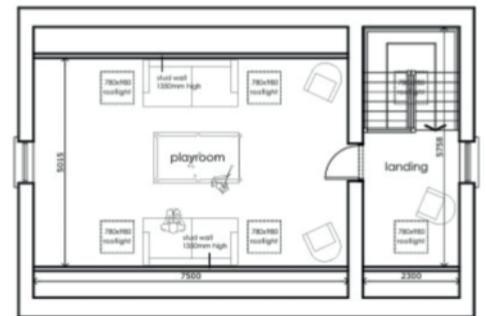
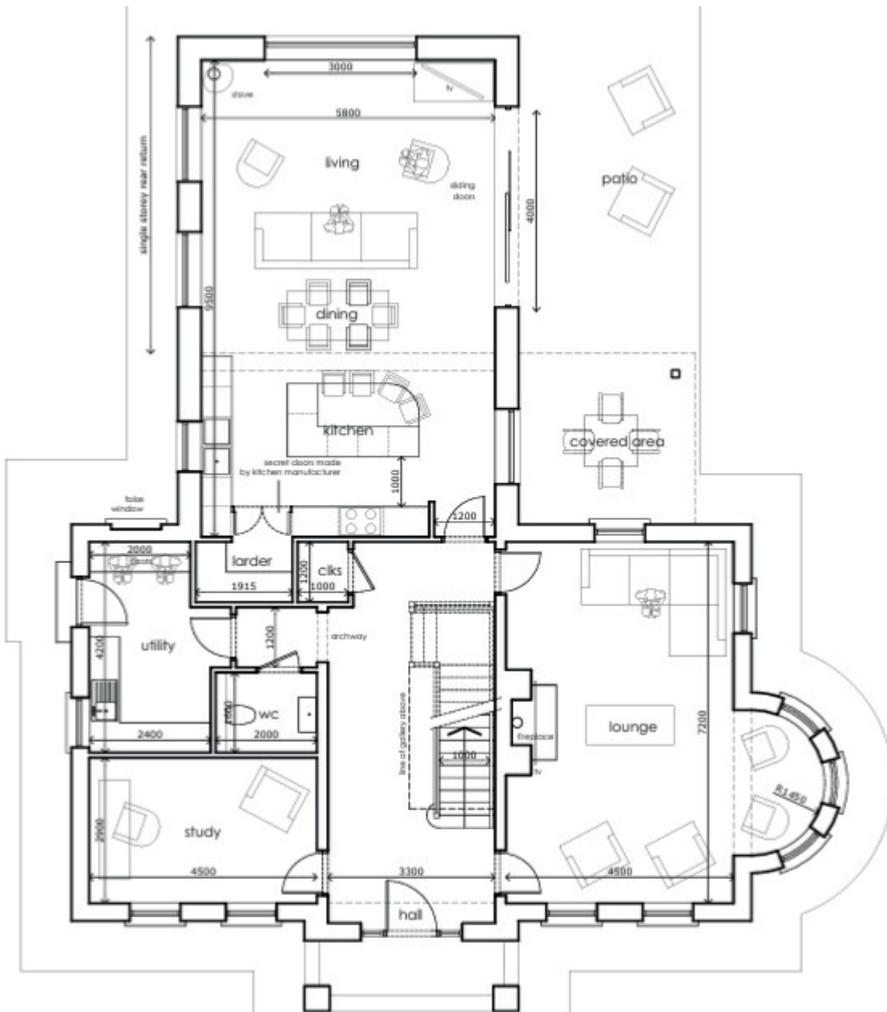
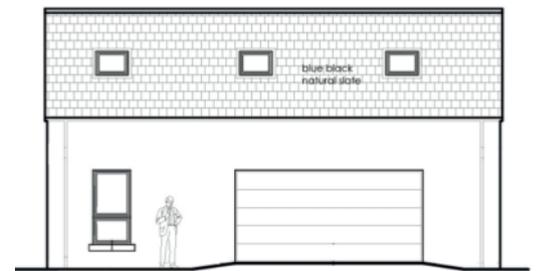
- Excellent Specification To Include Oil Fired Underfloor Heating To Ground And First Floors / Solid Concrete Floors To First Floor / Heat Recovery System / Solar Panels / Sash Style PVC Double Glazed Windows / Alarm System / Oak Internal Doors / Internal Painting Throughout (one colour) / Period Style And Traditional Slate Roof With Central Chimneys
- This most outstanding family home will be constructed and finished to the highest standards and offers an impressive list of modern day technology to keep it warm and running costs low. The location will be ideal for commuting to work and schools with easy access to A1 dual carriageway and M1 motorway at Sprucefield. Royal Hillsborough And Moira Villages are only a short drive where one can enjoy village life with their many pubs, restaurants, cafes and local shops.

Please note, the builder may make some changes to the specification and dimensions during construction, we recommend the purchaser checks with the builder to establish if any changes are to be made prior to exchange of contract. All drawings, artist impressions, floorplans and site plan are for guidance or illustration purposes only. The builder will consider selling the property without pc sums and the buyer can arrange their own fit out for kitchen and bathrooms etc.

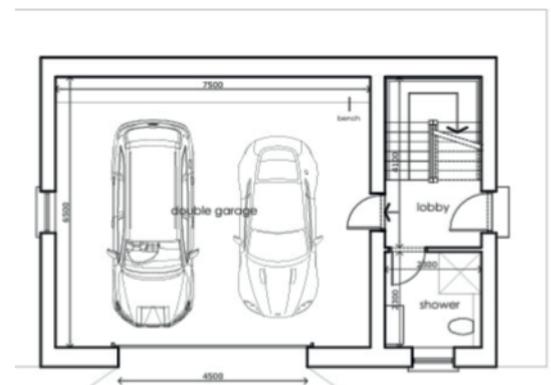




....front elevation



....first floor plan



....ground floor plan

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.