



**45 GLENNAVY ROAD,  
LISBURN, BT28 3XA**



A most impressive detached country house occupying a spacious and private setting with panoramic rural aspects over the surrounding countryside.

Extensive and exceptionally well presented accommodation extending to approximately 4759 square feet to include three reception rooms, large sunroom, spacious kitchen and dining area, five generous bedrooms, two shower rooms and main bathroom.

Outside, the spacious and well stocked gardens extend to just over one acre, laid in lawns with mature trees and shrubs. A gated entrance leads to ample parking and turning areas with access to a large double garage and adjoining range of outbuildings.

The property offers a superb energy efficiency rating of B84 using high specification technology for heating and running systems making it easy to heat and running costs low.

The location will be ideal for those seeking country living and convenience, we strongly recommend early viewing

**PRICE: OFFERS IN THE REGION OF £850,000**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING B84**

**REF:DL30042606HG**

- A Most Impressive And Well Appointed Detached Country House
- Spacious Family Accommodation Extending To Approximately 4759 Square Feet
- Extensive Rural Setting Extending To Just Over One Acre
- Grand Reception Hall With Central Oak Staircase To Gallery Landing
- Drawing Room With Aspects Over Garden And Sandstone Fireplace
- Family Room With Sandstone Fireplace
- Dining Room With Solid Oak Floor
- Large Sun Room With Aspects Over Gardens And Panoramic Views
- Spacious And Luxury Fitted Kitchen And Dining Area With Island Unit And Range Of Appliances
- Spacious Utility Room With Adjoining Cloakroom With Low Flush Suite
- Five Generous Bedrooms To Include Principal Bedroom With Walk-in Robe And Luxury Shower Room En Suite And Guest Bedroom With Luxury Shower Room En Suite
- Spacious Luxury Bathroom With Freestanding Bathtub And Large Shower Cubicle
- All Bath And Shower Rooms Have Electric Underfloor Heating Plus Heated Towel Rails
- Large Double Garage With Adjoining Range Of Outbuildings And Covered Area
- Ground Source Heat Pump Central Heating And Hot Water System Plus Solar Panels Provide An Excellent B84 Energy Efficiency Rating / PIV Fresh Airflow System / PVC Double Glazed Windows
- 30 x PV Solar Panels In Receipt Of RoCs / Solar Diverter To Heat Hot Water
- Oak Internal Doors And Woodwork / Plaster Cornice To Most Rooms / Alarm System / HiFi System To Most Rooms / Built-in Vac System / Fibrus Connected / New Bio Plant Fitted 2021
- Convenient To Local Primary School, Belfast, Lisburn And International Airport



## ACCOMMODATION:

Measurements are approximate

### SPACIOUS RECEPTION HALL:

Solid oak central staircase leading to gallery landing with oak balustrade. Solid oak floor. Double entrance doors with large fanlight window. Plaster cornice.



### DRAWING ROOM:

6.08m (19'11") x 4.65m (15'3")

Sandstone fireplace and hearth. Gas fired stove. Plaster cornice. Dual aspects over gardens.



### FAMILY ROOM:

6.58m (21'7") x 4.65m (15'3")

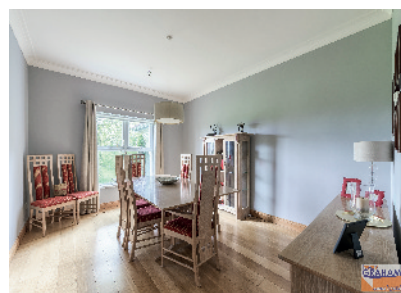
Sandstone fireplace and hearth. Gas fire.



### DINING ROOM:

4.65m (15'3") x 3.48m (11'5")

Solid oak floor.



**SPACIOUS AND LUXURY FITTED KITCHEN:  
6.33m (20'9") x 5.04m (16'6")**

Extensive range of high and low level units and island unit with granite worktops and upstands. Franke bowl and a half stainless steel sink unit. Swan neck mixer tap. Circular stainless steel sink on island. Mono style mixer tap. Range style cooker with gas hobs. Integrated dishwasher and microwave. Neff extractor hood in stainless steel and glass canopy. Under unit lighting. Ceramic tiled floor. Recessed spotlights. Various aspects over gardens and panoramic views. Open plan to dining area.



**DINING AREA:  
4.75m (15'7") x 4.18m (13'9")**

PVC double glazed double doors leading to gardens and patios. Plaster cornice.



**SUNROOM:  
4.32m (14'2") x 4.26m (14'0")**

Aspects over gardens and panoramic views. Ceramic tiled floor.



**SPACIOUS UTILITY ROOM:  
5.15m (16'11") x 4.65m (15'3")**

Range of built in units. Granite worktops and upstands. Franke stainless steel sink unit with swan neck mixer tap. Integrated freezer. Plumbed for washing machine. Ceramic tiled floor. Recessed spotlights. Hotpress. Plaster cornice.

**CLOAKROOM:** Low flush suite. Close couple low flush WC. Wash hand basin with mono style mixer tap. Ceramic tiled floor. Plaster cornice.



## FIRST FLOOR

### SPACIOUS LANDING:

Panoramic views. Galley landing with oak balustrade. Cornice.



### BEDROOM (1):

6.58m (21'7") x 4.65m (15'3")

Plaster cornice. Panoramic views. Dressing room with range of built in robes and spotlights. En-suite shower room.



### LUXURY SHOWER ROOM EN-SUITE:

Quadrant shower cubicle. Grohe shower. Vanity unit. Grohe mono style mixer tap. Close couple low flush WC. Chrome finish heated towel rail. Ceramic tiled floor. Recessed spotlights. Plaster cornice.



### BEDROOM (2):

4.65m (15'3") x 4.18m (13'9")

Plaster cornice and panoramic views. Shower room en-suite.

### LUXURY SHOWER ROOM EN-SUITE:

Quadrant shower cubicle. Grohe shower. Pedestal wash hand basin. Mono style mixer tap. Chrome finish heated towel rail. Close couple low flush WC. Ceramic tiled floor. Part tiled walls. Recessed spotlights. Plaster cornice.



**BEDROOM (3):**

**6.08m (19'11") x 4.65m (15'3")**

Panoramic views. Plaster cornice.



**BEDROOM(4):**

**5.13m (16'10") x 4.65m (15'3")**

Panoramic views. Plaster cornice.



**BEDROOM (5):**

**4.65m (15'3") x 3.48m (11'5")**

Plaster cornice.



**SPACIOUS LUXURY BATHROOM:**

Freestanding bathtub. Centre mount mixer tap. Shower attachment. Large shower cubicle. Matki thermostatic shower. Floating twin vanity unit with ceramic wash bowls and mixer taps. Close couple low flush WC. Chrome finish heated towel rail. Ceramic tiled walls and floor. Recessed spotlights.



**SPACIOUS ROOFSpace:**

Wooden folding ladder to floored roofspace with lighting.



**OUTSIDE:**

Spacious rural setting extending to approx one acre, laid in lawns with mature trees and shrubs. Tobermore brickset paths and paved patio areas. Remote control gated entrance and driveway leading to spacious parking and turning areas. Access to the property is via right of way over sharred lane to main road.

**LARGE DETACHED DOUBLE GARAGE:**

**8.62m (28'3") x 8.62m (28'3")**

Two remote control roller shutter doors. Light and power. Adjoining range of outbuildings and covered BBQ area.

**GARDEN GARAGE/WORKSHOP:**

**10.92m (35'10") x 3.27m (10'9")**

**GARDEN STORE: 8.85m (29'0") x 3.27m (10'9")**

**ADJOINING STORE: 3.27m (10'9") x 3.09m (10'2")**

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

**RATES PAYABLE:** For period April 2026 to March 2027 £3810

**DIRECTIONS:** From Lisburn proceed along Gleanvy Road, number 45 is approximately 3 miles on the left.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## 45 Glenavy Road

Approximate Gross Internal Area = 442.1 m / 4759 sq ft  
 Outbuilding (Including Double Garage) = 151.9 sq m / 1635 sq ft  
 Total = 594.0 sq m / 6394 sq ft

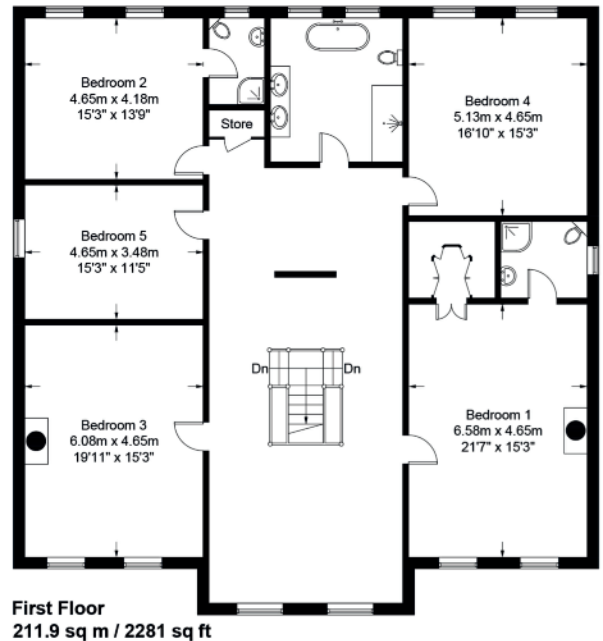
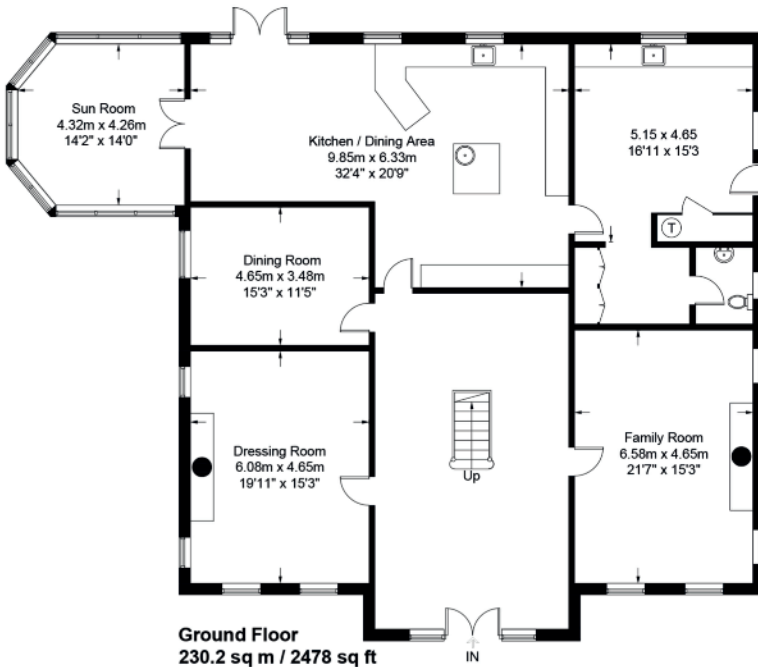
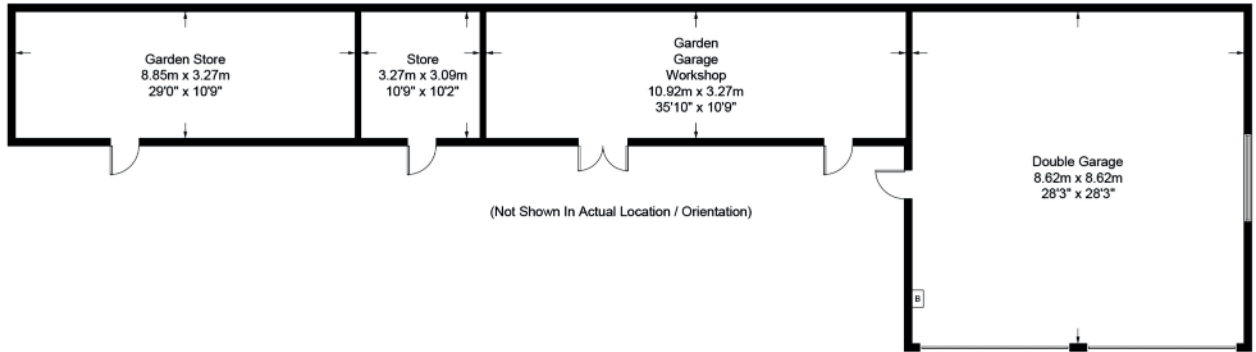


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