



386 UPPER BALLYNAHINCH ROAD BAILLIES MILLS, LISBURN, BT27 6XL

A most impressive detached country residence occupying an exclusive rural setting close to Royal Hillsborough and Lisburn.

The property offers spacious accommodation extending to approximately 4318 square feet with a very adaptable layout that will suit a wide variety of family living and working from home requirements.

The location and setting offers seclusion, privacy and convenience for commuting to an excellent selection of leading schools and easy access to main arterial routes including M1 motorway and A1 dual carriageway.

To add to the tranquility, access to the property is via a 0.3 mile private lane with delightful aspects over open countryside and dense woodland, all of which add to the exclusivity and overall appeal for this fine country home.

The well stocked and mature grounds extend to approximately one acre and there is the option to acquire additional land, if required, by negotiation.

PRICE: OFFERS IN THE REGION OF £750,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E5I

REF:DLI2052602HG

- A Most Impressive Detached Country Residence Occupying A Private And Mature Setting Close To Royal Hillsborough, Sprucefield And Lisburn
- Spacious Family Accommodation Extending To Approximately 4318 Square Feet Plus Large Double Garage
- Spacious Reception Hall With Oak Staircase To Gallery Landing
- Drawing Room With Solid Oak Floor, Fireplace And Double Doors To Large Sun Room
- Family Room With Solid Oak Floor And Fireplace
- Dining Room With Fireplace, Solid Oak Floor And Double Doors To Sun Room
- Spacious Kitchen And Dining Area With Double Doors To Large Sun Room
- Three Large Sun Rooms With Patio Doors And Various Aspects Over Gardens
- Spacious Utility Room With Adjoining Bathroom And Staircase To Games Room/Home Office
- Five Good Sized Bedrooms Plus Study To First Floor (Two Bedrooms With En Suite Shower Rooms)
- Spacious Main Bathroom With Large Corner Bath And Quadrant Shower Cubicle
- Large Integral Garage With Twin Motorised Roller Shutter Doors / Additional Store Or Stable
- Games Room Or Home Office Over Garage
- Oil Fired Central Heating System And PVC Double Glazing
- Large South Facing Patio Area / Tarmac Driveway Leading To Extensive Parking And Turning Areas
- Grounds Extend To Approximately One Acre With Option To Acquire Additional Land If Required
- Central Location Close To Royal Hillsborough/A1 Dual Carriageway (4.8 miles), Lisburn/MI Motorway (4 miles) And Convenient To South Belfast, Carryduff And Ballynahinch
- We Strongly Recommend Viewing To Fully Appreciate This Exceptional Country Home And Its Exclusive Rural Setting



SPACIOUS RECEPTION HALL: Solid oak staircase leading to gallery landing. Hardwood panelled entrance door. Fanlight window. Solid oak floor. Plaster cornice.

CLOAKROOM: Low flush suite. Close couple low flush WC. Pedestal wash hand basin. Mono style mixer tap. Ceramic tiled floor. Part tiled walls.

DRAWING ROOM: 6.58m (21'7") x 4.47m (14'8")
Solid oak fire surround with slate inset and hearth. Solid oak floor. Plaster cornice. Double doors leading to sun room.

SUN ROOM: 4.83m (15'10") x 4.65m (15'3")
Solid oak floor. PVC double glazed patio doors. Vaulted ceiling with recessed spotlights. Aspects over surrounding driveway and gardens. Window seating.



FAMILY ROOM: 4.59m (15'1") x 3.98m (13'1")
Solid oak fire surround with slate inset and hearth. Solid oak floor. Plaster cornice. Dual aspects over gardens.

DINING ROOM: 5.56m (18'3") x 3.85m (12'8")
Attractive fireplace and hearth. Solid oak floor. Plaster cornice. Double doors to sun room.

SUN ROOM: 4.46m (14'8") x 3.60m (11'10")
Solid oak floor. PVC double glazed double doors leading to patio area. Vaulted ceiling with recessed spotlights.



SPACIOUS KITCHEN AND DINING AREA:
6.62m (21'9") x 4.80m (15'9")

Extensive range of high and low level units and island unit with granite worktops. Franke stainless steel sink unit. Swan neck mixer tap. Range style cooker. Extractor canopy. Under unit lighting. Integrated dishwasher. American fridge freezer. Please note, appliances have not been tested and sold as seen. Part tiled walls recessed spotlights.



SUN ROOM: 5.21m (17'1") x 3.75m (12'4")

PVC double glazed double doors leading to large south facing patio area. Vaulted ceiling with two large roof windows.



SPACIOUS UTILITY ROOM: 3.84m (12'7") x 3.75m (12'4")

Range of built in units. Two single drainer stainless steel sink units with mixer taps. Plumbed for washing machine. Ceramic tiled floor and part tiled walls. PVC double glazed door leading to rear garden. Access to garage. Access to staircase leading to games room or home office or additional accommodation.



BATHROOM: Corner bath. Pedestal wash hand basin. Low flush wc. Tiled floor.

GAMES ROOM or HOME OFFICE: 7.70m (23'2") x 6.55m (21'6")

Solid oak floor. Spotlights. Panoramic views over gardens and open countryside.



FIRST FLOOR

SPACIOUS GALLERY LANDING: Oak balustrade. Large roof window and airing cupboard.



BEDROOM (1):
5.55m (18'3") x 4.48m (14'8")
Aspects over gardens. Vaulted ceiling with recessed spotlights. Plaster cornice.



SHOWER ROOM EN-SUITE:

Large shower cubicle with Mira excel thermostatic shower. Vanity unit with wash hand basin. Mono style mixer tap. Close couple low flush WC. Tiled walls. Spotlights. Chrome finished heated towel rail.



BEDROOM (2): 3.84m (12'7") x 3.51m (11'6")
Solid oak floor. Plaster cornice.



SHOWER ROOM EN-SUITE:

Quadrant shower cubicle. Mira excel thermostatic shower. Pedestal wash hand basin. Mono style mixer tap. Close couple low flush WC. Chrome finish heated towel rail. Ceramic tiled floor and walls.



BEDROOM (3): 3.99m (13'1") x 3.95m (13'0")

Measurement to include range of built in robes. Solid oak floor. Plaster cornice. Access hatch to roofspace.



BEDROOM (4): 3.84m (12'7") x 3.58m (11'9")

Solid oak floor. Plaster cornice.



BEDROOM (5): 4.45m (14'7") x 2.6m (8'6")

Measurement taken to widest points and to include range of built in robes. Solid oak floor. Plaster cornice.



STUDY: 2.54m (8'4") x 2.37m (7'9")

Plaster cornice. Solid oak floor.

SPACIOUS LUXURY BATHROOM: Large corner spa bath (not tested). Large quadrant shower cubicle. Mira excel thermostatic shower. Two wash basins with mono style mixer taps. Close couple low flush WC. Ceramic tiled floor and walls. Chrome finish heated towel rail.





OUTSIDE: Access via right of way over shared and tarmaced lane to gated entrance leading to tarmac driveway with extensive parking and turning areas. Mature gardens extending to aprox one acre. Wide variety of mature trees and shrubs. Outside lights and tap.

DOUBLE GARAGE: 6.58m (21'7") x 4.47m (14'8")

Twin motorised roller shutter doors. Light and power.

ADJOINING STORE OR STABLE: 6.13m (20'1") x 3.03m (9'11")

Oil fired boiler. Light and power. Hot water storage tank and mains water pressure pump.

DIRECTIONS: From Lisburn take Ballynahinch Road to Legacurry and proceed into Upper Ballynahinch Road. From Legacurry junction, number 386 is 1.4 miles on the right. Follow the lane for 0.3 mile and proceed through entrance to property.

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

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Approximate Gross Internal Area = 447.1 sq m / 4812 sq ft
(Including Garage & Excluding External Cupboard)
Store = 19.0 sq m / 204 sq ft
Total = 466.1 sq m / 5016 sq ft

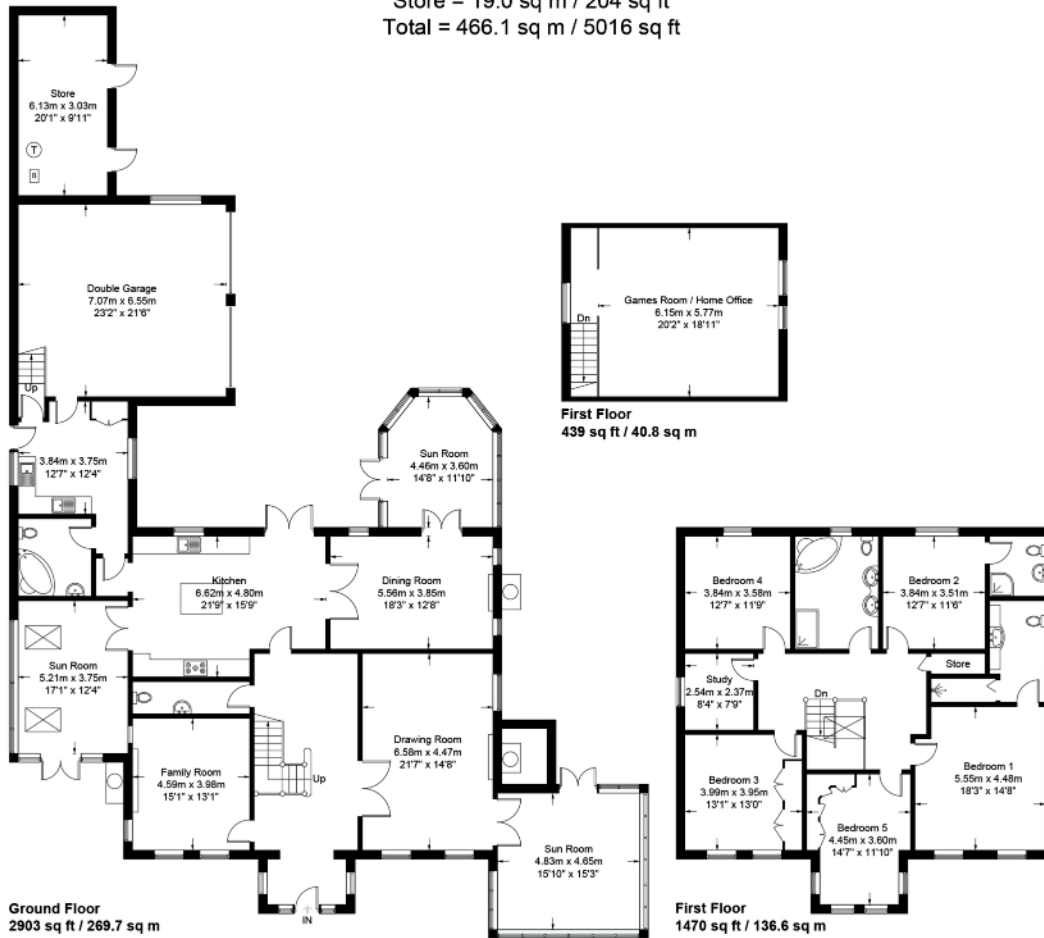


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1298269)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	51 E	
21-38	F		
1-20	G		

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