

**simonBRIEN**  
RESIDENTIAL

***A Magnificent Grade B1 Listed Building  
Set Within Circa 5 Acres***  
*Additional 15 Acres Available by Separate Negotiation*

**'Ballyaughlis Lodge',  
238 Ballylesson Road, Drumbo,  
Lisburn, BT27 5TS**



**Asking Price £1,500,000**

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)





## KEY FEATURES

- A Truly Unique Georgian Residence Dating Back To 1780 Set Within Stunning Private Gardens And Woodland Of Circa 5 Acres
- An Additional 15 Acres Of Land Is Available By Separate Negotiation
- Accommodation Extending To Approx. 8,161 Sq Ft Which Has Been Extensively Renovated And Restored
- Formal Drawing Room And Dining Room Both With Period Fireplaces, And Window Shutters
- Morning Room With Oil Fired Aga Leading To Kitchen With Painted Hand Crafted Units And Range Of Appliances
- Utility Room And 2 Separate Cloakrooms With Traditional Suites, Butler's Pantry, Wine Cellar And Ground Floor Games / Billiards Room
- On The First Floor There Are 5 Bedrooms, (4 Ensuite) Including 2 Bedrooms With Ensuite And Walk In Dressing Rooms
- Good Sized Family Bathroom With Traditional Suite And A Separate Shower Room Adjacent To Bedroom 5
- First Floor Gallery Overlooking Garden Room Providing Sitting Area And Leading To Office
- Oil Fired Central Heating
- Inner Cobbled Courtyard: Gym, Store, And Double Garage
- External Detached Store 30'x15, Gardeners Shed And Potting Shed
- Self-Contained Guest Apartment With Living Room Open Plan To Fitted Kitchen And Dining Area, 1 Bedroom With Ensuite Shower Room
- Lower Garden (Formerly Ménage), All Weather Tennis Court
- Double Entrance Gates And Sweeping Stoned Driveway With Stoned Parking Area To Front And Side

## SUMMARY

'Ballyaughlis Lodge' dating back to 1780 was built as part of the surrounding Belvedere estate bordering the Ballylesson Road, Drumbo.

This magnificent listed Georgian Residence with considerable architectural significance is set within stunning mature country gardens with a woodland backdrop of circa 5 Acres.

The property was extensively renovated and modernised by the current owners when purchased in 1990 having been owned by the Clarke Family for over 60 years and no expense has been spared in retaining the character and level of finish and specification both internally and externally.

The internal accommodation which extends to approx. 8,161 Sq Ft comprises of an impressive main reception hall leading to both the Formal Drawing Room and Dining Room with picturesque outlook over the gardens and both with magnificent period fireplaces, there are 4 further Reception Rooms to include an impressive Garden Room with vaulted ceiling leading to extensive Sun Terrace.

On the ground floor there is also an impressive Games/Billiards Room, Butler's Pantry and wine cellar. Upstairs there are 5 bedrooms, (4 Ensuite) including 2 bedrooms with Ensuite and walk in Dressing Rooms.

Overlooking the Ground Floor Garden Room a spiral staircase leads to a Sitting / Library Area and First Floor Office.

Externally off the Inner Enclosed cobbled Courtyard there is a Gym, Store, and Double Garage and accessed by an external staircase to the side of the property a Self-Contained Guest Apartment.

Approached by double entrance gates and a sweeping stoned driveway the magnificent grounds are meticulously maintained and manicured.

Ideally located some 15 minutes' drive from Belfast City Centre, the property has all the benefits of its rural surroundings and is yet only a short drive from all other surrounding towns including Belfast, Lisburn, many leading Primary and Grammar schools, churches and shopping and recreational facilities.









RECEPTION HALL



DRAWING ROOM

**ACCOMMODATION**

**GROUND FLOOR**

**RECEPTION HALL:**

Panelled entrance door with ornate fanlight and side panels. Corniced ceiling. Ceiling rose. Herringbone pattern wood strip floor. Attractive stairway to first floor with mahogany spindles and handrail.

**DRAWING ROOM:**

**20' 3" x 17' 0" (6.17m x 5.18m)**

Corniced ceiling. Ceiling rose. Magnificent period fireplace in Sienna marble with brass inset and slate hearth. Wood strip floor. Attractive outlook over gardens. Original window shutters. Connecting door to inner hallway.

**DINING ROOM:**

**17' 0" x 13' 2" (5.18m x 4.01m)**

Decorative corniced ceiling with ceiling rose. Wood strip floor. Attractive period marble fireplace with slate inset and hearth, gas coal effect fire. Original window shutters. Connecting door to:



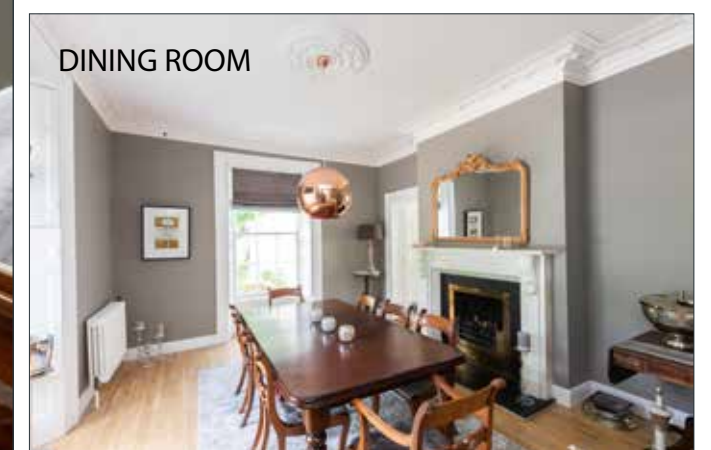
RECEPTION HALL



DRAWING ROOM



DRAWING ROOM



DINING ROOM





MORNING ROOM / CASUAL DINING ROOM

**MORNING ROOM / CASUAL DINING ROOM:**

**16' 0" x 12' 0" (4.88m x 3.66m)**

Double doors to inner courtyard. Four oven oil fired Aga. Picture rail. Corniced ceiling. Ceramic tiled floor.

**KITCHEN:**

**15' 9" x 15' 2" (4.8m x 4.62m)**

Corniced ceiling with ceiling rose. Hand crafted painted kitchen comprising a range of high and low level units with glazed display cabinets. Open shelving. Polished granite work surfaces. Central island unit with breakfast area. Inset Belfast sink with period style chrome mixer taps. Range of appliances including larder fridge, double oven, four ring ceramic hob, and dishwasher. Decorative circular ceramic preparation sink with period style mixer taps. Ceramic tiled floor. Partially tiled walls. Double doors to inner courtyard.

**HALLWAY:**

Door to inner courtyard. Cloakroom. Door leading to:

**BILLIARD / GAMES ROOM:**

**27' 5" x 19' 0" (8.36m x 5.79m)**

Corniced ceiling. Brick fireplace with beam mantle, slate hearth, and cast iron stove (gas inset). Bar area. Part wood panelled walls, and built-in display shelving.

**SIDE HALLWAY:**

Corniced ceiling with ceiling rose. Ceramic tiled floor. Door to side of house.



KITCHEN



KITCHEN



KITCHEN

**UTILITY ROOM:**

**11' 6" x 9' 10" (3.51m x 3m)**

Range of high and low level units. Old Belfast sink with period style mixer taps, and antique side drainer. Plumbed for washing machine. Recessed for fridge freezer. Corniced ceiling. Ceramic tiled floor.

**CLOAKROOM:**

Traditional style suite comprising of decorative wash hand basin and high flush WC, with period style chrome fittings. Corniced ceiling and ceiling rose. Ceramic tiled floor.

**INNER HALLWAY:**

Window seating. Door to courtyard.



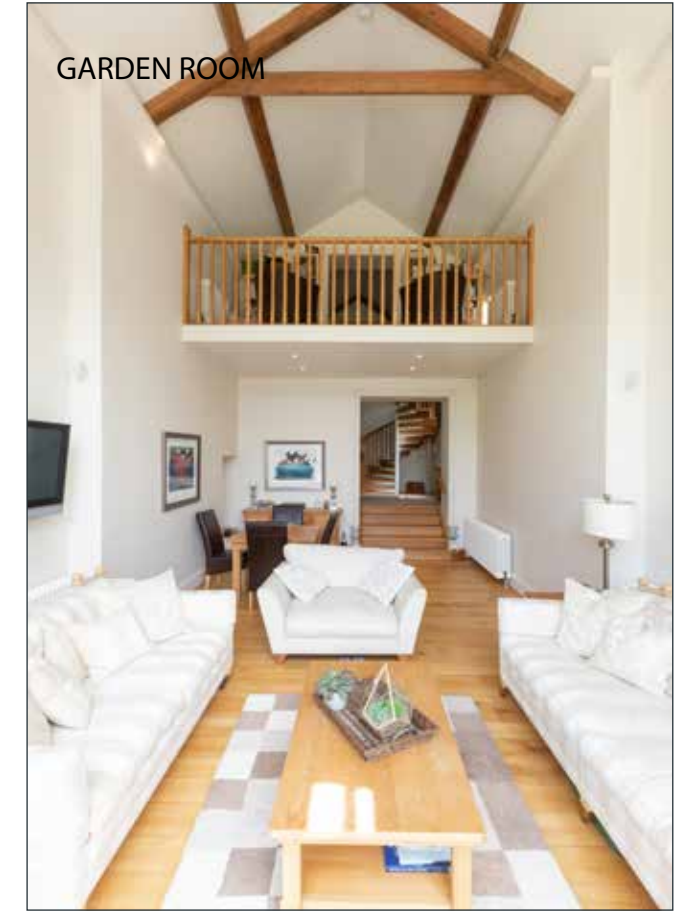
BILLIARD / GAMES ROOM



GARDEN ROOM



GARDEN ROOM



WINE CELLAR



SITTING ROOM



GARDEN ROOM



GARDEN ROOM



**WINE CELLAR:**

**CLOAKROOM:**

White suite comprising of low flush WC and wash hand basin with period style chrome fittings. Ceramic tiled floor.

**SITTING ROOM:**

**18' 0" x 13' 9" (5.49m x 4.19m)**

Attractive period stone fireplace with cast iron inset and tiled hearth with open fire with gas inset. French doors to side garden. Built-in storage cupboards and book shelves. Bookcase with concealed doorway to storage room.

**FAMILY ROOM:**

**14' 0" x 12' 4" (4.27m x 3.76m)**

Door to garden.

**GARDEN ROOM:**

**25' 2" x 15' 0" (7.67m x 4.57m)**

Impressive 21' vaulted ceiling. Double height glazed wall with French doors leading to terrace area and gardens. Minstrel gallery, light oak wood plank floor.

**BUTLER'S PANTRY:**

Range of high and low level units. Old Belfast sink unit with period style chrome mixer taps. Integrated fridge freezer. Ceramic tiled floor.

Spiral Oak staircase to:

**MINSTREL GALLERY:**

Overlooking garden room.

**SITTING AREA / TV ROOM:**

**13' 8" x 13' 6" (4.17m x 4.11m)**

**OFFICE:**

**18' 11" x 13' 9" (5.77m x 4.19m)**

Exposed beams.



**FIRST FLOOR**

**HALF LANDING:**

Half landing with Oriol bay window overlooking inner courtyard. Shelved airing cupboard.

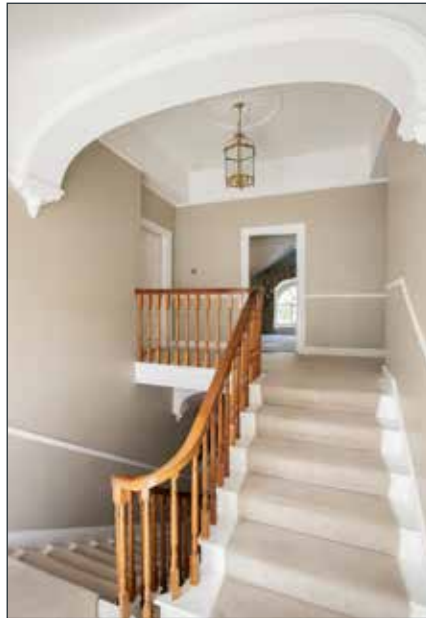
**MASTER BEDROOM:**

**17' 7" x 11' 4" (5.36m x 3.45m)**

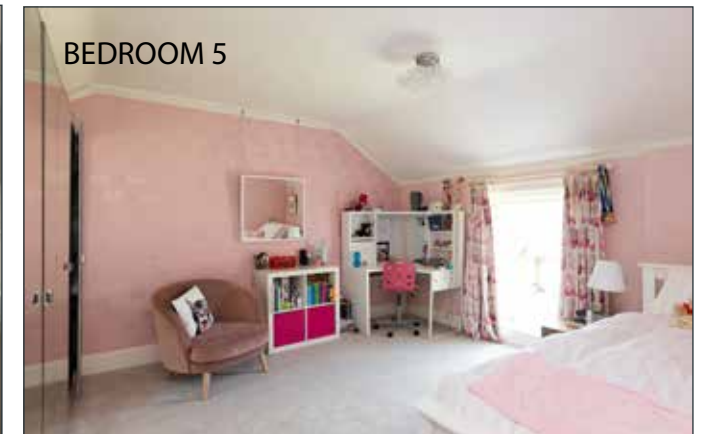
Corniced ceiling. Double doors to:

**ENSUITE SHOWER ROOM:**

Traditional style white suite comprising, fully glazed corner shower. Marble top vanity unit with inset wash hand basin. Low flush WC. Decorative style chrome fittings. Heated towel radiator. Polished ceramic tiled floor. Corniced ceiling.



BEDROOM 2 ENSUITE



BEDROOM 5



MASTER BEDROOM

**WALK-IN DRESSING ROOM:**

Fitted hanging space and drawers.

**BEDROOM (2):**

**18' 4" x 12' 7" (5.59m x 3.84m)**

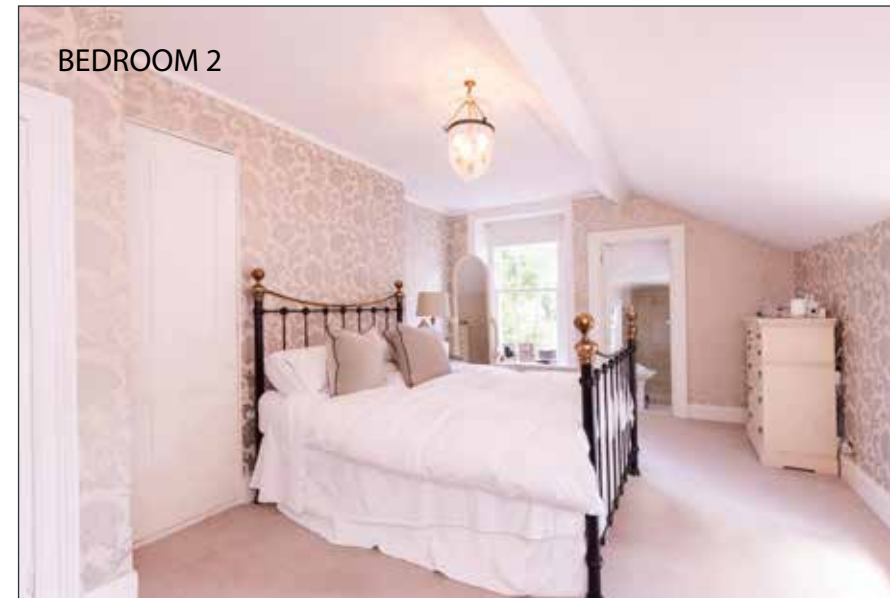
Built-in storage cupboard.

**ENSUITE BATHROOM:**

Traditional style white suite comprising; fully glazed corner shower. Freestanding roll top bath. Pedestal wash hand basin. Low flush WC. Half panelled walls. Period style chrome fittings. Marble tiled floor.

**WALK-IN DRESSING ROOM:**

Fitted hanging space and drawers.



BEDROOM 2

**BEDROOM (3):**

**17' 6" x 12' 2" (5.33m x 3.71m)**

Original marble fireplace. Built-in storage cupboard.

**FAMILY BATHROOM:**

**11' 2" x 10' 4" (3.4m x 3.15m)**

Traditional style suite comprising, decorative high flush WC. Wash hand basin. Wood panelled bath. Partially tiled walls.

**BEDROOM (4):**

**15' 0" x 14' 4" (4.57m x 4.37m)**

Built-in shelving.



MASTER BEDROOM ENSUITE



BEDROOM 4

**ENSUITE SHOWER ROOM:**

White suite comprising, enclosed shower cubicle. Low flush WC. Chrome heated towel rail. Tongue and groove panel walls and ceiling. Wall mirror. Ceramic tiled floor.

**BEDROOM (5):**

**14' 2" x 12' 4" (4.32m x 3.76m)**

**SHOWER ROOM:**

Corner shower cubicle. Low flush WC. Tongue and groove panelled walls and ceiling. Wall mirror. Ceramic tiled floor.



FAMILY BATHROOM





**OUTSIDE**

Automated entrance gates leading to sweeping stoned driveway with ample parking to front and side. Stoned pathways.

Surrounded by attractive mature country gardens with a woodland back drop providing complete privacy. Rolling lawns, and a profusion of mature flowers, trees and shrubs, offering colour in all seasons. Large sun terrace accessed from the garden room for afternoon and evening sun. Lower garden area formally a ménage, and all weather tennis court, and woodland pathways around gardens.



**OUTSIDE DETACHED STORE:**  
30' 0" x 15' 0" (9.14m x 4.57m)

**GARDENERS SHED:**  
25' 0" x 9' 9" (7.62m x 2.97m)

**POTTING SHED**







**ENCLOSED INNER COURTYARD**

**GYM:**  
**17' 4" x 13' 3" (5.28m x 4.04m)**  
 Mirrored walls. Impact flooring.

**STORE ROOM:**  
**13' 2" x 7' 6" (4.01m x 2.29m)**

**DOUBLE GARAGE:**  
**24' 0" x 23' 0" (7.32m x 7.01m)**

Up and over door.

**SELF CONTAINED GUEST APARTMENT**

**LIVING ROOM:**  
**20' 1" x 14' 4" (6.12m x 4.37m)**

Separate entrance from outside staircase from side. Open to:



**KITCHEN WITH DINING AREA:**  
**14' 4" x 9' 10" (4.37m x 3m)**

Range of high and low level units. Single drainer stainless steel sink unit with mixer taps. Four ring ceramic hob. Electric oven. Partially tiled walls.

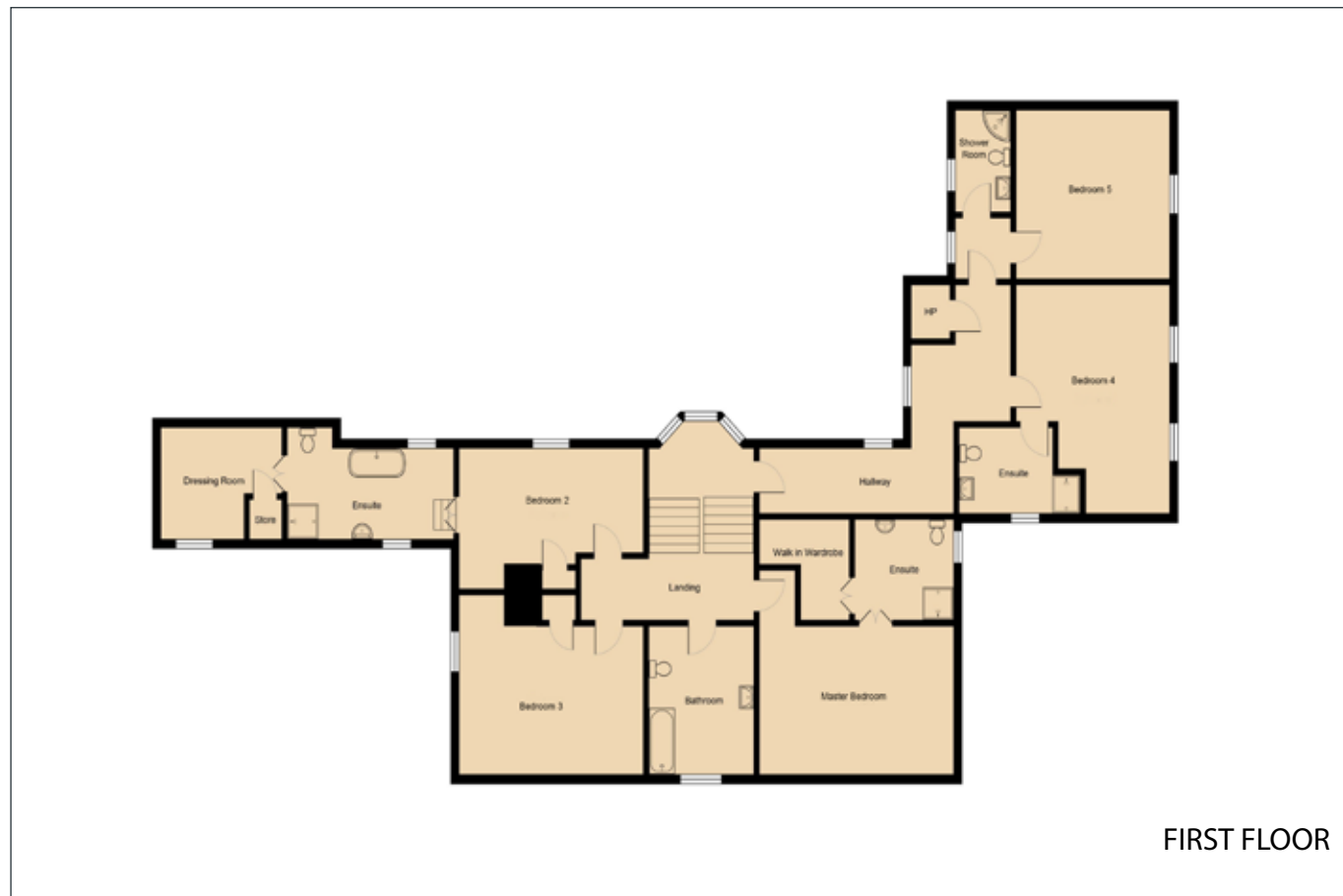
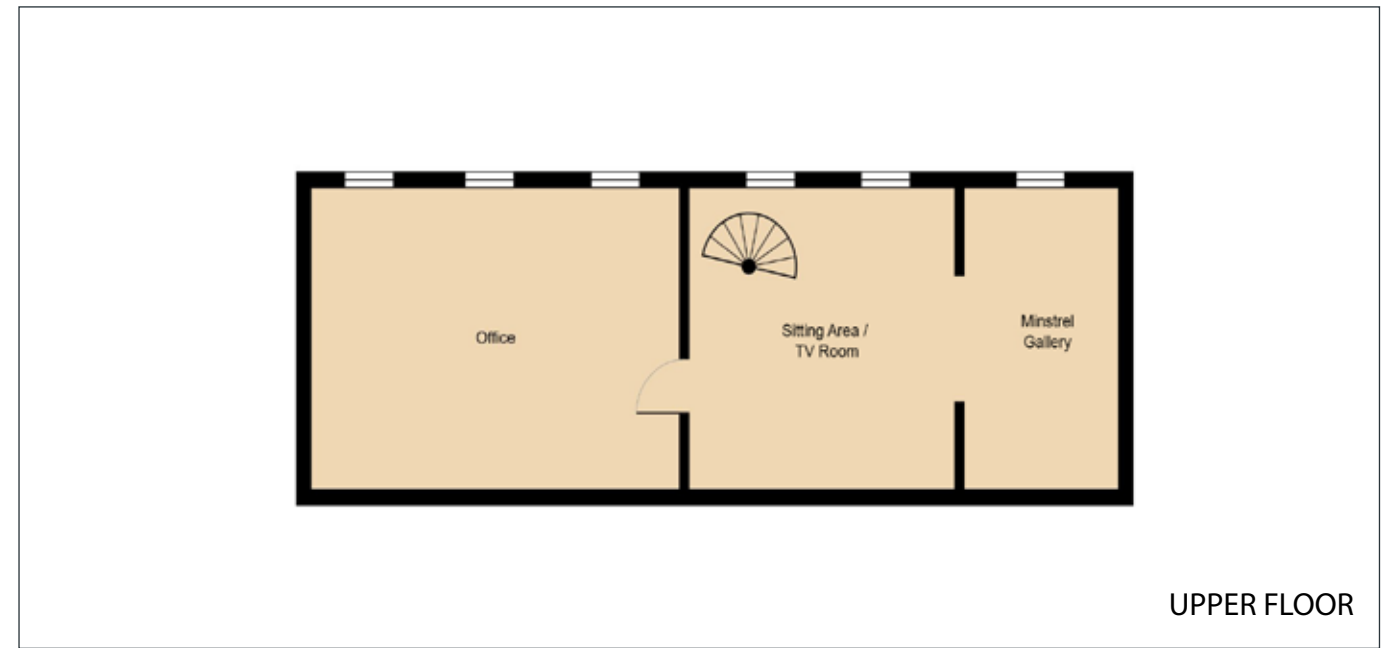
**BEDROOM (1):**  
**14' 9" x 10' 2" (4.5m x 3.1m)**

**ENSUITE SHOWER ROOM:**

Half panelled walls. Corner shower cubicle. Low flush WC. Pedestal wash hand basin. Wall mirror. Heated towel rail. Fitted shelving. Ceramic tiled floor.









# Location



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**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

**North Down**  
60 High Street  
Holywood BT18 9AE  
T 02890 428989  
E [holywood@simonbrien.com](mailto:holywood@simonbrien.com)

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E [newtownards@simonbrien.com](mailto:newtownards@simonbrien.com)

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