

Dr

simonBRIEN
RESIDENTIAL

14B Moira Road, Ballinderry Upper,
Lisburn, BT28 2HQ



House, Stables & Lands of 15 Acres

Offers in the region
of £1,100,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Completed some seven years ago, 'OldOaks' is a Magnificent Detached Family Residence Extending To Approximately 5,400 Sq Ft
- This Samllholding of 15 acres, Or Thereabouts, Includes A State OF The Art American-Style Barn With 19 Stables, Rearing Pens, Sand School And Large Yard.
- Detached Double Garage With Grooms Apartment Above . Car Port
- Five Double Bedrooms, Three With Ensuite Shower Rooms, Two With Walk-In Dressing Rooms
- Three Gracious Reception Rooms Including Spacious Living/Dining Area, Sun Room With Wood Burning Stove And Sitting Room
- Spacious Entrance Hall
- High Quality Handmade Pippy Oak Kitchen With Excellent Range Of Integrated Neff Appliances, Granite Worktops, Rayburn Stove And Centre Island. Open Plan To Casual Dining Area With Double UPVC Doors Leading To The Patio Area
- Luxury First Floor Family Bathroom, Additional Ground Floor Shower Room And Downstairs Cloakroom And WC
- Oil Fired Heating System (Under Floor On Ground Floor Which Is Tiled Throughout)
- Solid Walnut Doors, Skirting And Architrave Throughout
- UPVC Double Glazed Windows
- Disabled Access At Rear Entrance
- UPVC Facia Boards
- Beam Vacuum System
- Popular And Convenient Semi-Rural Location Close To Moira, Lisburn And Belfast, With Local Amenities, School And Transport Routes
- Viewing Strictly By Private Appointment
- Property possibly can be purchased by seperate negotiation from from yard and land. Consideration may be given to renting out land



SUMMARY

We are delighted to offer for sale this attractive detached family residence, which is exceptionally well located at Upper Ballinderry off the Moira Road, enjoying a pleasant semi-rural location, and yet, within close proximity to all local amenities within the area, including schools and transport routes connecting Belfast, which is approximately 30 minutes away, and other surrounding towns, including Moira and Lisburn.

This magnificent property has been built to an exceptional standard, extending to approximately 5,400 sq ft, and is sure to impress the most discerning of purchasers. The accommodation comprises a spacious reception hall, sitting room, formal dining room ,sun room, cloak room with wc and hand basin, kitchen with casual dining area, living room/study, bedroom 5, ensuite wet room, rear hallway, utility room and downstairs shower room. On the first floor there is a gallery landing, 4 double bedrooms, 2 with walk-in dressing rooms and ensuite shower rooms with a family bathroom.

Externally, and for those with equestrian interests, the property benefits from a superb American-style stable block with 19 stables, rearing pens, large yard and sand school. Further to the above, the property has the additional benefits of a self-contained Groom's apartment above the double garage and car port. All this set in a scenic landscape with terrific views over the countryside.

All in all this property has so much to offer as a family home and an excellent onward and commercial investment opportunity, and one that can only be appreciated by private inspection. Viewing is by appointment through our South Belfast office on 028 9066 8888.



ACCOMMODATION

GROUND FLOOR

Solid wood front door with double glazed side panels to...

RECEPTION HALL:

Cornice ceiling. Low voltage spotlights. Ceramic tiled floor. Storage cupboard, underfloor heating pipes.



CLOAKROOM/DOWNSTAIRS

WC:

Matching ceramic tiled floor. Low flush WC. Pedestal wash hand basin with vanity unit. Low voltage spotlights. Extractor fan.



**LIVING ROOM OPEN PLAN TO DINING AREA:
30' 6" x 29' 4" (9.30m x 8.93m) (at widest points)**

Cornice ceiling. Tiled floor throughout.



**SUN ROOM/FAMILY ROOM:
20' 2" x 15' 3" (6.14m x 4.65m)**

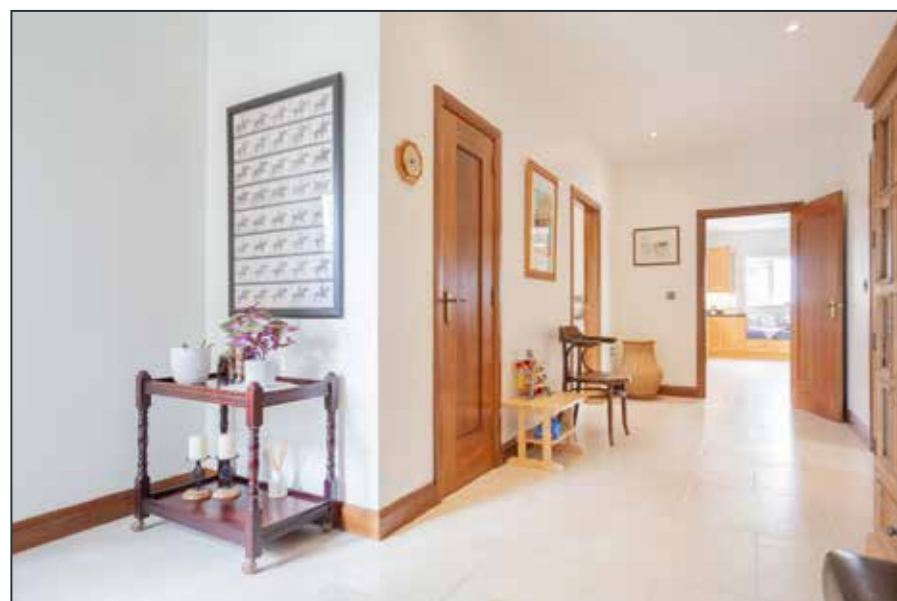
Matching ceramic tiled floor. Timber ceiling. Wood burning stove on a slate hearth.



**KITCHEN OPEN PLAN TO DINING AREA:
30' 3" x 20' 8" (9.23m x 6.30m)**

Range of high and low level units in Pippy Oak with granite worktops. Inset 1.5 bowl stainless steel sink unit. Rayburn oil fired cooker with twin hotplates. Integrated fridge and freezer. NEFF integrated dishwasher. NEFF under bench electric oven and 4 ring induction hob. Built-in extractor fan. NEFF built-in microwave. Large centre island unit incorporating a breakfast bar. Walk-in larder. Matching ceramic tiled floor. Low voltage spotlights. Double uPVC doors leading to patio area.





BACK HALLWAY:

Cloaks cupboard. Ceramic tiled floor. Solid Iroko wood door leading to carport, garage and Groom's Apartment.

UTILITY ROOM:

14' 2" x 11' 7" (4.33m x 3.53m)

Range of low level units. Plumbed for washing machine. Space for dryer. Stainless steel sink unit. Extractor fan. Access to roof space. Storage cupboard. Ceramic tiled floor.



BEDROOM (5):

14' 8" x 12' 2" (4.46m x 3.70m)

with machined hardwood flooring.

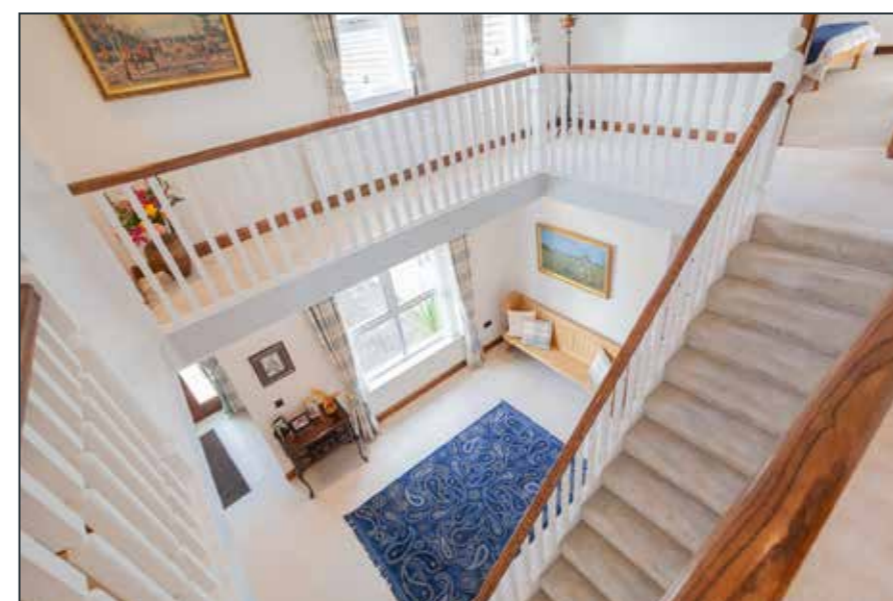
ENSUITE WET ROOM:

Low flush WC. Pedestal wash hand basin. Extractor fan. Part tiled walls. Ceramic tiled floor.



DOWNSTAIRS SHOWER ROOM:

Fully tiled shower with electric shower components. Low flush WC. Pedestal wash hand basin. Extractor fan. Ceramic tiled floor.



FIRST FLOOR

WALK AROUND GALLERY

LANDING:

Low voltage spotlights. Walk-in shelved hot press with pressurised water tank.



SITTING ROOM/STUDY:

18' 0" x 14' 7" (5.49m x 4.45m)

Matching ceramic tiled floor. Cornice ceiling.



MASTER BEDROOM:
20' 8" x 14' 11" (6.31m x 4.55m)

WALK-IN DRESSING ROOM:
9' 5" x 6' 11" (2.86m x 2.11m)

ENSUITE SHOWER ROOM:
Low flush WC. Pedestal wash hand basin. Fully tiled corner shower unit. Extractor fan. Ceramic tiled floor. Part tiled walls.



BEDROOM (2):
18' 0" x 13' 7" (5.49m x 4.15m)

WALK-IN DRESSING ROOM:
Access to roofspace.

ENSUITE SHOWER ROOM:
Low flush WC. Pedestal wash hand basin. Fully tiled corner shower unit. Extractor fan. Ceramic tiled floor.



BEDROOM (3):
18' 0" x 15' 0" (5.49m x 4.57m)
(at widest points)



BEDROOM (4):
13' 1" x 12' 3" (3.99m x 3.73m)

BATHROOM:

Low flush WC. Pedestal wash hand basin. Fully tiled corner shower unit. Freestanding bath. Extractor fan. Ceramic tiled floor. Part tiled walls.



OUTSIDE

DETACHED DOUBLE GARAGE:
33' 10" x 20' 3" (10.31m x 6.17m)

Twin roller shutter doors. Beam vacuum system. Oil fired boiler. Power and light. Double side doors..

CAR PORT:

APARTMENT ABOVE GARAGE:

Living/Dining Room
(19'4" x 20'4")

Kitchen (8'2" x 11'2")

Bedroom (13'9" x 11'6")

Fully tiled shower unit, Pedestal wash hand basin and Low flush W C.

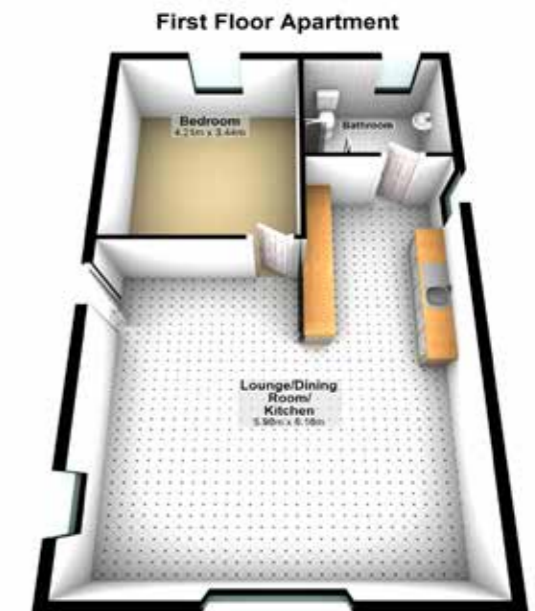
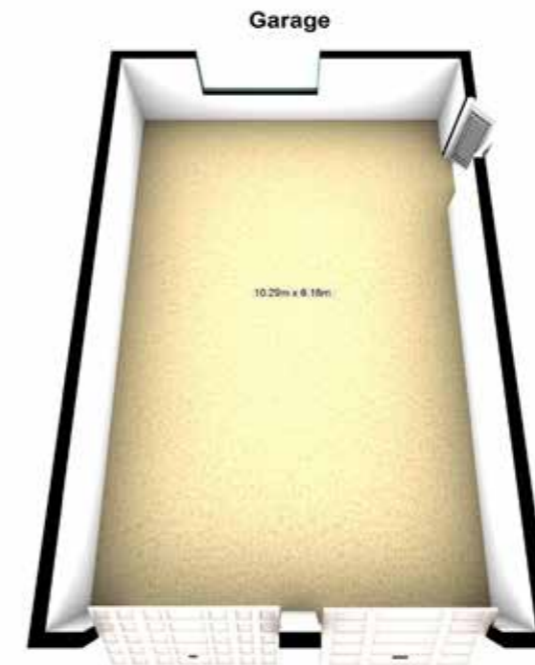


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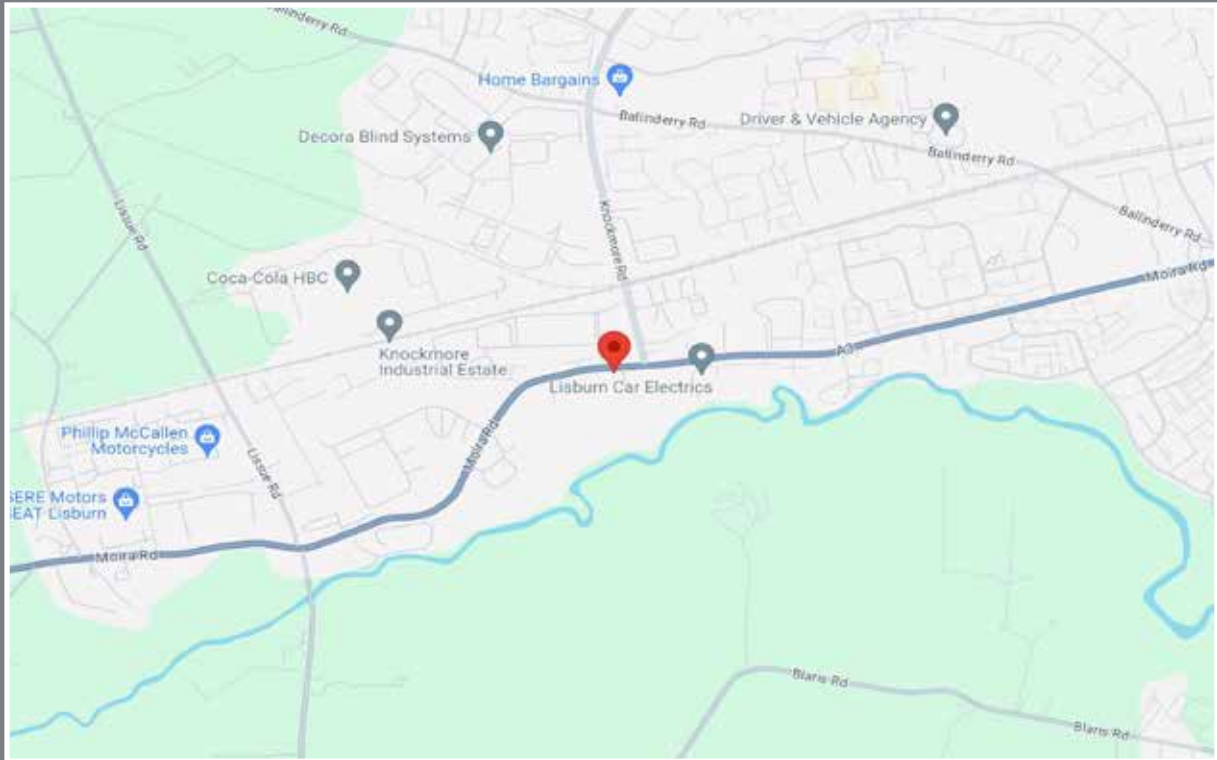
BARN/19 STABLES:
360' 11" x 213' 3" (110m x 65m)

SAND SCHOOL:
649' 7" x 229' 8" (198m x 70m)

YARD:
Spacious area for lorries, trailers, machinery/equipment and winter feed.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RL/J/19/FB



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	E3	E3
E 39-54		
F 21-38		
G 1-20		

EPC REF: 9165-0522-6360-7956-3922

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