

'EMOYENI'  
227 BALLYLESSON ROAD,  
DRUMBO, LISBURN, BT27 5TS



TEMPLETON  
ROBINSON



OFFERS OVER: £875,000

Constructed in the 1930's this elegant detached residence occupies a stunning mature private site with fantastic views over the surrounding countryside extending to approximately 2.5 acres. Whilst benefitting from this secluded country setting it also offers convenience with a host of amenities only a short distance drive including those in south Belfast.

The property offers generous adaptable accommodation which combined with the impressive outside space lends itself ideally to cater for all those family requirements. Priced to allow for modernisation this will give potential purchasers excellent scope to create their dream home.

With its stunning rural situation yet offering convenience this is the best of both worlds and early inspection is highly recommended so as not to lose out on this unique sale opportunity or simply to appreciate the fabulous location.





- Elegant Detached Family Residence Occupying Stunning Private Site of Circa 2.5 Acres

- Gracious Oak Panelled Reception Hall with Cloakroom/WC
- Generous Bright Drawing Room Leading to Conservatory & Gardens
- Equally Impressive Dining Room & Separate Good Sized Family Room
- Large Fitted Kitchen with Casual Dining Area & Aga Cooker/Additional Utility Area

- 5 Well Proportioned Bedrooms Including Impressive Master with Dressing Room & Ensuite Bathroom
- Fitted First Floor Bathroom with White Suite
- Oil Fired Central Heating/Majority uPVC Double Glazed Windows/Alarm System
- Generous Adaptable Accommodation/Priced to Allow for Modernisation Giving Excellent Scope

- Twin Entrances & Driveways Leading to Parking & Turning Areas/2 Attached Garages
- Exceptional Mature Private Surrounding Landscaped Gardens with Fabulous Courtyard Views
- Secluded Rural Setting yet Offers Convenience with Host of Amenities Only a Short Drive
- Unique Sale Opportunity with Early Inspection Highly Recommended



THE PROPERTY COMPRISES:

## GROUND FLOOR

Hardwood glazed front door to . . .

RECEPTION HALL: 19' 11" x 10' 0" (6.07m x 3.05m) (at widest points). Storage cupboard under stairs, oak panelled walls, plate rack, oak flooring.

CLOAKROOM/WC: Low flush suite, wash hand basin, tongue and groove panelled walls and ceiling.

DRAWING ROOM: 20' 1" x 15' 7" (6.11m x 4.76m) (at widest points). Double bevelled glass entrance doors from reception hall, Adam style mahogany fireplace with marble inset and hearth, cornice ceiling. Sliding doors to . . .

UPVC DOUBLE GLAZED CONSERVATORY: 15' 2" x 11' 7" (4.62m x 3.52m) (at widest points). Ceramic tiled floor, uPVC double glazed doors to rear and overlooking rear garden and countryside.

DINING ROOM: 16' 0" x 14' 0" (4.88m x 4.27m) Cornice ceiling.

FAMILY ROOM: 15' 5" x 12' 10" (4.69m x 3.92m) (at widest points). Stone fireplace, tiled hearth, plate rack.

KITCHEN WITH CASUAL DINING AREA: 22' 6" x 16' 4" (6.85m x 4.99m) (at widest points overall). Range of high and low level mid oak units, single drainer 1.5 bowl sink unit, oil fired two door Aga (heats water), with brick surround and tiled splash back, formica work surfaces, plumbed for dishwasher, ceramic tiled floor, pine tongue and groove ceiling, low voltage spotlights, glazed display cabinets.

UTILITY AREA: Single drainer stainless steel sink unit, plumbed for washing machine, walk-in pantry, uPVC double glazed door to outside.

## FIRST FLOOR

SPACIOUS LANDING WITH SITTING AREA: 19' 11" x 10' 0" (6.08m x 3.06m) (at widest points). Built-in seating area, cornice ceiling, Slingsby type ladder to partly floored and insulated roofspace with Velux window. (Potential for conversion subject to the necessary statutory documentation).

MASTER BEDROOM: 20' 1" x 15' 8" (6.12m x 4.78m) Double built-in robes, cornice ceiling.

LARGE DRESSING ROOM: Built-in robes, shelves and drawers.

ENSUITE BATHROOM: 9' 10" x 7' 6" (2.99m x 2.29m) White suite comprising panelled bath, tiled shower cubicle with Mira shower, bidet, low flush wc, vanity unit with mirror and cabinet, fully tiled walls, tongue and groove panelled ceiling, low voltage spotlights.

BEDROOM (2): 12' 6" x 11' 7" (3.8m x 3.52m) Double built-in robe, vanity unit, cornice ceiling.

BEDROOM (3): 14' 3" x 7' 4" (4.34m x 2.24m) Pedestal wash hand basin.

BEDROOM (4): 13' 1" x 10' 0" (3.99m x 3.05m)

BEDROOM (5): 13' 1" x 7' 10" (4m x 2.38m) (at widest points). Range of built-in robes, dressing table, vanity unit and drawers.

BATHROOM: White suite comprising panelled bath with Mira electric shower, shower screen, low flush wc, pedestal wash hand basin, part tiled





## OUTSIDE

Superb secluded landscaped mature site with fabulous views over surrounding countryside extending to approximately 2.5 acres. Twin entrances with tarmac driveways leading to extensive parking and turning areas.

TWIN GARAGES: 16' 3" x 10' 3" (4.95m x 3.12m) (each). Up and over doors.

Range of outbuildings including garden stores and greenhouse with vines. Stunning extensive mature landscaped front, side and rear gardens laid in lawns and flower beds with private patio areas, mature trees and shrubs. Outside tap and lights.

## LOCATION:

Heading out of Belfast on right hand side approximately 300 yards before junction with Drumbeg Road.







- Lisburn Road - 028 90 66 3030
- Ballyhackamore - 028 90 65 0000
- Lisburn - 028 92 66 1700
- North Down - 028 90 42 4747

**Energy Rating**

Epc Type: Domestic  
 Current: F37  
 Potential: D62  
 EPC Landmark Code: 0054-0218-4302-6427-5400  
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92-100		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68		62
<b>E</b> 39-54	37	
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

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