

TEMPLETON  
ROBINSON



2,4 & 4a Lougherne Road,  
Hillsborough,  
BT26 6BX

Offers Over  
£925,000

Viewing by  
appointment with agent  
028 9266 1700

- Countryside residence nestled within circa 26.5 acres of grounds with FPP for two further detached homes (4 & 4a)
      - Designed by Reowned Architect Des Ewing
  - Outstanding Standard of Specification and High Energy Performance Throughout
    - Private and Automated Entrance
      - Includes Self Contained 1 Bedroom Apartment
        - Drawing Room: 2 Feature Bay Windows, Tiled Floor, Scandianvian Wood Burning Stove, Built in Shelving and Storage
        - Spacious Lounge: Scandianvian Wood Burning Stove, Built in Oak Library and Storage Cupboard, Tiled Flooring
      - Luxurious Downstairs WC: Low flush WC, Bespoke Wash Hand Basin Incorporating Vanity Unit with Granite Worktops and Brass Faucet Taps, Tiled Flooring
- Open Plan Kitchen/Living/Dining Area: Range Of High and Low Level Units in Partially High Gloss Butter Milk Finish and Walnut Effect, Granite 50mm Thick Worktops with Upstands and Custom Made Coloured Glass Splash Backs, Fridge Freezer, Built-In Eye Level Bosch Coffee Machine wiith Warming Drawer Under, Built-In Bosch Microwave and Oven, 5 Ring Bosch Gas Hob. with Neff Extractor Fan Over, Integrated Dishwasher, Centre Island with Granite Worktop and 1 1/2 Bowl Franke Stainless Steel Sink Unit with a Quooker Instant Boiling Water Tap, 2 Sets Of Double Doors To Paved Patio Area, Tiled Flooring.
  - Large Walk-In Pantry: Range Of High and Low Level Units, Wine Cooker, Display Shelving, Tiled Floor
  - Utility Room: Range of High and Low Level Units, Coloured Glass Splash Backs, Tumble Dryer, Washing Machine, Stainless Steel Sink Unit, Tiled Flooring
  - Master Bedroom: Range Of Built-In Wardrobes, Eelskin Effect Wall Coverings, Access To Balcony With Beautiful Views Over Surrounding Countryside, Dressing Area With Range Of Built-In Wardrobes
  - Luxury White Ensuite: Comprising Low Flush Wc, Wall Mounted Wash Hand Basin With Storage Below, Large Walk In Shower Cubicle With Overhead Brushed Nickel Rain Shower, 2 Person Jacuzzi Bath With Various Jets And Handheld Shower Attachment, Integrated Television And Surround Sound System, Colourchanging Mood Lights In Ceiling Above Jacuzzi, Recessed LED Floor Lighting, Hardwood Door To External Balcony With Views Over The Countryside
    - Two Further Spacious Double Bedrooms
- Family Bathroom: Sanitan High Level Flush WC, Pedestal Sink And Cast Iron Bath with Lion Head Feet with Hand Held Telephone Shower Attachment, Large Walk In Shower Cubicle With Overhead Chrome Drench Shower, Bidet with Mixer Taps, Extractor Fan, Fully Tiled Walls and Floor, Wall Mounted Heated Towel Rail
  - Integrated Home Audio System throughout the home
    - Oil Fired Central Heating
  - Intruder Alarm & CCTV System (to entrance gates)
    - House Wired for CCTV System
  - K-Rend External Finish and Tricoya Faciasand Soffits for Ease of Maintainence
    - Bangor Blue Celtic Salte Roof with Black Limestone Cladding
    - Pilkington K-Glass Glazing (solar reflective to kitchen area)
- Self Contained Annex: Open Plan Living/Dining/Kitchen with Full Range of Integrated Appliances, Double Bedroom with Range of Integrated Furniture, Luxury Bathroom with Walk in Shower
  - Double Integrated Garage
- Detached Barn Style Garage: Light and Power, Slingsby Ladder to Attic Space, Self Setting Clock Tower on the Roof (which sets automatically when the hour changes), Could Easily be Converted into 3 Stable Boxes or 1 Bed Granny Flat
- Outside: Electric Gates, Sweeping Stone Driveway Bordered By Ranch Fencing To Extensive Carparking Area Leading onto Courtyard To The Rear Of The Property, Extensive Lawn Area With Variety Of Plants, Trees And Shrubs, Paved Patio Area
  - Early enquires are recommended
    - SITE 4 & 4A
      - 2 Stunning Mature Secluded Individual Building Sites in Superb Tranquil & Idyllic Rural Setting
- Site 4 Circa 1 Acre, site 4A circa 2.5 Acres with Planning Permission for Superb Substantial Detached Family Dwellings
  - Feature Stone Pillars & Gated Entrance to Sites that are Set Back From the Road
- Superb Rural Setting in Heart of Co Down Countryside yet both Hillsborough & Ballynahinch Only a Short Distance Drive
  - Each Site Naturally Screened with Fabulous Panoramic Countryside Views Including Feature Local Drumlins
    - Accessed via Hardcore Road & BT Ducting & Water Pipping Installed (no water connection)
      - Rare Opportunity to Purchase Individual Building Sites of This Quality
      - Once in a Lifetime Chance to Create & Mould One's Bespoke Dream Home
      - Early Inspection a Must if Only to Take in this Unrivalled Setting & the Views



We are delighted to present this exquisite home on the Lougherne Road which has been designed by renowned architect, Des Ewing to take full advantage of its idyllic rural setting. Finished to an exceptional specification throughout, the house combines striking elevations with a bright, open internal layout extending to approximately 5,000 sq ft to include separate, self-contained 1 bedroom annex.

The sale includes land of circa 26.5 acres which benefits from Full Planning Permission for 2 further detached dwellings included within the sale.

The property is finished to an exceptionally high standard to include vaulted ceilings, hand crafted walnut staircase, integral home audio system throughout, hardwood factory painted sliding sash windows and doors. It presents a minimal designer feel throughout

its very stylish interior but with the highest level of finish.

Approached by private automated gated entrance to a sweeping driveway lit on both sides with cast iron period lanterns, a long laneway leads to this impressive house with outside floodlighting. Outside there are professionally landscaped mature gardens with beautiful lawns, flowerbeds, entertaining areas and ample parking spaces along with numerous outhouses, sheds and facilities for stabling.

Opportunities like this are rare and set conveniently between Hillsborough, Lisburn, Ballynahinch with ease of commute to Belfast and beyond. Early enquiries are highly recommended.

The Property Comprises:

## Ground Floor

ENTRANCE PORCH: Hardwood front door with glazed centrepiece and overhead fan head light. Victorian style mosaic tiled floor in chequered design. 2 storage cupboards. Ceiling cornice, double doors through to

ENTRANCE HALL: Ceiling cornice, beautiful sweeping staircase to first floor with walnut treads and hand crafted steel balustrade, Porcelain tiled flooring.



Double doors through to . . .

DRAWING ROOM: 20' 3" x 28' 8" (6.16m x 8.75m) Scandinavian wood burning stove with soapstone insets with tempered black glass hearth and hand cut solid oak mantle over, ceiling cornice and centre rose, 2 feature bay windows and tiled flooring, feature wall mounted radiators.



LOUNGE: 15' 5" x 14' 6" (4.69m x 4.42m) Scandinavian wood burning stove with soap stone insets and tempered black glass hearth and hand cut solid oak mantle over, custom built oak library and storage cupboard. Feature wall mounted radiator. Ceiling cornice, centre rose, tiled flooring.

WC: 9' 2" x 7' 6" (2.8m x 2.28m) Low flush WC, bespoke wash hand basin incorporating vanity unit with granite worktops and brass faucet taps. Little Venice mural wall covering with matching blind. Cast iron, bronze ornamental radiator. Half panelled Porcelain walls, ceiling cornice, centre rose, Porcelain tiled flooring.

OPEN PLAN KITCHEN DINER: 24' 9" x 22' 4" (7.55m x 6.81m) Excellent bespoke fitted kitchen with range of high and low level units in partially high gloss butter milk finish and walnut effect, granite 50mm thick worktops with upstands and custom made coloured glass splashbacks. Plumbed and housing for American style fridge freezer, built-in eye level Bosch coffee machine with warming drawer under, built-in Bosch microwave and oven, 5 ring Bosch gas hob with Neff extractor fan over, integrated dishwasher. Centre island with granite worktop and 1 1/2 bowl Franke stainless steel sink unit with a Quooker instant boiling water tap with pop up electric socket. 2 sets of double doors to paved patio area, tiled flooring. Feature hand carved solid oak trusses and purlons.





LARGE WALK IN PANTRY WITH COLOURED GLASS SPLASHBACKS: 10' 4" x 10' 2" (3.14m x 3.1m) Range of high and low level units, space for wine cooler, display shelving, electric sockets, tiled floor.

UTILITY ROOM: 10' 4" x 10' 2" (3.14m x 3.1m) Range of high and low level units, coloured glass splashbacks, space for tumble dryer, plumbed for 2 automatic washing machines, stainless steel sink unit, tiled flooring.



REAR HALLWAY: Oil fired boiler, ceiling cornice, tiled floor, hardwood door to rear courtyard, internal door to integrated double garage.

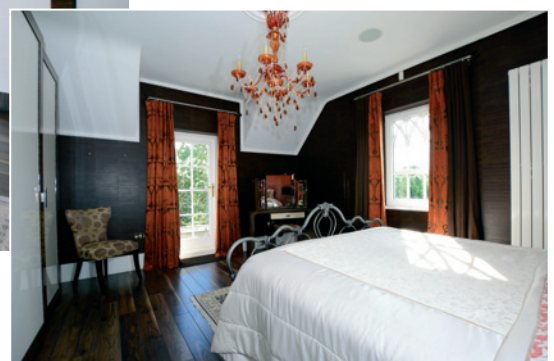


## First Floor

GALLARIED LANDING: Hot press with shelving and immersion heater.



PRIMARY BEDROOM (1): 15' 5" x 13' 3" (4.7m x 4.03m) Range of built-in wardrobes, Eel-skin effect wall coverings, ceiling rose, wooden laminate flooring, wall mounted radiator, access to balcony with beautiful views over surrounding countryside, dressing area with range of built-in wardrobes, recessed lighting.





ENSUITE SHOWER ROOM: 15' 4" x 8' 11" (4.68m x 2.72m) Luxury white suite comprising low flush wc, wall mounted wash hand basin with storage below, large walk in shower cubicle with overhead brushed nickel rain shower with hand held attachment. 2 person Jacuzzi bath with various jets and handheld shower attachment. Integrated television and surround sound system. Decorative tubular towel heater/radiator. Fully tiled walls and flooring. Colour changing mood lights in ceiling above Jacuzzi. Recessed LED floor lighting. Extractor fan. Hardwood door to external balcony with views over the surrounding countryside and beyond.



BEDROOM (2): 13' 11" x 13' 4" (4.25m x 4.06m) Range of built in wardrobes, ceiling rose, wall mounted radiators, wooden laminate flooring.

BEDROOM (3): 15' 7" x 12' 7" (4.75m x 3.83m) Ceiling rose, wooden laminate flooring, wall mounted radiator.



BATHROOM: 15' 5" x 9' 2" (4.71m x 2.8m) Sanitan high level flush WC, pedestal sink and cast iron bath with lion head feet with hand held telephone shower attachment. Large walk in shower cubicle with over head chrome drench shower, bidet with mixer taps, extractor fan, fully tiled walls and floor, wall mounted heated towel rail.



Annex

KITCHEN /LIVING / DINING: 30' 3" x 19' 5" (9.23m x 5.92m) Kitchen area, range of high and low level units, Siquastone Quartz worktops and sink. Siquastone quartz breakfast bar with colour changeable recessed lighting. Custom made coloured glass splashback. Integrated fridge freezer, built in Bosch electric oven, built in Whirlpool microwave, 4 ring Samsung hob, integrated Kenwood dish washer, integrated washing machine, recessed lighting. Feature multi-slate stone walling.



LIVING AREA: Numerous recessed LED lighting. Feature multi slate stone walling.

BEDROOM: Range of built in bedroom furniture and recessed lighting.



BATHROOM: 9' 6" x 8' 6" (2.9m x 2.59m) Low flush wc, natural stone counter top basin, luxury walk in shower cubicle with overhead power shower and hand held attachment, fully tiled walls and flooring, wall mounted heated towel rail.



DOUBLE INTEGRATED GARAGE: 30' 4" x 20' 5" (9.24m x 6.23m) 2 Double doors, light and power and central heating, oil fired boiler.

DETACHED BARN STYLE GARAGE: 32' 7" x 19' 7" (9.93m x 5.97m) Light and power. Plumbed for heating and WC. Slingsby ladder to attic space. Self setting clock tower on the roof (which sets automatically when the hour changes). Could easily be converted into 3 stable boxes.

### Outside

Accessed via automated gates with feature reclaimed stone pillars and walls. Sweeping stone driveway bordered by ranch fencing to extensive carparking area leading onto courtyard to the rear of the property. Extensive lawn area with variety of plants, trees and shrubs, paved patio area. Set in circa 26.5 acres in total with planning for 2 further detached homes.





## 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 the period April 2022 to March 2023

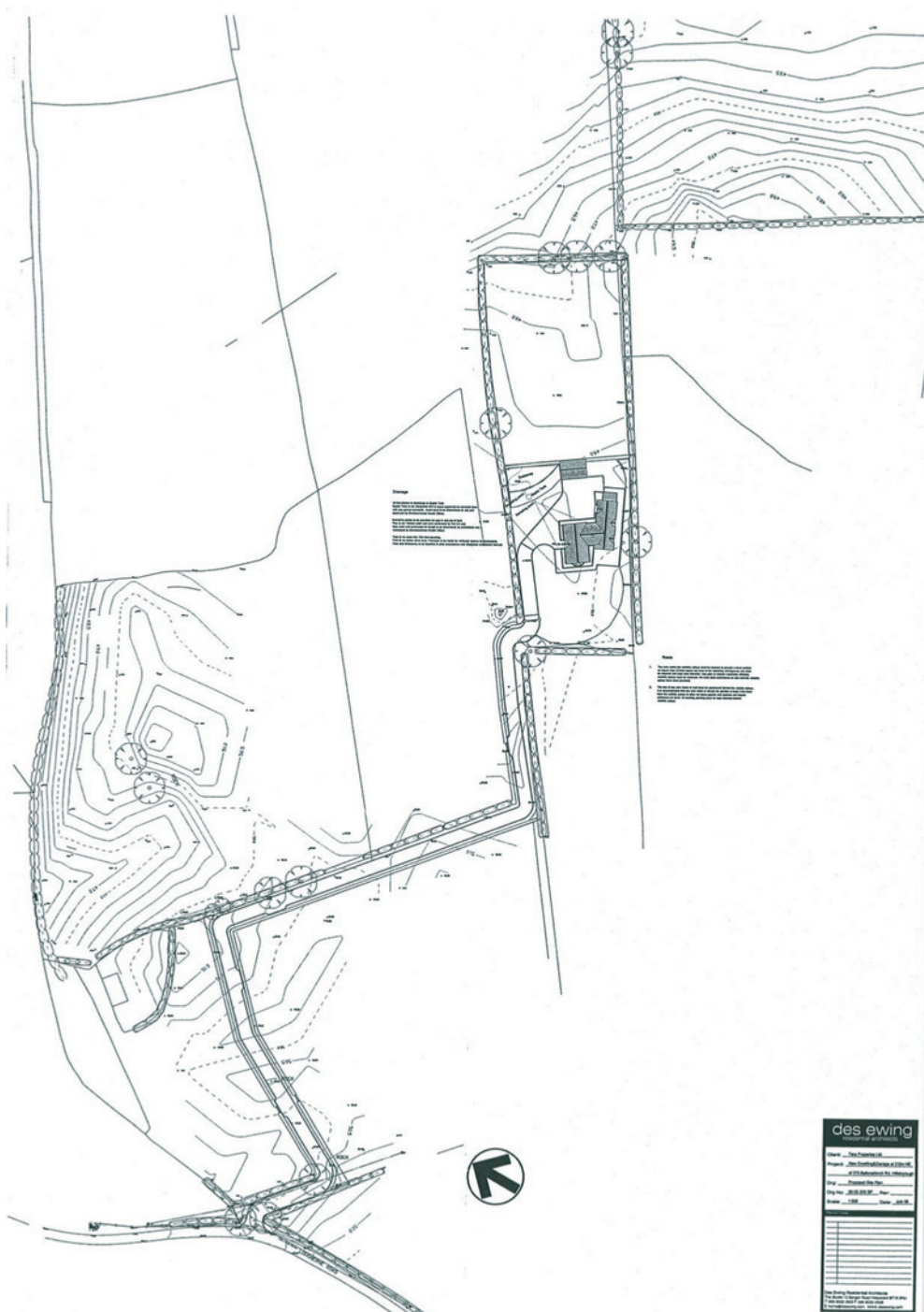
£4,315.85

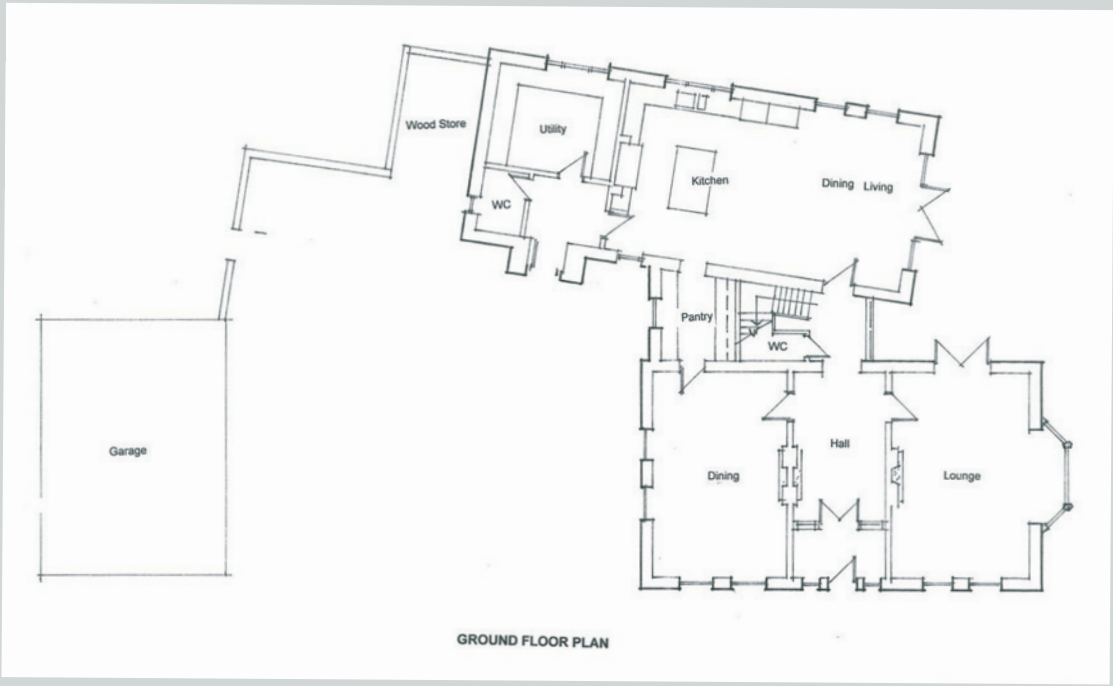
## Location:

Leaving Annahilt take left onto Lougherne Road, the property is located on the right hand side.

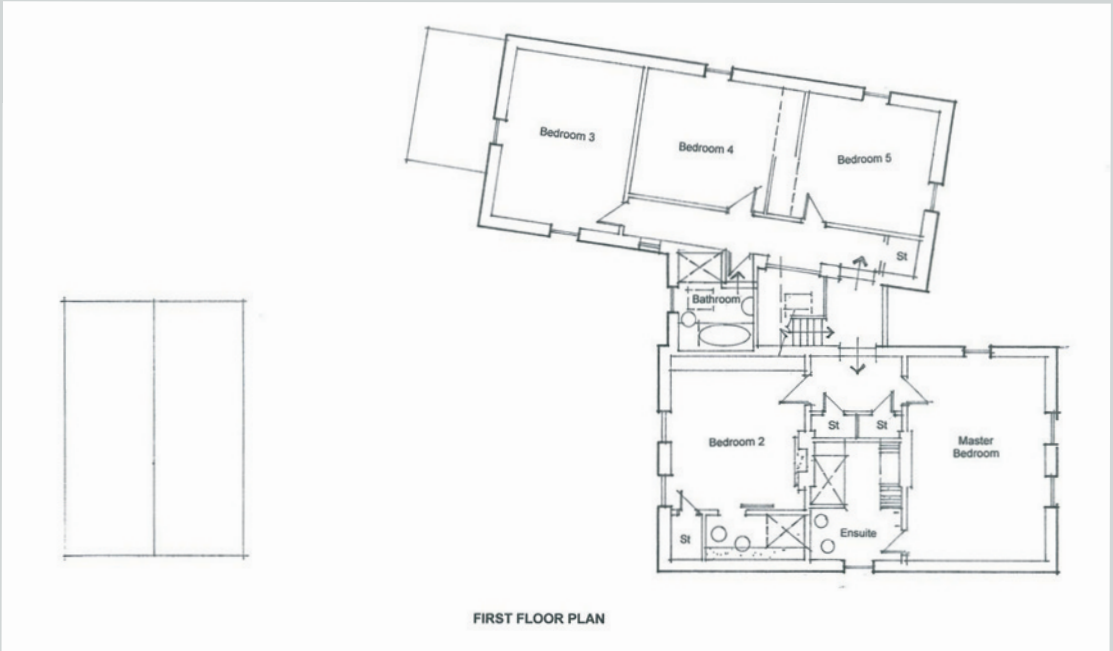
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SITE 4





GROUND FLOOR PLAN



FIRST FLOOR PLAN



SOUTHWEST ELEVATION

SOUTHEAST ELEVATION



## APPROVAL OF RESERVED MATTERS

Planning (Northern Ireland) Order 1991

Application No: S/2006/1057/RM

Date of Application: 18th August 2006

Site of Proposed Development: Lands 210m North East of 375 Ballynahinch Road, Ballymurphy, Hillsborough, BT26 6BY

Description of Proposal: Rural style dwelling and garage

Applicant:

Address:

Agent: Mr D Ewing

Address: Des Ewing Residential Architects  
The Studio  
13 Bangor Road  
Holywood  
BT18 0NU

Outline Application Number: S/2003/1810/O;

Drawing Ref: S/2006/1057/01-09

With respect to the above proposal for development, being matters reserved in the outline planning permission specified above, the Department of the Environment, in pursuance of its powers under the above-mentioned Order, and in accordance with your application

### HEREBY APPROVES

the said reserved matters subject to compliance with the following conditions which are imposed for the reasons stated:

1. As required by Article 35 of the Planning (Northern Ireland) Order 1991 the development to which this approval relates must be begun by whichever is the later of the following dates:-
  - i. The expiration of a period of 5 years from the grant of outline planning permission; or
  - ii. The expiration of a period of 2 years from the date hereof.

Reason: Time limit.

2. The vehicular access, including visibility splays and any forward sight distance (2.0m x 45.0m and 2.0m x tangent), shall be provided in accordance with the approved plan S/2006/1057/03 date Application No. S/2006/1057/RM

DC1001MW

Downpatrick Planning Office

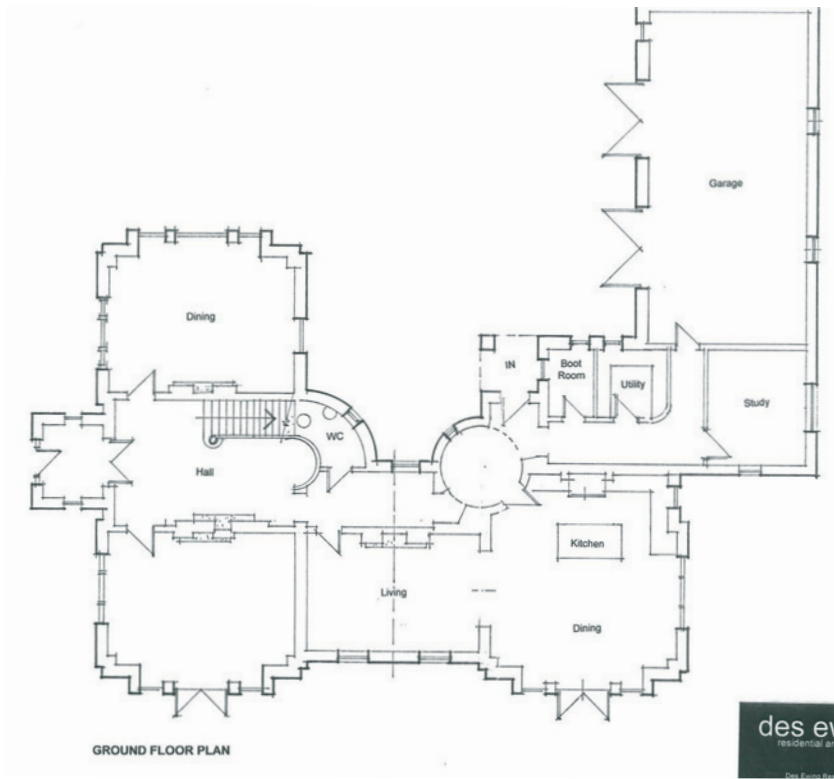
See also Explanatory Notes attached



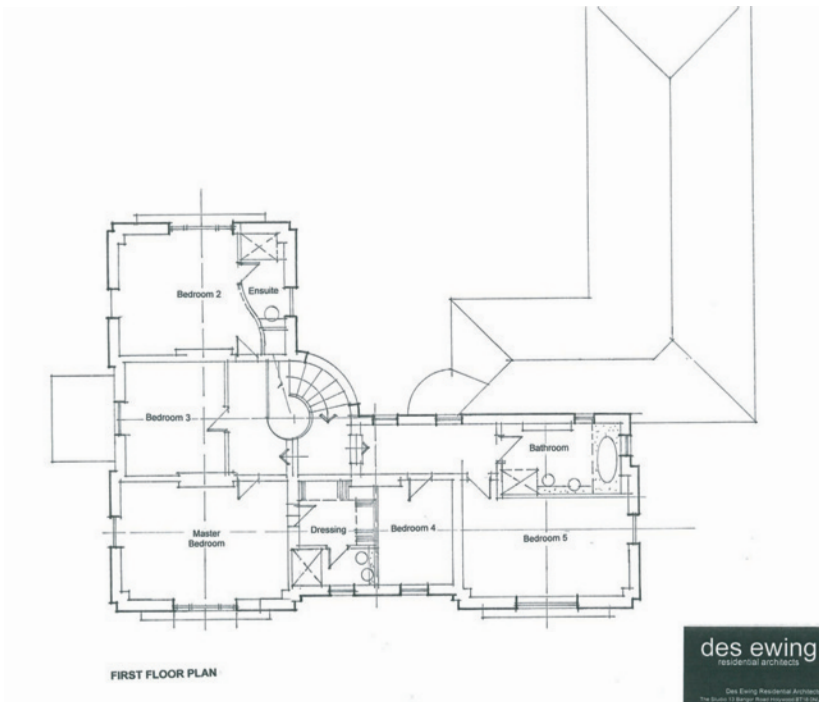
INVESTOR IN PEOPLE



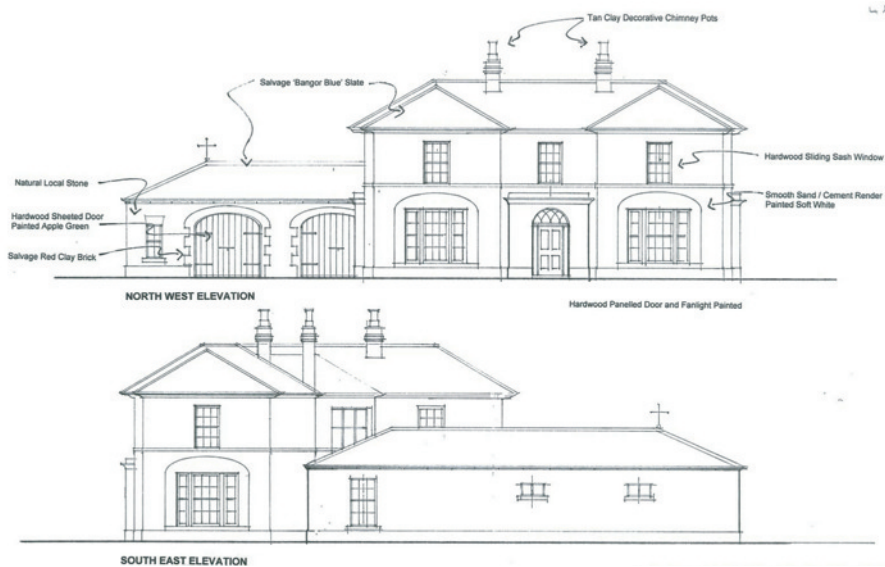




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residential architects



des ew  
residential architects





APPROVAL OF RESERVED MATTERS

Planning (Northern Ireland) Order 1991

Application No: S/2006/1015/RM

Date of Application: 9th August 2006

Site of Proposed Development: Lands 340m North East of 375 Ballynahinch Road, Ballymurphy, Hillsborough, BT26 6BY

Description of Proposal: Dwelling and garage.

Applicant:

Address:

Agent: Mr D Ewing

Address: Des Ewing Residential Architects

The Studio

13 Bangor Road

Hollywood

BT18 0NU

Outline Application Number: S/2003/1809/O;

Drawing Ref: 02, 03, 04, 05, 06, 07, 08, S/2006/1015/01

With respect to the above proposal for development, being matters reserved in the outline planning permission specified above, the Department of the Environment, in pursuance of its powers under the above-mentioned Order, and in accordance with your application

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  - ii. The expiration of a period of 2 years from the date hereof.

Reason: Time limit.

2. All hard and soft landscape works shall be carried out in accordance with the approved details and the appropriate British Standard or other recognised Codes of Practice.

Application No. S/2006/1015/RM

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Downpatrick Planning Office

See also Explanatory Notes attached



An Agency within the  
Department of the  
Environment

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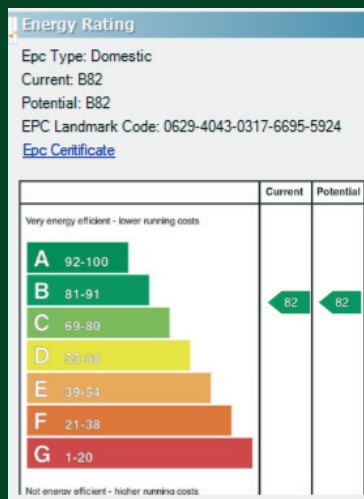
SITE 4

SITE 4A



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

www.templetonrobinson.com



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.