



This well-presented detached Family home has been finished to a high standard by its current owner. It is situated on an excellent site combining the benefits of countryside rural life and yet is extremely convenient to the M1 Saintfield Road motorway connection and the Comber Road allowing ease of access across County Down.

This chalet style detached home presents three generous reception rooms and four well-proportioned bedrooms, with ground floor family bathroom and first floor shower room. A light and bright kitchen diner to the front in the centre of the house means it is ideally suited for modern family living. All in all sympathetically modernised without losing any of its character and charm.

Set back in this quiet position from the Saintfield Road, 5 Pine Hill is situated on a site of c. 0.75 acres which is accessed via a sweeping driveway set in mature gardens with a pleasant rural outlook across agricultural lands to the front. Early viewing is highly recommended.

Offers Around
£235,000

5 Pine Hill,
Lisburn,
BT27 5BL

Viewing by
appointment with
& through agent
028 9266 1700

- Attractive Detached Family Residence in Popular Rural Location
- Spacious Reception Hall leading through to a generous light and bright Kitchen Diner
- Fully Fitted Kitchen Diner with Granite Worktops with high level seating area
- Formal Lounge to the front, plus generous dining room and sunroom
- Four well-proportioned bedrooms
- Modern Family Bathroom with contemporary white suite
- Separate Utility Room
- uPVC Double Glazed windows
- Exceptionally Well Presented
- Substantial garden set in lawn with mature planting
- Set just minutes outside Lisburn, whilst being in easy commute of Belfast, Hillsborough and beyond.
- Set on a main bus route which provides easy of access to many leading Grammar and Secondary Schools
- Further Agricultural lands may be available (by further negotiation)
- Also sited beside an agricultural barn and out outbuildings with Full Planning Permission

The Property Comprises:

Ground Floor

ENTRANCE PORCH: Double uPVC front door, ceramic tiled floor. Glazed door through to...

ENTRANCE HALL: 10' 10" x 9' 10" (3.3m x 3m) Solid wood strip flooring. Arch through to snug and study area.



LOUNGE: 18' 4" x 12' 12" (5.6m x 3.96m) Glazed double doors, feature fireplace with granite inset and hearth, solid wood strip flooring.



FITTED KITCHEN: 14' 5" x 11' 2" (4.4m x 3.4m) Range of high and low units with work surfaces, Leisure gas Range cooker with 5 ring gas hob with extractor canopy over and tiled splashback. 1.5 bowl stainless steel sink unit, plumbed for dishwasher, American style fridge freezer, part tiled walls, ceramic tiled floor, low voltage spotlighting. Arch through to...



DINING ROOM / SNUG: 14' 9" x 10' 2" (4.5m x 3.1m) Breakfast bar area with storage, ceramic tiled floor, low voltage spotlighting.



SUN ROOM: 15' 9" x 11' 10" (4.8m x 3.6m) Laminate wood strip flooring. uPVC double glazed doors out to side decking.

DINING: 11' 10" x 8' 10" (3.6m x 2.7m) Continuation of laminate wood floor.

REAR HALLWAY: Ceramic tile floor. Access to partly floored roofspace, hotpress off.

DOWNSTAIRS WC: Low flush wc, pedestal wash hand basin, part tiled walls and tiled floor. Glazed door through to...

REAR PORCH: Quarry tiled floor, plumbed for washing machine and drier. Glazed door to rear.



BEDROOM (4): 16' 1" x 10' 6" (4.9m x 3.2m)



SHOWER ROOM: Ceramic tiled floor, fully tiled walls, low flush wc, fully tiled shower cubicle with Aqualisa electric shower, vanity sink unit, low voltage spotlighting, chrome heated towel rail.

First Floor

LANDING: Access to eaves storage, tongue and groove ceiling.



MASTER BEDROOM: 14' 9" x 11' 10" (4.5m x 3.6m) Built in wardrobe, tongue and groove ceiling, built in drawers. Open access to...

DRESSING ROOM: 6' 3" x 5' 11" (1.9m x 1.8m)



SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, shower cubicle, fully tiled walls.



BEDROOM (2): 17' 5" x 8' 2" (5.3m x 2.5m) Tongue and groove ceiling, low voltage spotlighting, eaves storage, built in robes and drawers.

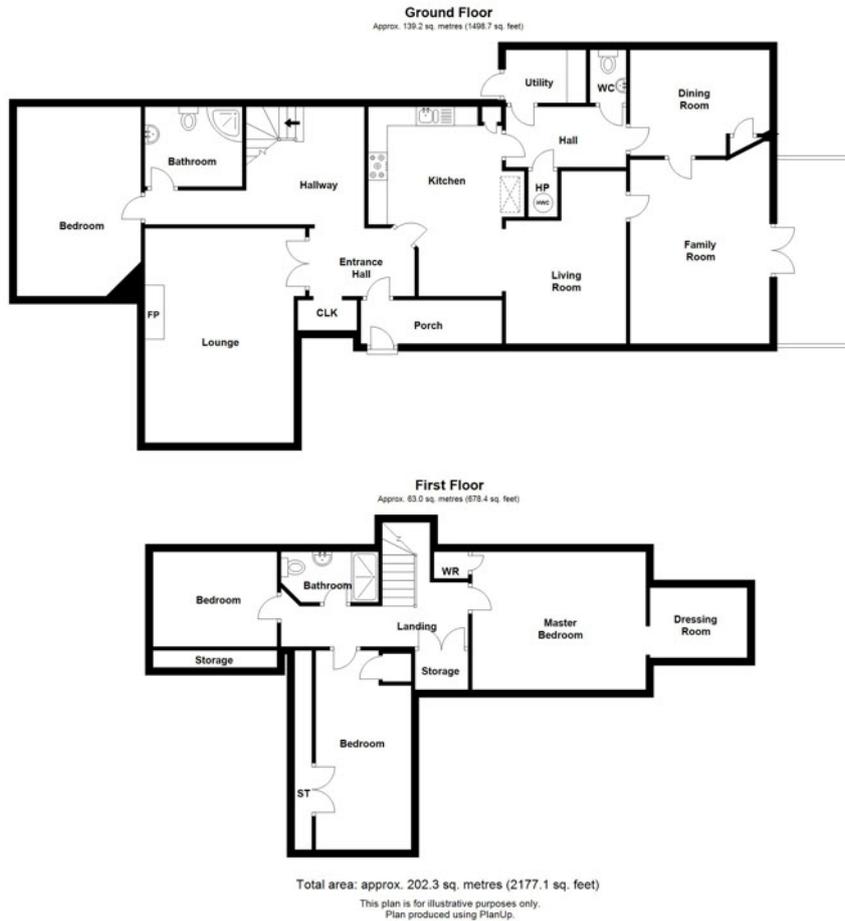
BEDROOM (3): 8' 2" x 7' 3" (2.5m x 2.2m) Built in drawers, tongue and groove ceiling.



Outside

Sweeping tarmac driveway which surrounds the house. Front and rear gardens are set in flat lawn with specimen trees and a belt of mature trees giving the site a great feeling of space and privacy.

The tarmac driveway at present, leads on to a Barn with associated out buildings and stores that has Full Planning for an exceptional barn conversion, separate access currently under construction. Please see our separate sales listing.



Location:

When heading out of Lisburn along the Saintfield Road towards Ballynahinch. Pine Hill is located approximately 1.5 miles from the Saintfield Road roundabout junction of the M1 Motorway, on the left hand side. No. 5 is the first property on the left hand side.

Belfast Branches

- Lisburn Road - 028 90 66 3030
- Ballyhackamore - 028 90 65 0000

Other Branches

- Bangor - 028 91 45 1166
- Hollywood - 028 90 42 4747
- Lisburn - 028 92 66 1700

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With You
Every Step
of the Way

Energy Rating	
Epc Type: Domestic	
Current: F31	
Potential: D68	
EPC Landmark Code: 0299-8027-0215-6893-9920	
Epc Certificate	
Rating	Current
Very energy efficient - lower running costs	
A 92-100	
B 81-91	
C 69-80	
D 59-68	
E 49-58	
F 39-48	31
G 1-20	
Not energy efficient - higher running costs	

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