

Tim Martin
.co.uk



40 Eglantine Road
Lisburn
BT27 5RQ

Offers Around
£415,000

www.timmartin.co.uk
Telephone 028 97 568300

SUMMARY

A rare opportunity exists to acquire a high quality small holding extending to circa 5 acres including, a renovated cottage and partially constructed holiday apartments, ideally located a very short drive to Sprucefield, Culcavy and Hillsborough with the Balmoral Show Grounds just around the corner and Lisburn Golf Club just yards away. The property enjoys easy access to the Motorway network, providing access to the North and West of the province.

The property offers well appointed accommodation with an attached granny bedsit and is fitted with oil fired central heating and double glazing. The two holiday apartments have been finished to first fix level and are ready to bring forward to completion.

The high quality agricultural lands, provide ideal lands for those with equestrian interests, wishing to run a small flock or herd or with a desire to produce a range of crops.

The combination of the cottage, bedsit and apartments, provides a wonderful opportunity for those wishing to run an Air B&B business, accommodate additional members of the family or with a desire to work from home.

FEATURES

- High Quality Small Holding
- 2 Reception Rooms
- 2 Bedrooms
- Kitchen
- Granny Studio
- 2 Holiday Apartments
- Circa 5 Acres
- Integral Garage
- Oil Fired Central Heating & Double Glazing
- Ideal Peaceful Location
- Easy Access To Motorway Network



ACCOMMODATION

Cottage

ENTRANCE HALL

Built-in cloak cupboard with sliding doors.

LOUNGE 3.94m (12'11) x 3.78m (12'5)

Connemara marble tiled fireplace and hearth with a 'Baxi' grate and back boiler; corniced ceiling; tv aerial connection point.

DINING ROOM 3.56m (11'8) x 3.43m (11'3)

TV and telephone connection points.

KITCHEN 3.91m (12'10) x 2.87m (9'5)

1½ tub enamel sink with chrome mixer taps; good range of light oak eye and floor level cupboards and drawers; tiled worktops; space for electric cooker; plumbing and space for dishwasher; built-in formica topped breakfast bar; part tiled walls; ceramic tiled floor.

HALLWAY

Leading to bathroom.



BATHROOM 2.84m (9'4) x 2.67m (8'9)

Champagne coloured suite comprising, panel bath with chrome side handles and soap recess over; floating vanity unit with recessed wash hand basin, cupboards under, fitted mirror, shaver socket and vanity lights over; close coupled wc; hotpress with insulated copper cylinder and 'Willis' type immersion heater; ceramic tiled walls and floor; tiled shower cubicle with 'Mira Events' electric shower; smoked glass shower door.



BEDROOM 1 3.25m (10'8) x 2.67m (8'9)

Double built-in wardrobe with sliding doors.



BEDROOM 2 3.63m (11'11) x 2.74m (9'0)

Double built-in wardrobe with sliding door; telephone connection point.



OUTSIDE

Gravelled drive leading to ample parking at side and to the rear of the residence.

SPACIOUS GARDENS

Situated to the front, side and rear, laid out in lawns and planted with a selection of ornamental and flowering shrubs including, Apple and Sycamore; PVC oil storage tank.



BOILER HOUSE

Oil fired boiler.



GRANNY STUDIO

ATTACHED TO THE REAR OF THE PRINCIPAL RESIDENCE

LIVING ROOM 4.04m (13'3) x 3.66m (12'0

Glazed double patio doors to rear: tv aerial connection point

KITCHEN 1.88m (6'2) x 0.94m (3'1)

Single drainer stainless steel sink unit with chrome mixer taps; range of eye and floor level cupboards and drawers; plumbed and space for washing machine; formica worktops.

SHOWER ROOM 2.03m (6'8) x 1.04m (3'5)

White suite comprising, quadrant tiled shower cubicle with 'Mira Via' electric shower; glass sliding shower doors; wash hand basin; close coupled wc; tiled floor; bathroom cabinet; extractor fan.



HOLIDAY LET APARTMENTS

APARTMENT 1 (Ground Floor)

ENTRANCE HALL

Built-in cloaks

LIVING ROOM 4.55m (14'11) x 4.06m (13'4)

Opening for fireplace; door to garage.

KITCHEN 4.09m (13.5) x 3.76m (12'4)

BEDROOM 4.55m (14'11) x 4.06m (13'4)

BATHROOM 3.78m (12'5) x 3.05m (10'0)

GARAGE 6.27m (20'7) x 4.60m (15'1)

Panel up and over door.



APARTMENT 2 (First Floor)

ENTRANCE HALL

Stairs to first floor.

LANDING

HALLWAY

Built-in cupboard.

BEDROOM 1 6.53m (21'5) X 4.55m (14'11)

Double built-in wardrobe; large storage cupboard; 'Velux' window; semi-vaulted ceiling.

SITTING ROOM 4.55m (14'11) x 3.86m (12'8)

'Velux' window; opening for fireplace; semi-vaulted ceiling.

BEDROOM 2 4.27m (14'0) x 3.84m (12'7)

Double built-in wardrobe; storage cupboard; 'Velux' window; restricted head height.

KITCHEN 4.09m (13'5) x 3.76m (12'4)

'Velux' window; semi-vaulted ceiling.

BATHROOM 3.76M (12'4) x 2.59m (8'6)

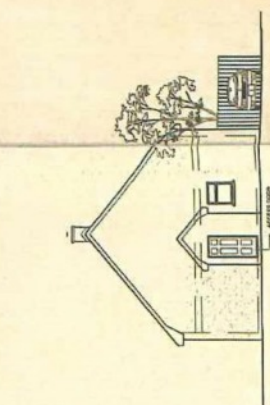
'Velux' window; semi-vaulted ceiling.



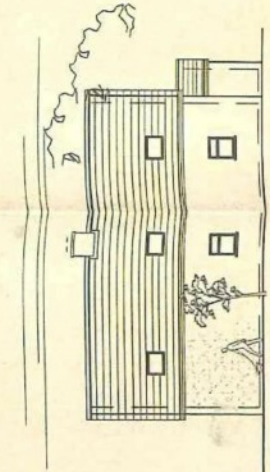
HOLIDAY LET APARTMENTS

FLOOR PLANS

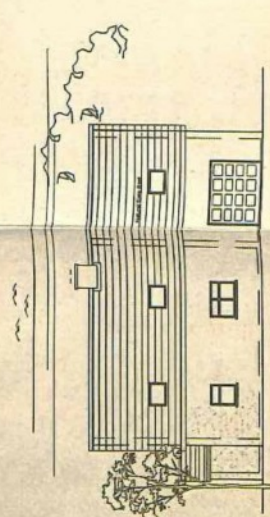
ALL WORKS IN THE EXISTING PREMISES TO BE CONSTRUCTED
 AMENDMENTS
 01 100000



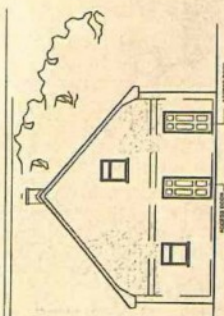
SIDE ELEVATION
TO STORE



REAR ELEVATION
Scale: 1/100



GABLE ELEVATION
(GROUND FLOOR
ACCESS)



GABLE ELEVATION
(FIRST FLOOR
ACCESS)



PROJECT
 ALTERATIONS TO EXISTING PREMISES
 AT 40 EGLANTINE ROAD, LEGBURN TO
 2 No. 2 BEDROOM HOLIDAY UNITS

CLIENT
 MR. KEN LEWIS

PROJECT No.
 09028

DATE
 14-05-09

SCALE
 1:100/1:50

REVISION
 A02

EXISTING TITLE
 EXISTING DRAWING

DESIGNED BY
 RGT

PROJECT NO.
 09028

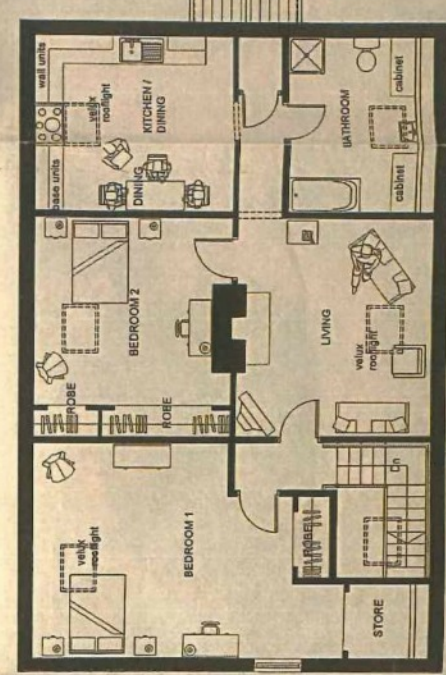
DATE
 14-05-09

SCALE
 1:100/1:50

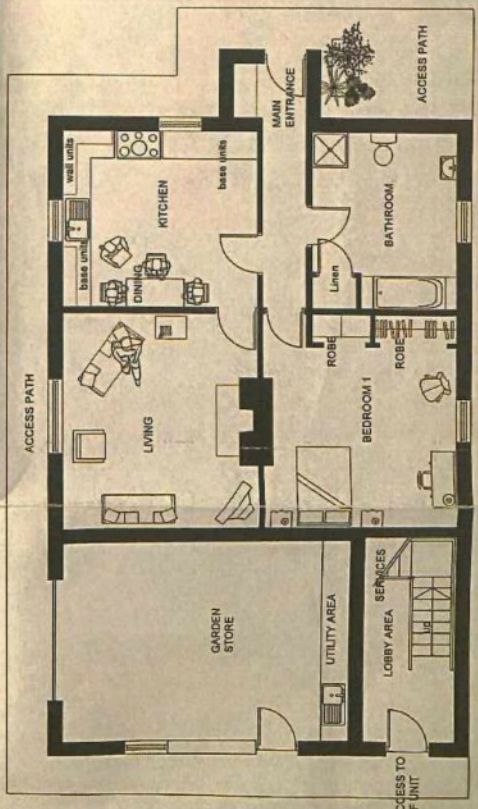
REVISION
 A02

EXISTING TITLE
 EXISTING DRAWING

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FIRST FLOOR PLAN
Unit 2



GROUND FLOOR PLAN
Unit 1

Scale: 1/50

AGRICULTURAL LANDS

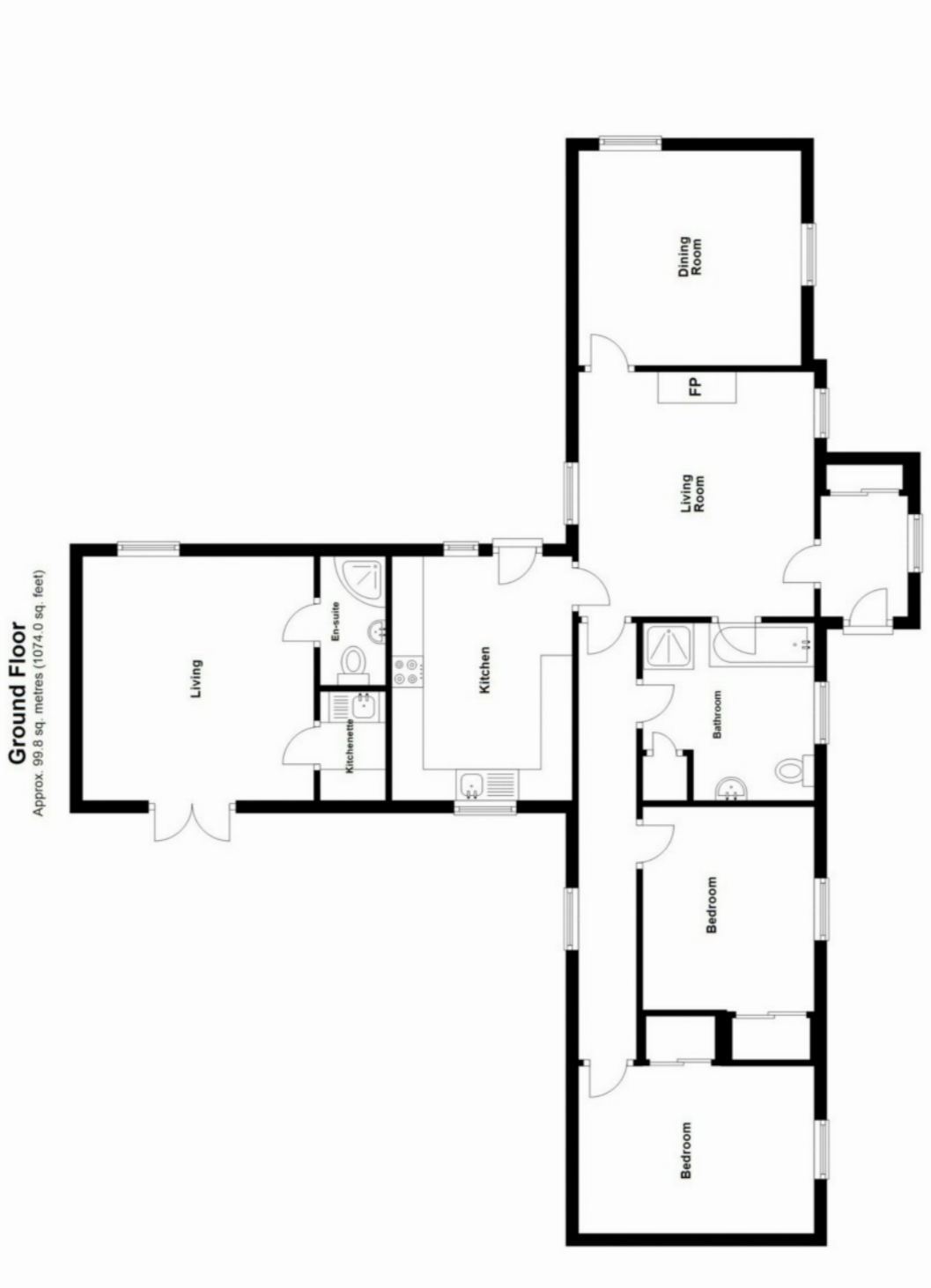
The lands are contained in one field. The lands surround the cottage and are currently in stubble. The lands are though suitable for cutting, grazing, arable or vegetable crops.





MAIN RESIDENCE

FLOOR PLAN



Comber

27 Castle Street, Comber, BT23 5DY

T 028 91 878956

Saintfield

1B Main Street, Saintfield, BT24 7AA

T 028 97 568300

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