



This impressive detached family home is situated within the picturesque landscapes of County Down, boasting a fabulous site that encapsulates the essence of tranquility.

Spanning approximately 3000 sq ft, the deceptively spacious interior offers bright, well-proportioned, and versatile accommodation, ideal for accommodating the needs of families or active retired couples seeking country living.

The property's meticulously maintained interior exudes both style and comfort, courtesy of the present owners, allowing the purchaser to immediately relish the space, peaceful surroundings, and elegant interior design.

Located in close proximity to Killyleagh, Whiterock, and the serene vistas of Strangford Lough, this residence also enjoys convenient access to Killinchy School, numerous upmarket restaurants, yacht clubs, and other amenities, offering a glimpse into the vibrant lifestyle of the area.

Offers Around  
£495,000

12 Lisinaw Road,  
Derryboye,  
CO DOWN,  
BT30 9LT

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Viewing by  
appointment  
through agent  
028 9042 4747

- Bright and spacious detached family home on fabulous site
- Adaptable accommodation, currently comprising:
- Two reception rooms and contemporary double height conservatory
- Up to six bedrooms, two of which benefit from ensuite bathrooms and one with walk in dressing room
- Open plan modern fully fitted kitchen with casual dining area
- Separate laundry/utility room
- Ground floor modern bathroom
- Attached double garage with service door to laundry room
- Sweeping tarmac driveway with ample additional parking
- Well-maintained mature landscaped front, side and rear gardens
- Panoramic views over open countryside offering a quiet idyllic setting



The Property Comprises:

Ground Floor

Hardwood double front door with glazed inset to:

SPACIOUS RECEPTION HALL: Minstrel gallery, skylight, mature outlook to front.

LIVING ROOM: 22' 4" x 17' 8" (6.81m x 5.38m) (Measurement into bay window). Oak herringbone engineered wooden floor. Mature outlook across rolling countryside. Contemporary Nordpeis wood burning stove, slate hearth, PVC sliding door to conservatory.



KITCHEN: 26' 4" x 11' 7" (8.03m x 3.53m) Modern fully fitted kitchen with excellent range of high and low level units, granite worktops, integrated five ring gas hob, modern stainless steel and glass extractor, inset stainless sink and a half with spring mono mixer tap, integrated combi oven/microwave, plumbed for American fridge/freezer, polished porcelain tiled floor, low voltage auto-lights, built-in island breakfast bar open to ample dining area. Sliding PVC double doors to conservatory, additional glazed door to garden.



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UTILITY ROOM: 13' 4" x 8' 1" (4.06m x 2.46m) Ceramic tiled floor, range of high and low level units, laminate work tops, plumbed for side by side washing machine and dryer, stainless steel single drainer sink unit with mixer taps. Service door to garage.

CONSERVATORY: 24' 6" x 14' 0" (7.47m x 4.27m) Double height ceiling, heating, twin fans for cooling, unique contemporary stained glass feature, bespoke porcelain tiled floor, PVC double glazed French doors to rear garden. Excellent views across rolling countryside.



BATHROOM: Modern white suite comprising Duravit low flush wc, modern floating large vanity unit with chrome mono waterfall tap, walk in glass shower with wet-room floor and Triton shower unit, drying area, porcelain wall and floor tiles. Feature auto-light, pebble border, chrome heated towel rail. Hatch to hotpress with built-in shelving.



BEDROOM (6)/OFFICE: 8' 8" x 8' 5" (2.64m x 2.57m) Mature outlook.

BEDROOM (5)/OFFICE: 12' 5" x 10' 1" (3.78m x 3.07m)

BEDROOM (4): 18' 1" x 9' 8" (5.51m x 2.95m) (Measurements into bay). Laminate wooden floor. Dual aspect windows. Access to:

DRESSING ROOM: Fitted hanging space and cupboard



## First Floor

### LANDING:

BEDROOM (1): 22' 9" x 17' 6" (6.93m x 5.33m) Extensive range of mirror fronted sliding robes, dual aspect windows.

ENSUITE BATHROOM: White suite comprising twin sink vanity unit with cabinet below. Jacuzzi bath with chrome mixer taps, low flush wc. Wet room style shower with Mira shower unit, additional jets, drying area, porcelain tiled floor, fully tiled walls, chrome heated towel rail, low voltage spotlights, Velux window.



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BEDROOM (2): 14' 4" x 13' 3" (4.37m x 4.04m) Mature outlook.

ENSUITE SHOWER ROOM: Coloured suite comprising low flush wc, pedestal wash hand basin, built-in shower cubicle with tiled splashback, extractor fan.



BEDROOM (3)/ RECREATION ROOM: 23' 8" x 14' 6" (7.21m x 4.42m) Laminate wooden floor. Storage into eaves.



Outside

Tarmac driveway with ample parking leading to:

DOUBLE GARAGE/ WORKSHOP: 25' 2" x 24' 6" (7.67m x 7.47m) Electric up and over door. Light and power, range of high level units, excellent storage.

WC: White suite comprising low flush wc, floating wash hand basin.

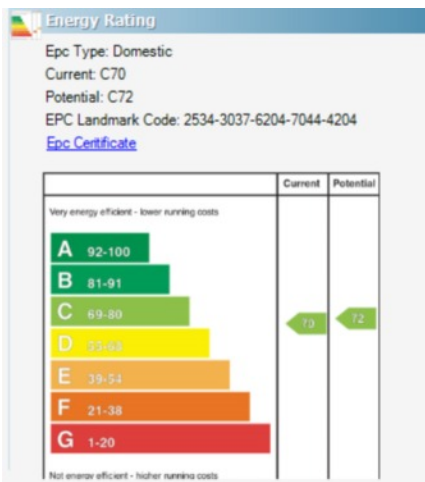
Gardens laid in extensive lawns with mature trees, plants, shrubs, excellent degree of privacy.

PVC fascia and soffit boards. Outside tap, oil pvc storage tank. Views across rolling countryside. Paved patio area ideal for barbecuing and outdoor entertaining enjoying countryside views. Feature pond with water fountain.



## Location:

1. From Ballygowan travel to Raffery, turn left and you will come to Derryboye crossroads. From Derryboye crossroads straight on towards Killyleagh and next left is Lisinaw Road. Number 12 is located on the left side of the road OR
2. From Saintfield village turn left for Killyleagh. Travel through Darragh Cross and you will come to Derryboye crossroads. From Derryboye crossroads straight on towards Killyleagh and next left is Lisinaw Road. OR
3. Travelling South along Killyleagh Road, go through Balloo Village. This road becomes the Comber Road. Proceed to take the third right onto Derryboye Road. Continue for approx. 1.5km then turn left onto Clay Road. Take the first road on the right onto Ballygoskin Road then next left onto Lisinaw Road. Number 12 is located on the right side of the road.



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Sizes And Dimensions Are Approximate. Actual May Vary.

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