



This detached farmhouse property offers a magnificent mature site set back from Comber Road, Hillsborough.

This home is set in a serene and picturesque location with approximately 6 acres, offers stunning views and is only a short drive to Lisburn or Hillsborough. The former farmhouse still retains the charm and character of the original build. The living space briefly comprises of two reception rooms and four bedrooms. Externally the beautiful mature grounds offer considerable privacy and year round pleasure with many colourful shrubs and bushes. The property also benefits from extensive storerooms and outbuildings.

This fine home is sure to appeal to a wide range of buyers. Early viewing is highly recommended.

Offers Around
£625,000

28 Cabra Road,
HILLSBOROUGH,
BT26 6NB

Viewing by
appointment with
& through agent
028 9266 1700



- Detached Family Farmhouse Situated On An Elevated Site
- Access through Stone Pillared Gates and Laneway
- Two Reception Rooms, Both With Feature Fireplaces
- Dining Kitchen With High And Low Level Units, Oil Fired Rayburn Range
- Utility Room and Downstairs WC
- Four Generous Bedrooms, Two with Built In Robes
- First Floor Study/Office
- Family Bathroom With Four Piece Suite
- Oil Fired Central Heating
- Double Glazed Windows
- Carport and Outbuildings
- Gardens In Lawn And Patio To Rear
- Stunning Surrounding Views
- Popular And Convenient Location Close To Royal Hillsborough, Lisburn and Transport Networks

The Property Comprises:

Ground Floor

ENTRANCE PORCH: Tiled floor.

ENTRANCE HALL/LIVING ROOM: 15' 6" x 11' 10" (4.72m x 3.61m) Feature fireplace, brick surround, Staircase to 1st floor.



SITTING ROOM: 15' 10" x 15' 6" (4.83m x 4.72m) Hardwood flooring, feature fireplace, marble inset with wooden surround. French doors to rear.



DINING KITCHEN: 14' 6" x 12' 11" (4.42m x 3.94m) High and low level units, single drainer stainless steel sink unit. Oil fired Rayburn Range plus electric oven and 4 ring hob. Extractor fans. Tiled floor



UTILITY ROOM: 15' 9" x 11' 11" (4.8m x 3.63m) High and low level units, sink unit, plumbed for washing machine, tiled floor with access to rear.

First Floor

LANDING: Access to attic.

BEDROOM (1): 14' 8" x 13' 6" (4.47m x 4.11m) Built-in robes, sink unit.



BEDROOM (2): 12' 5" x 10' 9" (3.78m x 3.28m) Built-in robes.



BEDROOM (3): 9' 10" x 9' 8" (3m x 2.95m)



BEDROOM (4): 12' 7" x 8' 11" (3.84m x 2.72m)



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OFFICE/STUDY: 10' 4" x 4' 7" (3.15m x 1.4m)

BATHROOM: Panelled Bath with mixer tap and shower attachment. Separate shower. Low flush WC. Hot press with unvented hot water storage unit.



Outside

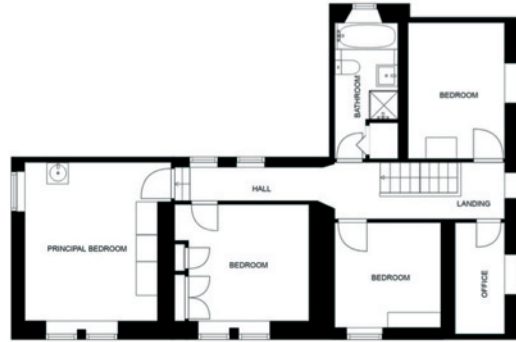
DETACHED GARAGE & WORKSHOP: 31' 10" x 15' 9" (9.7m x 4.8m) Cavity wall construction, double glazed and roofspace storage.

STONE CARPORT: 015' 9" x 11' 8" (4.8m x 3.56m)

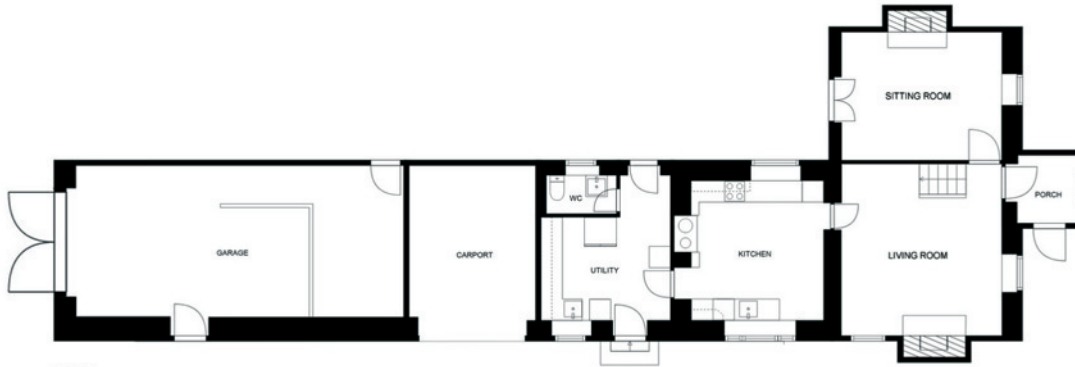
Stone pillar gates, laneway to elevated family home. Small holding of approximately 6 acres. Garden in lawns, outbuildings and storage shed to rear.







FLOOR 2



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Location:

From Comber Road, Hillsborough, turn left onto Cabra Road and follow the road to no. 28 on the right hand side.

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

Epc Type: Domestic
 Current: F38
 Potential: E51
 EPC Landmark Code: 2023-3027-3206-6687-8204
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38	38	51
G 1-20		
Not energy efficient - higher running costs		

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