

Lisney

FOR SALE:

Imposing 19th century dwelling set on lands of approximately 18 acres.

**LAKEVIEW HOUSE, GIBSONS HILL,
194 GILFORD ROAD, LURGAN, BT66 7AH**



CONTACT

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Lisney
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DETAILS

- Manor house set upon the crest of a hill, facing towards Lurgan
- The house offers unrivalled views over the countryside, both front and rear
- Accessed from the Gilford Road via an avenue of beech trees
- Agricultural lands to front and rear of house
- Walled garden, courtyard and decorative pond
- Convenient location just 1.2 miles from Lurgan Town Centre
- Requires extensive refurbishment

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LOCATION

Gibsons Hill is a small village in County Down just 1.2 miles from Lurgan Town Centre and 23 miles from Belfast.

Lakeview House is located on Gibsons Hill. The House is prominent on the crest of the hill, visible across the agricultural fields.

From Lurgan Town Centre, travel down High Street and Queen Street then turn right onto Flush Place.

At the roundabout, take the second exit onto Gilford Road.

Travel along the Gilford Road for approximately one mile.

Lakeview House will be visible on the hill to the left hand side.

The entrance is on the left just as you come into the treeline.

Travel through the gates and up the beech lined avenue and take the left fork to the front of the house.

DESCRIPTION

The house is prominent in the middle of the lands, on the crest of the hill, offering incredible views over the surrounding countryside, with views stretching to Lough Neagh.

The house is accessed from a beech tree lined avenue, leading from the Gilford Road. The avenue splits in two at the top offering a route to the impressive turning circle and pond at the front of the house with the other lane leading to a walled courtyard at the rear of the property.

The house, leisure wing and garages form a 'U' shape around the walled courtyard at the rear of the house.

The front section of the main house was constructed in the 19th Century and is particularly grandiose with tall sash windows, decorative architecture and features. The rear part of the house is more modern with plainer design and PVC double glazing.

The ground floor of the main house consists of an impressive porch and entrance hallway, leading to two large reception rooms, the beautiful staircase and study.

The house retains some original features however requires extensive refurbishment.

At first floor level of the main house, the staircase leads onto a long, wide hallway with galleried windows at the front of the house, overlooking the countryside.

There are four bedrooms on this level, with one en-suite and one main bathroom. Leading off the main hall, there are two steps down to the modern extension, where there are three more bedrooms with a main bathroom.

The more modern, rear extension to the house contains the kitchen/dining room, utility room and pantry.

This section of the house benefits from windows on all external walls, facing onto the courtyard. The kitchen/dining room leads onto a full glass conservatory which leads to the leisure wing.

The leisure wing is of modern construction and benefits from a swimming pool, sauna and changing rooms on ground floor, with a large viewing gallery/snooker room at first floor level.

Externally, to the rear of the house, two large garages and stores open onto the courtyard. Outside the walled courtyard, there is a large store with lean-to opening out into the rear field.

A garden sits to the right hand side of the house and is lined with mature trees. A picturesque, private walled garden is situated to the left of the house.

ACCOMMODATION

All measured areas at the widest point

GROUND FLOOR LEVEL

Entrance porch **3.8m x 2.57m**

Entrance porch leading from driveway & turning circle at front of house. With windows on the front and side, the porch offers excellent views over the surrounding countryside.

Carpeted floors with plastered and painted walls. The porch leads onto the main entrance hall through part glazed, part wooden panelled full height partitioning.

ACCOMMODATION*Continued***Hallway** *3.81m x 11.89m*

The ground floor hallway is grand and impressive with decorative columns and cornicing. The hallway leads onto two reception rooms, study, downstairs W.C and staircase. Plastered and painted walls and ceilings with remaining cornicing. A grand, decoratively corniced staircase with a tall, arched top sash window on the middle landing leads to the first floor.

Drawing Room *5.6m x 7.6m + bay 1.65m x 3.48m*

The spacious drawing room opens from the left of the hallway, with a second door to the hallway at the staircase. The room has many character enhancing features including a large bay window with curved seating, decorative corniced high ceiling, feature recessed arch and fireplace.

Dining Room *5.6m x 7.65m*

The dining room opens from the right hand side of the hallway and offers excellent views over the country side. The room benefits from cornicing and a fireplace.

Understairs Bathroom *3.16m x 1.35*

Decoratively hidden behind wooden panelling, the downstairs bathroom contains a wash hand basin and W.C.

Study *3.7m x 5.7m*

The study opens from the right hand side of the hallway and is carpeted with plastered and painted walls and ceilings and spotlights. High quality, fully fitted office furniture spans 3 walls.

The study leads into the kitchen/dining room.

Kitchen *6.355m x 5.46m*

The kitchen is in the modern part of the house and benefits from large windows on two walls, facing onto the courtyard. The fitted kitchen remains in place and is cream coloured with black, presumed granite / marble countertops. Low and high level cupboards span two walls, with an island unit in the centre. The floors are tiled with plastered and painted walls and suspended ceiling with spot lighting.



ACCOMMODATION*Continued*

The kitchen leads to the conservatory and leisure wing and the utility room and pantry.

Utility Room *2.94m x 2.23m*

The back door opens into the utility room, with the pantry and kitchen leading from here. The floor is tiled, with plastered and painted walls, suspended ceiling with spotlighting and shelving to the right side of the room.

Pantry *2.13m x 2.2m*

The pantry/ walk-in store is accessed from the utility room. The room has been shelved the whole way round. The floor is tiled, with plastered and painted walls, suspended ceiling and spotlighting.

Conservatory *2.86m x 5.6m*

The conservatory is the only access to the leisure wing from the main house, through the kitchen. The conservatory is entirely double glazed, with double doors on both sides opening to the pond at the front of the house and the courtyard at the rear.

FIRST FLOOR

Hallway *14.67m x 3.8m*

The staircase leads to an expansive hallway with galleried windows at the front of the house, off which there are 4 bedrooms and the main bathroom. The rear, more modern part of the first floor is access down two steps from the main hallway and contains three bedrooms and a bathroom.



ACCOMMODATION*Continued***Bedroom 1** **3.15m x 5.7m**

Bedroom at side of house. Plastered, part painted, part papered walls with carpeted floor.

Bedroom 2 **4.5m x 5.7m**

Large bedroom at front of house. Plastered, part painted, part papered walls with carpeted floor.

Bedroom 3 **4.64m x 5.68m**

Large bedroom at front of house, leading into a dressing room / nursery. Plastered, part painted, part papered walls with carpeted floor.

Bedroom 4/Dressing Room **2.95m x 5.5m**

Bedroom at side of house, leading from Bedroom 3 to an ensuite bathroom.

Ensuite Bathroom **2.48m x 3.19m**

Bathroom with bath, wash hand basin and W.C.

Main Bathroom **2.99m x 3.2m**

Main bathroom accessed off the hallway. Contains a Jacuzzi corner bath, overhead shower, W.C., wash hand basin and airing cupboard.

Bedroom 5 **5.4m x 2.72m**

Large bedroom at rear of house, overlooking the courtyard and surrounding countryside. Plastered, part painted, part papered walls with carpeted floor.

Bedroom 6 **3.3m x 4.1m**

Bedroom at rear of house, overlooking the courtyard and surrounding countryside. Plastered, part painted, part papered walls with carpeted floor.

Bedroom 7 **2.98m x 2.37m**

Bedroom at rear of house, opening into the bathroom. Plastered, part painted, part papered walls with carpeted floor.

Bathroom **2.28m x 2.37m**

Bathroom with bath, W.C. and wash hand basin.

LEISURE WING**GROUND FLOOR**

The conservatory from the kitchen opens into the hallway of the leisure wing.

W.C **1.85m x 1.47m**

Tiled floors and part tiled walls with wash hand basin and W.C.

Changing room 1 **3.61m x 1.78m**

Tiled floors and tiled walls with shower facilities

LEISURE WING*Continued***Changing room 2** **3.55m x 1.98m**

Tiled floors and tiled walls with shower facilities

Sauna **1.86m x 1.86m**

Externally and internally wooden panelled sauna room with wooden benching.

Swimming Pool Hall **15.85m x 8.7m**

The swimming pool hall is large and airy, with a full height, wooden panelled, beamed and pitched ceiling. The majority of the left hand side wall is double glazed, with two sets of double doors opening onto the courtyard. There is an entertaining area as you enter the pool room, with two steps down to the main pool area. The pool is of rectangular shape and progresses from shallow to deep, to approximately 2.12m at the deep end.

First floor **5.2m x 12.3m**

The staircase from the hallway leads directly into the entertainment room. The room benefits from a full height, wooden panelled, pitched roof and a large viewing window overlooking the swimming pool. There is currently a full size snooker table insitu.

GARAGE & STORES**Utility room/store GF** **4.59m x 4.94m**
FF **5.08m x 7.38m**

Opening from the courtyard, just metres from the back door, this store has a fitted kitchen at ground floor level, with an open plan room at first floor.

Garage 1 **10.11m x 5.49m**

Large garage with space for 2+ cars. Double electric garage door leading into the courtyard and single garage door leading to the side lane.

Garage 2 **6.51m x 5.49m**

Garage with double electric garage door leading into the courtyard. Can be accessed through garage 1.

Shed **11.18m x 5.43**

Large stone building at the edge of the rear field.

Lean-to store **11.18m x 4.21**

Adjoins the shed. Open fronted, with part block, part open side walls and

LANDS

All areas are approximate

Front field **9.23 acres**

Slopes upwards towards the house. The land is of regular shape and appears to be good quality agricultural land

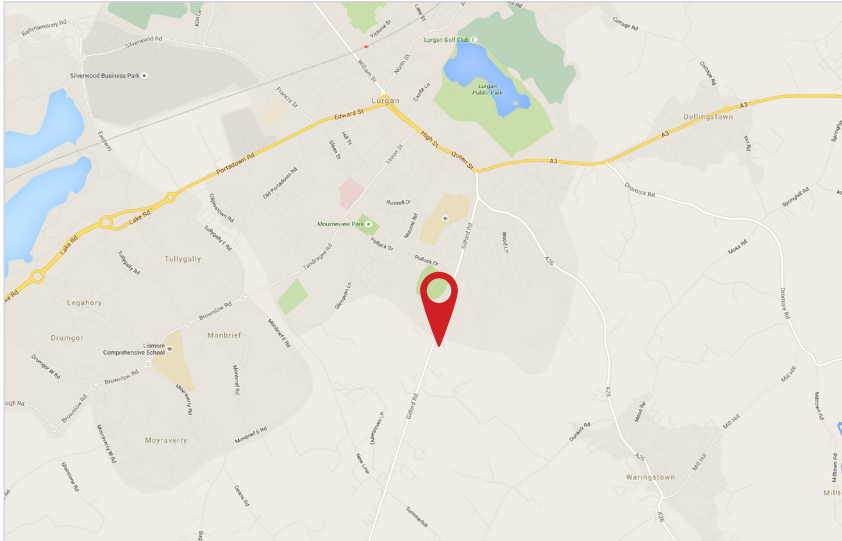
Rear field **5.13 acres**

Slopes downwards towards the adjacent housing development of Coronation Place. The field seems to be of good quality agricultural land.

PLANNING

There is currently no planning permission on the lands.

LOCATION



ASKING PRICE

Offers invited in the region of £500,000

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to, VAT

CONTACT

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ENERGY PERFORMANCE

This property has an energy efficiency rating of: C72

Energy Performance Certificate Northern Ireland

27, Coolkeeragh Road Drumquin OMACH BT78 4UJ	Date of assessment: Date of certificate: Reference number: Type of assessment: Accreditation scheme: Assessor's name: Assessor's accreditation number: Employer/Trading name: Employer/Trading address: Related party disclosure:	16 October 2014 16 October 2014 9894-0493-6526-1290-2043 RdSAP, existing dwelling Elnhurst Energy Systems Ltd Mr Dermot McGladyery EES/005538 Dermot McGladyery 23 Piney Lane, Northern Ireland, Belfast, BT9 5QS No related party
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	72	73
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

The full certificate can be made available upon request.

RATES

NAV	£900,000
Payable P.A. (2015/16)	c. £7,238

STAMP DUTY

This will be the responsibility of the purchaser.

TITLE

We understand title is registered and the property is held freehold.