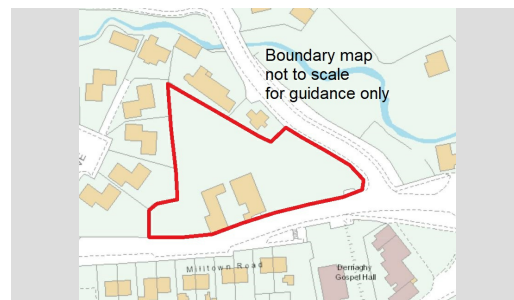


Henry Graham Estate Agents
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58 Bachelors Walk
Lisburn
BT28 1XN
t: 028 9267 2929
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Milltown House, 35 Derriaghy Road, Lisburn

Starting Bid: £185,000.00



For sale by Henry Graham Estate Agents via the [iamsold](#) Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsoldni.com. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Milltown House is a substantial detached Georgian style country house set in private and mature grounds extending to approximately one acre. The original house dates back to 1747 or possibly earlier and has Grade B1 listed building status. The property offers spacious accommodation and excellent potential to make a superb family home set in private grounds.

The property is in need of upgrading and major refurbishment thus, we are inviting cash offers only, please note some of the windows have been boarded up since our photographs were taken.

The location will be ideal for those seeking convenience to Belfast and Lisburn plus easy commuting to many leading schools. This sale represents a rare opportunity to acquire a most distinctive home, we strongly recommend early viewing.

Please note, there is a tree preservation order on approximately 22 trees and further details are available from the agents and Lisburn City Council. In addition, we have noted and we have been advised that the basement is subject to water intake on occasions and that it drains away through natural resource.

Features

Substantial Georgian Style Detached Residence
Mature Gardens And Grounds Extending To Approximately One Acre
Grade B1 Listed Building
Two Spacious Reception Rooms
Four Bedrooms
Country Kitchen And Utility Room
Two Bathrooms
Enclosed Courtyard And Outbuildings (in need of refurbishment)
Sweeping Driveway With Gated Entrance And Parking Areas
Original Georgian Style Sash Windows And Internal Panelled Doors
Oil Fired Central Heating System
Total floor area 249 sq. m.
Energy Rating G8/F29

GROUND FLOOR

ENTRANCE HALL

Panelled entrance door. Staircase with spindled balustrade and original hand rail.

DRAWING ROOM

6.15m (20'2") x 4.64m (15'3")
Marble fireplace and hearth. Cast iron doggrate.

SITTING ROOM

5.98m (19'7") x 4.85m (15'11")
Measurement taken to widest points. Marble fireplace. Cast iron and tiled inset and hearth.

COUNTRY KITCHEN / DINING AREA

5.39m (17'8") x 4.19m (13'9")
Built in units. Belfast style ceramic sink.

UTILITY ROOM

4.18m (13'9") x 2.93m (9'7")
Rear hallway with maid`s staircase to first floor.

BATHROOM

Coloured suite. Panelled bath. Triton electric shower. Pedestal wash hand basin. Low flush wc. Pine tongue and groove part panelled walls.

FIRST FLOOR

BEDROOM (1)

5.98m (19'7") x 4.11m (13'6")

Plaster cornice. Fireplace. Access to bedroom 3.

DRESSING ROOM

Access to bathroom.

BATHROOM

Panelled bath. Mixer tap and shower attachment. Pedestal wash hand basin. Low flush wc. Heated towel rail.

BEDROOM (2)

6.2m (20'4") x 4.7m (15'5")

Oak fire surround. Cast iron and tiled inset and hearth. Plaster cornice.

BEDROOM (3)

6.2m (20'4") x 4.22m (13'10")

Fireplace. Pedestal wash hand basin. Access to attic storage. Maid`s staircase leading down to rear hallway and kitchen.

SECOND FLOOR

BEDROOM (4)

4.61m (15'1") x 3m (9'10")

Measurement taken in to sloping ceilings. Access to eve storage. Windows have been closed up.

ATTIC / ROOFSPACE STORAGE

Floored. Light.

OUTSIDE

Extensive setting extending to approximately 1 acre well stocked with mature trees. Gated entrance with sweeping driveway leading to parking and turning areas. Enclosed courtyard with range of building and stores. Boiler store with oil fired boiler.

TENURE

We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE

For period April 2025 to March 2026 - £2,592.93

TOVIEW OR MAKE A BID Contact Henry Graham Estate Agents or iamsoldni.com

Auctioneer's Comments

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsoldni.com.

With this auction method, the buyer and seller must Exchange immediately, and Complete 28

days thereafter.

The buyer is required to make payment of a non-refundable Contract Deposit of 10% to a minimum of £6,000.00.

The buyer is also required to make a payment of a non-refundable, Buyer Administration Fee of 1.80% of the purchase price including VAT, subject to a minimum of £2,400.00 including VAT, for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.

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