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Estate Agent of the Year
Northern Ireland 2016

Tim Martin
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CELEBRATING 30 YEARS IN BUSINESS



85 Burren Road
Ballynahinch BT24 8LF

GUIDE
PRICE

£420,000

FOR SALE AS A WHOLE OR IN LOTS

Set in a most picturesque position enjoying fine views over the countryside to Slieve Croob.

This attractive farm includes spacious single storey residence, quality outbuildings including cattle houses with slatted floors, stores, looseboxes and garaging with lands extending to 52.593 acres as contained in the land certificate which includes a portion of Burren Lough.

The property provides excellent grazing for cattle, sheep and / or horses, and exceptional sporting opportunities with a naturalised area, which affords an opportunity to develop it into a range of uses and possibly incorporate it into a new environmental farming scheme.

The property is convenient to Ballynahinch and Dromara and is located about ½ an hour from the edge of Belfast.

- Spacious Farmhouse
- 3 Bedrooms
- Oil Fired Central Heating
- Quality Cattle Housing
- Suitable for Grazing Cattle / Sheep / Horses
- Naturalised Area Suitable for Countryside Management Scheme

ACCOMMODATION

ENTRANCE PORCH

Ceramic tiled floor.

ENTRANCE HALL

Hardwood parquet floor; built in cloak cupboard.

SITTING ROOM 4.19m (13'9) x 3.61m (11'10)

Tiled fireplace and hearth; cornice ceiling; picture rail; bay window.

LIVING ROOM 4.42m (14'6) x 4.32m (14'2)

Tiled fireplace; picture rail; built in cupboards; cornice ceiling.

KITCHEN 4.42m (14'6) x 2.77m (9'1)

Single drainer stainless steel sink unit with range of laminate eye and floor level cupboards and drawers, matching glazed display cupboard; formica worktops; plumbed for washing machine; ventilated larder; quarry tiled floor; ½ tiled walls.

BEDROOM 1 4.24m (13'11) x 3.63m (11'11) excluding bay

Double built in wardrobe with cupboards over; tiled fireplace; cornice ceiling; picture rail.

BEDROOM 2 3.84m (12'7) x 3.45m (11'4)

Tiled fireplace; double built in wardrobe with cupboards over; picture rail.

BEDROOM 3 3.33m (10'11) x 3m (9'10)

Double built in wardrobe with cupboards over; tiled fireplace.

BATHROOM 2.41m (7'11) x 1.85m (6'1)

White suite comprising panel bath; pedestal wash hand basin; low flush wc; pvc tiled floor; ½ tiled walls.

OUTSIDE

BOILER HOUSE

Furnray oil fired boiler; pvc oil storage tank.

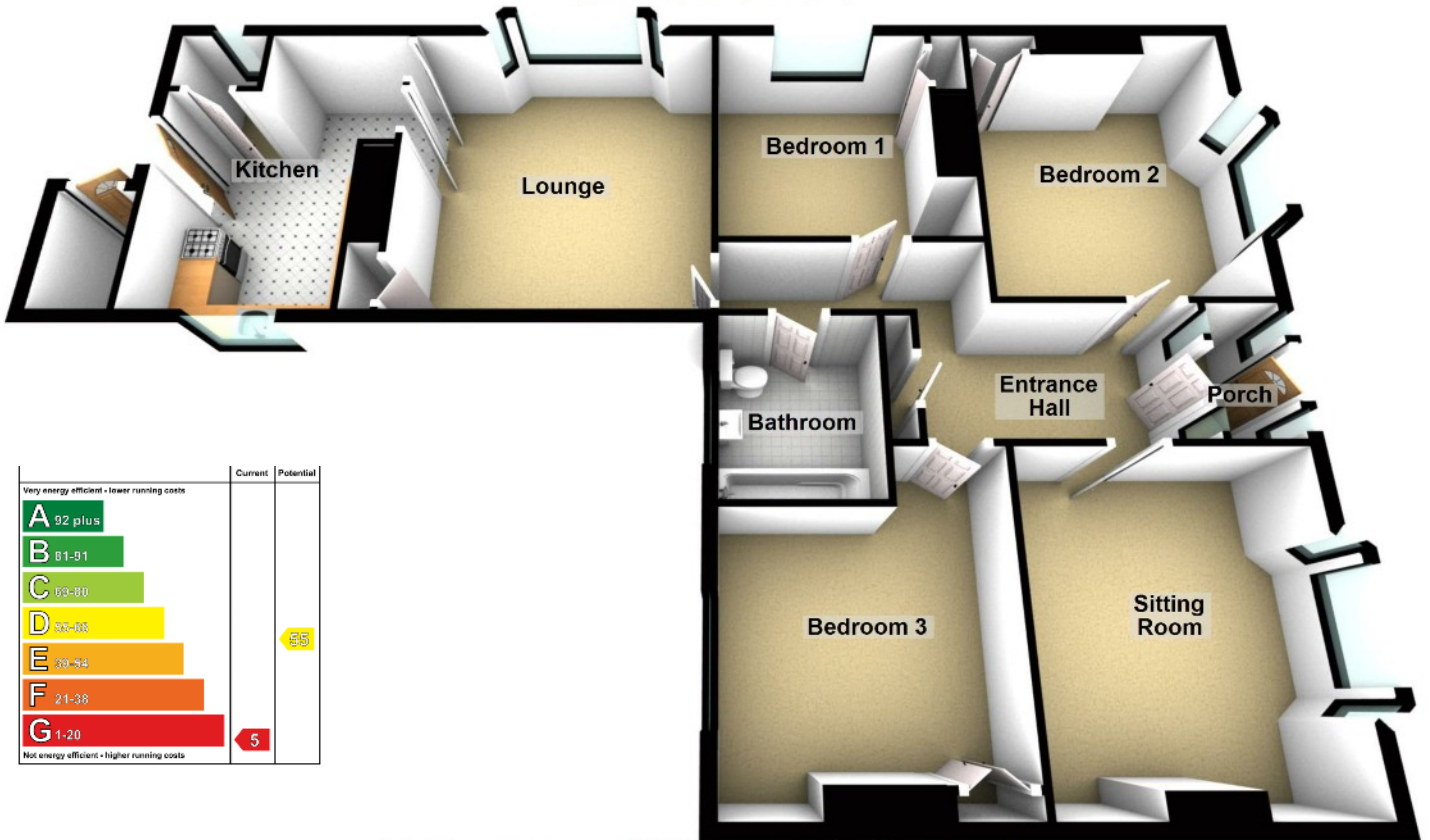
GARDENS

Spacious mature gardens to front, side and rear laid out in lawns and planted with a fine selection of ornamental and flowering shrubs and partially enclosed with Beech hedging.



Ground Floor

Approx. 106.5 sq. metres (1146.3 sq. feet)



| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| A 92 plus | | |
| B 81-91 | | |
| C 69-80 | | |
| D 55-68 | | 55 |
| E 39-54 | | |
| F 21-38 | | |
| G 1-20 | 5 | |
| Not energy efficient - higher running costs | | |

Total area: approx. 106.5 sq. metres (1146.3 sq. feet)

For illustrative purposes only. Not to scale. Whilst every effort has been made to ensure the accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanIt



Double gates to concrete yards partially enclosed with an extensive range of outbuildings including:-

LOWER YARD

GARAGE 10.01m (32'10) x 4.55m (14'11)

Sliding door.

RANGE OF THREE LOOSEBOXES

HAYSHED 14.91m (48'11) x 6.5m (21'4)

Sliding doors.

CATTLE HOUSE 14.83m (48'8) x 6.58m (21'7)

Subdivided into 4 pens, 2 with slatted floors over slurry tank and 2 with concrete floors.

CATTLE HOLDING YARDS

With shute and crush gate.

CALF HOUSE 14.15m (46'5) x 3.48m (11'5)

Large doors to either end.

OPEN FRONTED CATTLE HOUSE 14.27m (46'10) x 7.29m (23'11)

With slatted floor over slurry tank; enclosed pen with concrete floor; silage passage to front; tungsten light; calf door to calf house.

RANGE OF FOUR LOOSEBOXES

Two opening to yard; two to rear with small enclosed pens to front.

COW TAIL PUMP

CALF HOUSE 8.08m (26'6) x 3.68m (12'1)

Feed passage to front.

GARAGE 4.93m (16'2) x 3.84m (12'7)

Double doors.

FORMER DWELLING

ROOM 1 4.24m (13'11) x 3.43m (11'3)

ROOM 2 4.27m (14'0) x 1.85m (6'1)

ROOM 3 4.09m (13'5) x 4.11m (13'6)

Steps to loft over room 1 and 2.

ROOM 4 5.08m (16'8) x 4.17m (13'8)

STABLE



CALF HOUSE

LOFT 3.68m (12'1) x 3.58m (11'9)

Approached via stone steps; door to:-

LOFT 2 6.58m (21'7) x 4.37m (14'4)

DOG HOUSE

STABLE

SIX STALL BYRE

CALF HOUSE

BARN 10.87m (35'8) x 3.86m (12'8)

COAL SHED

LANDS

Situated to either side of the county road, the majority of which are situated to the side and rear of the farm yard with three small fields on the opposite side of the road.

The lands are all laid down to grass and are subdivided into convenient sized fields suitable for grazing and cutting of silage.

Three fields lying towards Burren Lough are in natural vegetation provide some grazing and were previously incorporated within a countryside management scheme.

Subject to approval it may be possible to incorporate them into the new environmental farming scheme currently available.

A portion of Burren Lough is included in the sale and provides fishing and sporting opportunities.







Date: 04 Apr 2017
County: Down
Folio:
Scale: 1:2500
Our Ref: 2017/246163
Your Ref: 85 Burren Road
Map Ref(s): 20308NE, 20308SE

Sheet 1 of 2

Key to folio labels:

This map is for location purposes only (Rule 141(f) of the Land Registration Rules (as further amended)) and as provided by paragraph 13 of the Schedule to the Amendment Rules 2015. Fields boundaries are not guaranteed. Section 56 of the Land Registration Act (as further amended) 1970. The co-existence of Land Registry dealings and other interests may have been affected by releases of the 2013 map subsequent to completion.

The study map shows the location of the lands comprised in the title listed above.

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Date: 04 Apr 2017
County: Down
Folio:
Scale: 1:2500
Our Ref: 2017/246163
Your Ref: 85 Burren Road
Map Ref(s): 20300SE, 20312NE

Sheet 2 of 2

Key to folio labels:

[illegible]

This map shows the location of the lands described in the title listed above.



VIEWING

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