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Estate Agent of the Year  
Northern Ireland 2016

Tim Martin  
.co.uk

CELEBRATING 30 YEARS IN BUSINESS



**52 Manse Road**  
**Raffery BT30 9LZ**

OFFERS  
AROUND

**£275,000**

A compact small holding extending to about 9 acres with single storey cottage and range of workshops and agricultural outbuildings.

The residence is fitted with oil fired heating, fitted kitchen and four piece bathroom suite.

The range of outbuildings include large workshop, tractor and machinery sheds, hay shed and cattle house.

The agricultural lands are divided into three fields, all currently laid down to grass and are suitable for grazing livestock and horses.

The property is convenient to Saintfield, Killinchy, Crossgar and is an easy commute to the city.

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## ACCOMMODATION

### ENTRANCE HALL

**SITTING ROOM** 4.34m (14'3) x 3.66m (12')  
Tiled fireplace and hearth; tv aerial connection point.



**LIVING ROOM** 4.24m (13'11) x 3.23m (10'7)  
Tiled fireplace and hearth; carved hardwood surround; high output back boiler; hotpress with copper cylinder and immersion heater; pine tongue and groove ceiling; tv aerial connection point.

**HALLWAY** Leading to:-

**BEDROOM 1** 3.02m (9'11) x 2.18m (7'2)



**BEDROOM 2** 3.02m (9'11) x 2.13m (7')

**BEDROOM 3** 4.17m (13'8) x 2.82m (9'3)  
Double and single built in wardrobe; nest of eight drawers; cupboards over.



**HALLWAY** Leading to:-

**PANTRY** Fitted with eye and floor level cupboards; formica worktop.



**KITCHEN** 3.76m (12'4) x 3.15m (10'4)

1½ tub single drainer stainless steel sink unit with mixer taps; range of pine eye and floor level cupboards and drawers; matching glazed display cupboard; formica worktops; plumbed for dishwasher and space for gas cooker; pine tongue and groove ceiling; fluorescent light; part tiled walls.

**HALLWAY** Leading to:-

**BATHROOM** 2.24m (7'4) x 1.98m (6'6)

White suite comprising pine tongue and groove panelled bath; vanity unit with fitted wash hand basin, cupboards under; close coupled wc; tiled shower cubicle with Mira Excel thermostatically controlled shower; etched glass shower door; extractor fan; pine tongue and groove ceiling; tiled walls; Creda electric wall heater.



**OUTSIDE**

Gravelled drive to gravelled yard, partially enclosed with range of outbuildings, including:-



**STORE** 4.72m (15'6) x 3m (9'10)

Glazed Belfast sink.

**WASH HOUSE** 3m (9'10) x 2.57m (8'5)

Single drainer stainless steel sink unit; cupboard under; plumbed for washing machine; door to:-

**STORE** 2.36m (7'9) x 2.26m (7'5)

Light and power points.

**BOILER HOUSE**

Furnray oil fired boiler; pvc oil storage tank.

## FARM YARD

**WORKSHOP** 16.31m (53'6) x 8.69m (28'6)  
L shaped; sliding doors; light and power points.

**TRACTOR HOUSE** 5.66m (18'7) x 4.65m (15'3)

**CALF HOUSE** 5.51m (18'1) x 4.06m (13'4)

**STORE** 9.96m (32'8) x 5.99m (19'8)  
Double sliding doors.

**HAY SHED** 9.65m (31'8) x 8.97m (29'5)  
Open fronted.



## CATTLE HOUSE

Built in feed trough and hay rack; enclosed concrete yard to front with cattle shute and crush.

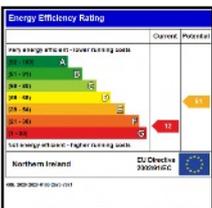
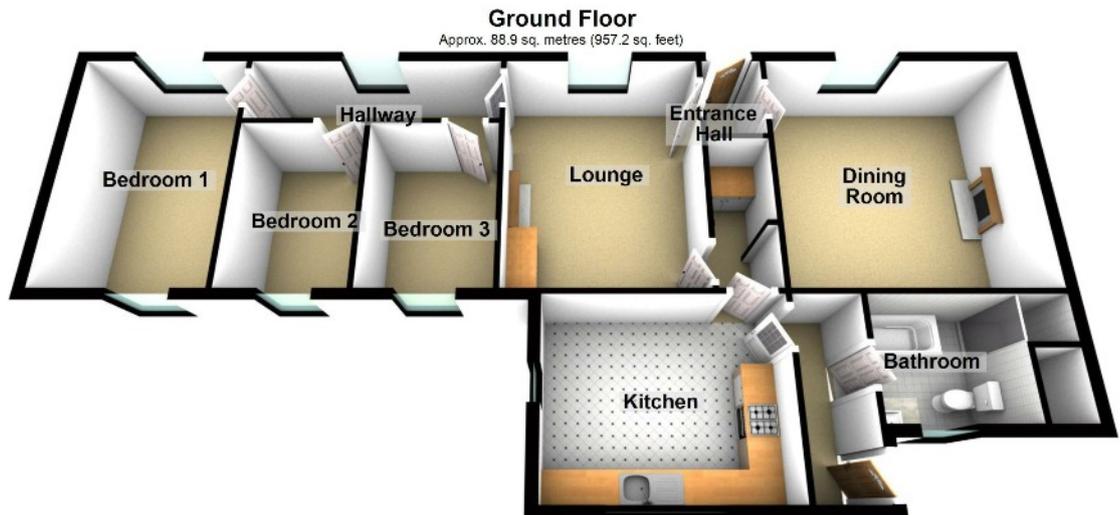
## GARDENS

Gardens to side and rear laid out in lawns and planted with a selection of ornamental and flowering shrubs.

## AGRICULTURAL LANDS

The agricultural lands are situated to the rear of the farmyards and are all laid down to grass and subdivided into convenient sized fields.

**CAPITAL RATEABLE VALUE** £140,000 = Rates Payable £1,200.92 per annum approx.



### VIEWING

By Appointment with Agent



### HOW MUCH IS YOUR HOUSE WORTH?

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