

**Tim Martin**  
— .co.uk



100 Ballylone Road  
Ballynahinch  
BT24 8XX

Offers Around  
£195,000

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 97 568300

## SUMMARY

Situated at the end of a shared gravelled lane leading from the country road, this compact small holding extending to circa. 26 acres or thereabouts together with a detached bungalow and compact range of outbuildings.

The property is in need of some modernisation which provided an opportunity for those with a love of the countryside to keep their own livestock and/or horses away from a busy country road.

Convenient to Saintfield, Crossgar and Ballynahinch, the property is within an easy commute to Belfast and Lisburn with a good selection of primary and secondary schools in the locality. Oil fired central heating has been installed.

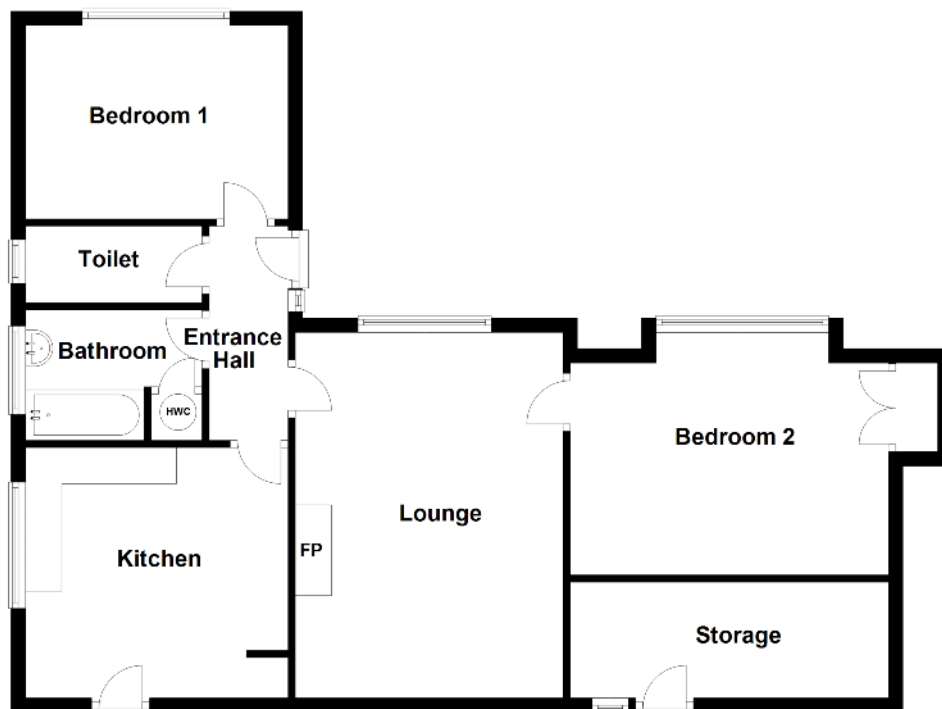
### FEATURES

- Compact Small Holding
- Circa. 26 Acres Or Thereabouts
- 2 Bedrooms
- Oil Fired Central Heating
- In Need of Modernisation
- Compact Range Of Outbuildings
- Easy Commute To Belfast & Lisburn



### Ground Floor

Approx. 77.2 sq. metres (831.3 sq. feet)



Total area: approx. 77.2 sq. metres (831.3 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 PlanUp.

**100 Ballylone Road, Saintfield**

**LOUNGE** 5.03m (16'6) x 3.68m (12'1)

Tiled fireplace and hearth with hardwood mantle and matching display shelves; corniced ceiling; 2 wall lights; door to:-



**BEDROOM 1** 4.39m (14'5) x 2.95m (9'8)

Double built in wardrobe with louvered doors; cupboard over.

**KITCHEN** 3.61m (11'10) x 3.45m (11'4)

Double drainer stainless steel sink unit with mixer taps; range of laminate eye and floor level cupboards and drawers; formica worktops; part tiled walls.



**BEDROOM 2** 3.63m (11'11) x 2.67m (8'9)

2 wall lights.

**BATHROOM** 2.44m (8'0) x 1.78m (5'10)

Sunking coloured suite comprising panelled bath with mixer taps and telephone shower attachment; pedestal wash hand basin; ½ tiled walls; hotpress with insulated copper cylinder and Willis type immersion heater; electric heated towel rail; strip light.

**WC**

Low flush wc; ½ tiled walls.



**SHARED GRAVELLED LANE**

Leading to:-

**ENCLOSED GRAVELLED YARD**

Range of outbuildings including:-

**STORE** 5.13m (16'10) x 4.88m (16') Approx.

Double doors.



**CALF HOUSE**

**STORE**

**STORE**

**TRACTOR HOUSE**

**HAY SHED** 10.57m (34'8) x 5.44m (17'10) Approx.

**WARMFLOW OIL FIRED BOILER**

**FLAGGED PATIO**

**CATTLE HOUSE** 10.21m (33'6) x 5.44m (17'10)

Concrete floor; no roof.



**PIG STYS**

2 former pig stys

**STORE**

## AGRICULTURAL LANDS

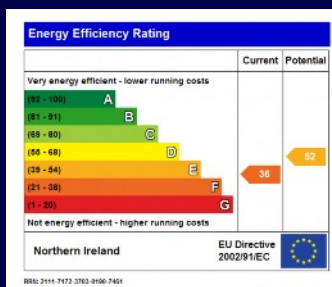
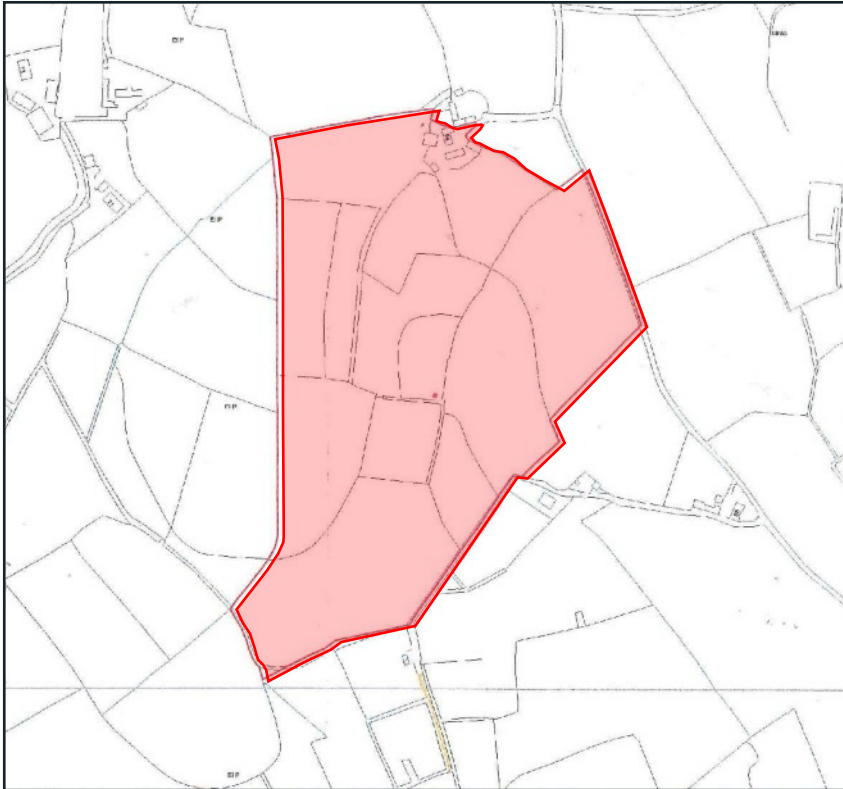
Situated to side and rear of the residence, the lands are all currently laid down to grass and are subdivided into convenient sized fields. The lands are thought to be suitable for grazing purposes.

### NOTE 1

The property is sold with what we believe to enjoy the benefit of a prescriptive right of way only on the approached lane. Further details are available from the selling agents or solicitors with carriage of sale - James G Rice & Co, Church Street, Ballynahinch.

### NOTE 2

Cash Offers Only will be considered for the purchase of this property.



### Comber

27 Castle Street, Comber, BT23 5DY  
T 028 91 878956

### Saintfield

1B Main Street, Saintfield, BT24 7AA  
T 028 97 68300

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.