

**Tim Martin**  
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**114 Strangford Road  
Downpatrick  
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**Offers Around  
£395,000**

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## SUMMARY

A quality, agricultural holding with a fine detached single storey residence and extensive range of modern and more traditional out-housing, cattle houses, silos and 6 acres of land.

The residence is tastefully presented and offers spacious, well appointed accommodation including 3 reception rooms with open plan farmhouse integrated kitchen and dining room, laundry room, four bedrooms, bathroom and shower room. Oil fired central heating and double glazing have been fitted. The property sits in mature grounds with excellent privacy.

An extensive farmyard approached from a separate entrance includes a fine range of cattle housing, stores, silos, lofts and cattle handling facilities situated around concrete yards.

The lands are top quality and are well known to produce fine cereal and grass crops.

The property is convenient to Downpatrick an an easy commute to the city. The Lecale area is well known for low rainfall and micro climate coming off Strangford Lough.

## FEATURES

- Fine Detached Residence
- Quality Agricultural Outbuildings
- Circa 6 Acres
- 4 Bedrooms
- 3 Reception Rooms
- Bath And Shower Room
- Double Glazing
- Oil Fired Central Heating
- Convenient To Downpatrick
- Easy Commute To Belfast





## ACCOMMODATION

### RECEPTION HALL

Ceramic tiled floor; built in cloak cupboard; dado rail; boiler housing with Unidare Jetmatic oil fired boiler; picture light.

### FAMILY ROOM 4.65m (15'3) x 3.56m (11'8)

#### Including bay window

Embossed cast iron fireplace with matching canopy, botanical tiled panels and grey marble hearth, carved hardwood chimney piece; tv aerial and telephone connection points; door to:-

### DRAWING ROOM 4.67m (15'4) x 4.37m (14'4)

Cast iron enclosed stove on raised stone tiled hearth, timber surround; stone tiled floor; French door to rear garden; pierced radiator covers; vaulted ceiling furnished with pine tongue and groove panelling.





**KITCHEN 4.45m (14'7) x 3.58m (11'9)**

1½ tub single drainer stainless steel sink unit with chrome swan neck mixer taps; good range of painted finish high and low level cupboards and drawers, matching glazed display cupboards, open display shelves, spice rack and high level plate rack; formica worktops; integrated Hoover electric under oven and Belling 4 ring ceramic hob in tiled recessed with extractor unit and light over; plumbed for dishwasher; part tiled walls; ceramic tiled floor; under cupboard concealed lighting.



**DINING ROOM 4.72m (15'6) x 3.61m (11'10)**

Engineered wood floor; French door to rear Garden.

**LAUNDRY ROOM 3.66m (12'0) x 2.06m (6'9)**

Single drainer stainless steel sink unit with chrome mono mixer tap; range of painted finish eye and floor level cupboards; formica worktops; part tiled walls; ceramic tiled floor.





**BATHROOM 3.15m (10'4) x 2.95m (9'8)**

White suite comprising painted tongue and groove panelled bath with chrome pillar mixer taps and telephone shower attachment; close coupled wc; tiled shower cubicle with Triton electric shower and glass shower door; vanity unit fitted with wash hand basin with chrome mono mixer tap; nest of two drawers under, vanity light over; wainscot wall panelling to dado rail; hotpress with lagged copper cylinder and Willis type immersion heater; extractor fan.



**REAR HALL**

Ceramic tiled and wood laminate flooring; built in storage cupboard.

**BEDROOM 1 3.94m (12'11) x 3.28m (10'9)**

Dado rail; arched display recess.



**BEDROOM 2 5.46m (17'11) x 2.97m (9'9)**

Wood laminate floor; pierced radiator cover; display recess.





**BEDROOM 3 3.28m (10'9) x 2.97m (9'9)**

Wood laminate floor; shelved display recess.

**BEDROOM 4 4.37m (14'4) x 3.07m (10'1)**

2 double and single built in wardrobes with matching shelved cupboard; wood laminate floor.

**SHOWER ROOM 2.26m (7'5) x 1.88m (6'2)**

White suite comprising tiled shower cubicle with Essentials electric shower, etched shower door and side panel; pedestal wash hand basin with brass taps; close coupled wc; ceramic tiled floor.

**OUTSIDE**

Private tree lined concrete drive and concrete parking to front of residence including Field Maple, Chestnut, Larch, Beech and Scots Pine.

**GARDENS**

Mature gardens to front laid out in lawns and planted with a fine selection of shrubs including Roses, Magnolia, Clematis, Virginia Creeper, Ivies, Cotoneaster etc and hard landscaped with York Stone flagged patio leading to front door; **stone** and brick steps to lawns and random stone edging to lawns.

**Wooden gate to yard.**

**Separate shared concrete and bitmac lane to:-**

**CONCRETE FARMYARD**

Partially enclosed with a range of outbuildings including:-

**STORE**

Steel steps to loft.

**GARAGE**

**RANGE OF THREE LOOSEBOXES**

Fitted automatic drinking troughs.





## WORKSHOP

### OPEN FRONTED CATTLE HOUSE

8.69m (28'6) x 5.03m (16'6)

Divided into two pens.

### OPEN FRONTED CATTLE HOUSE

23.16m (76'0) x 4.88m (16'0)

Divided into 4 pens; automatic drinking troughs.

### SLATTED HOUSE 18.29m (60'0) x 10.67m (35'0)

Divided into 4 pens with built in meal troughs, water drinker and silage passage to front; vented roof; concrete enclosed yard to side.

### HAYSHED 10.67m (35'0) x 7.09m (23'3)

Door to front; light points; loft 1 over.

### SILO 17.98m (59'0) x 5.08m (16'8)

Concrete ramp to rear; vented roof; light point.

### CATTLE HOUSE 17.68m (58'0) x 7.85m (25'9)

Built in meal trough; light and power points.

### CATTLE HOUSE

Divided into 4 pens; water drinkers; loft 2 over.

### CATTLE SHUTE AND CRUSH GATE

Concrete holding pane to side.

## UPPER YARD

### LYIN SHED 24.38m (80'0) x 10.41m (34'2)

Vented roof; water drinker.

### LYIN SHED 18.29m (60'0) x 7.98m (26'2)

Vented roof and sides; water trough; enclosed yard at front and rear.







**CAPITAL/RATEABLE VALUE** £135,000. Rates Payable = £1,158.03 per annum (approx)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58   D
39-54	E		
21-38	F		34   F
1-20	G		

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