

**Tim Martin**  
**.co.uk**



**26 Manse Road  
Ballygowan  
BT23 6HE**

**Offers Around  
£475,000**

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## SUMMARY

An opportunity exists to acquire a pleasing 31 acre or thereabouts agricultural holding including two storied farmhouse and range of outbuildings clustered round the concrete yard.

The property, approached from its own short concrete lane, is situated on an elevated position enjoying pleasing views over the surrounding countryside. The accommodation includes lounge, farmhouse kitchen, three bedrooms and bathroom and is fitted with oil fired central heating and double glazing in UPVC frames. A compact range of outbuildings provides good accommodation for livestock and farm machinery.

The property is convenient to Ballygowan and Saintfield, with easy access to the city and public transport, serving schools in the immediate vicinity, south and east Belfast.

This is a quality farm, ideal for those wishing to farm, with equestrian interests -or perhaps wishing to run a business from home (subject to planning).



## FEATURES

- Agricultural Smallholding
- Two Storied Farmhouse
- Private Lane
- 3 Bedrooms
- Compact Range of Outbuildings
- Double Glazing
- Oil Fired Heating
- Ideal for Those With Equestrian Interests

## ACCOMMODATION

**ENTRANCE PORCH** 2.08m (6'10) x 1.65m (5'5)

**ENTRANCE HALL**

**LOUNGE** 5.79m (19'0) x 3.38m (11'1)  
Tiled fireplace and hearth; 2 wall lights.

**BEDROOM 1** 3.66m (12'0) x 3.58m (11'9)  
Door to shower room.

**SHOWER ROOM** 3.66m (12'0) x 1.85m (6'1)  
White suite comprising wash hand basin; low flush wc; non slip floor; Mira Excel thermostatically controlled shower; tiled walls; hotpress with insulated copper cylinder and immersion heater.

**KITCHEN** 5.49m (18'0) x 3.94m (12'11)  
Single drainer stainless steel sink unit with mixer taps; good range of limed oak eye and floor level cupboards and drawers with matching leaded glass display cupboards; formica worktops; plumbed and space for washing machine and space for electric cooker with pull out canopy concealing extractor unit over; fluorescent light.



## FIRST FLOOR / LANDING

### BEDROOM 2 4.17m (13'8) x 3.51m (11'6)

Two double built in wardrobes and matching shelved cupboard with cupboards over.

### BEDROOM 3 4.8m (15'9) x 3.71m (12'2)

Built in storage cupboard.

## OUTSIDE

Garden to front laid out in lawns and planted with a selection of ornamental and flowering shrubs. Private concrete lane to spacious concrete yard, partially enclosed with range of agricultural outbuildings including:-

### HAYSHED 14.02m (46'0) x 8.69m (28'6)

Double sliding doors; light points.



**MACHINERY SHED** 8.31m (27'3) x 6.6m (21'8)  
Sliding door; light and power points.

**LYIN SHED** 8.76m (28'9) x 6.71m (22'0)  
Open fronted; light point.

#### **RANGE OF CALF HOUSES**

#### **AGRICULTURAL LANDS**

The lands surround the yard and residence are all laid down to grass enjoy good frontage to the county road and are intersected by a stone lane leading from the farmyard assessing a number of the fields.

Mains water is laid onto drinking troughs. A delightful copse of mature broadleaf trees provides a pleasing setting for wildlife.

**CAPITAL/RATEABLE VALUE** £170,000

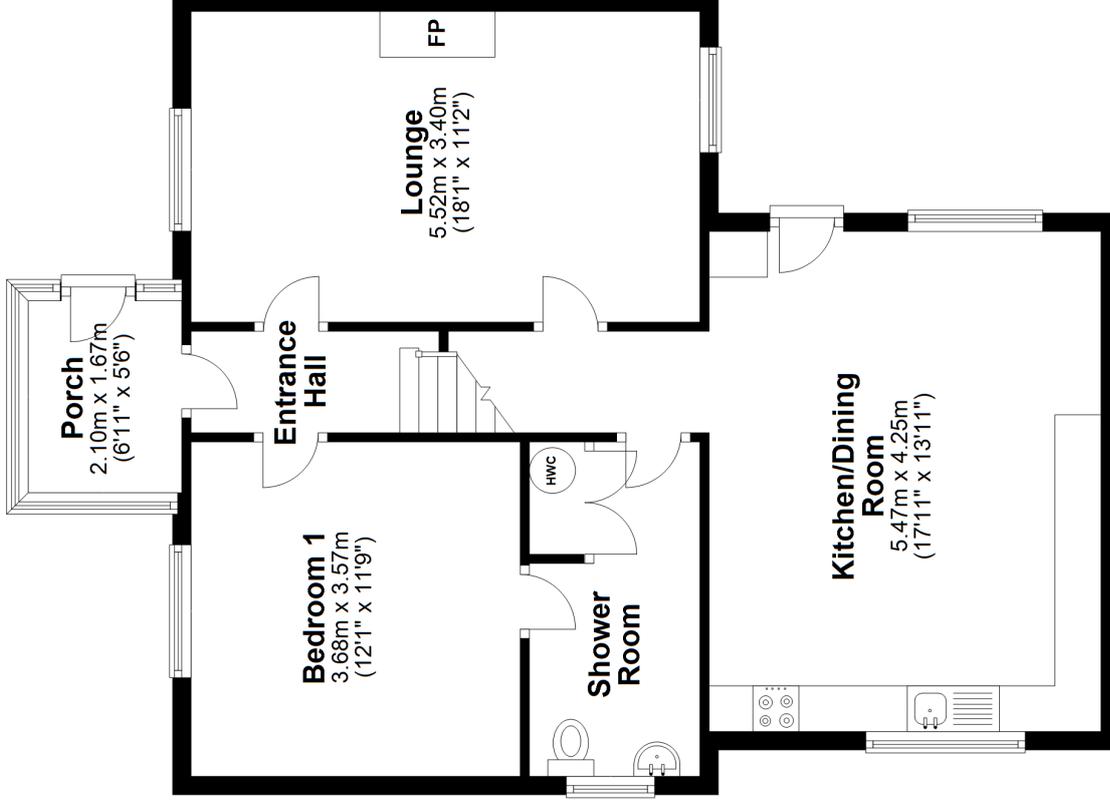
**RATES PAYABLE** £1363.40 (approx) per annum





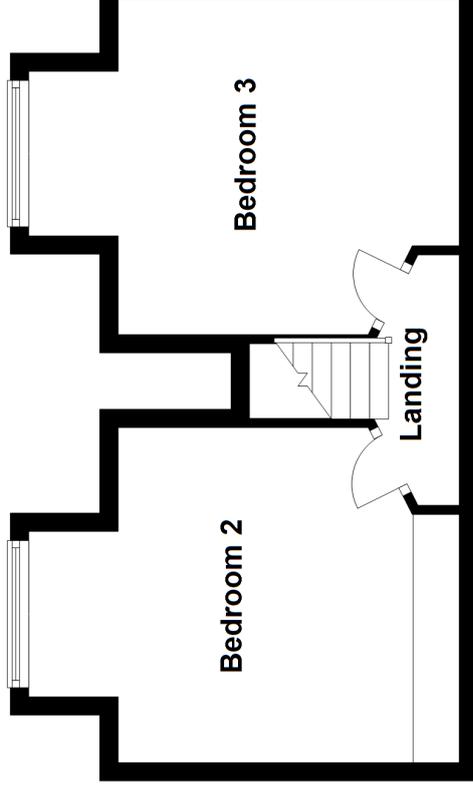
## Ground Floor

Approx. 73.8 sq. metres (794.6 sq. feet)



## First Floor

Approx. 33.0 sq. metres (355.4 sq. feet)



Total area: approx. 106.8 sq. metres (1150.1 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.

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