



JOYCE CLARKE

TAKING YOU HOME

## FOR SALE

11 Desert Road

Mayobridge

Newry

BT34 2JB

Bedroom	5
Reception	2
Bathroom	1



Equestrian smallholding comprising of modern dwelling house and range of stables with turnout paddock

Offers in Region of : £425,000

### Opening Times

Monday to Friday 9:00am - 5.30pm  
Saturday 10:00am - 12.00pm  
Sunday Closed

Open during lunchtime

Viewing strictly by appointment only

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# JOYCE CLARKE

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11 Desert Road is a unique opportunity to acquire an equestrian small holding in a highly convenient location within easy reach of Newry and arterial routes for travel in all directions. The dwelling house was recently constructed and offers three double bedrooms, large living room with attractive feature fireplace, open plan kitchen dining and living and modern bathroom on the ground floor. Provision is in place for adding a stairwell to first floor, where there are two further bedrooms and potential shower room. For equine enthusiasts there are 14 stables to include tack room and store with concrete yard to the front. A large general purpose shed with roller door completes the property. A paddock to the left of the laneway is included, ideal for turnout of horses or may be suitable for an additional site (subject to necessary planning approvals). Viewing by appointment only.



- Equestrian smallholding within easy reach of Newry and surrounding areas
- Recently constructed five bedroom detached family home
- Modern open plan kitchen dining living with range of integrated appliances and island
- Spacious living room with feature brick fireplace and stove
- Family bathroom with separate shower and bath
- Excellent general purpose shed with roller door.
- Fully functioning stable yard comprising of 14 stables, tack room and store
- Turnout paddock to the front of the property



**ENTRANCE**

Attractive entrance door with feature glazing and side panels. Leading to hallway. Double panel radiator. Provision in place for stairs to access first floor.

**LIVING ROOM**

4.11m x 5.57m (13' 6" x 18' 3")

Front aspect living room. Feature brick fireplace with stove. Double panel radiator.

**KITCHEN DINING LIVING**

3.73m x 8.28m (12' 3" x 27' 2")

Contemporary black gloss kitchen units providing high and low level storage, with contrasting island featuring drawer units and circular sink. Integrated appliances to include BUSH eye level oven, four ring gas hob with extractor over. Granite worksurfaces. Stanley range style cooker. French doors leading to side. Double panel radiator. Tiled floor. Recessed lighting. Part uPVC glazed door to rear. Open plan to living area.

**BATHROOM**

2.41m x 2.97m (7' 11" x 9' 9")

Four piece suite comprising of corner jacuzzi style bath, shower quadrant with body jets, floating sink with vanity unit below, back to wall WC, tiled floor and part tiled walls. Window. Extractor. Recessed lighting.

**MASTER BEDROOM**

3.61m x 4.96m (11' 10" x 16' 3")

Dual aspect double bedroom. Laminate flooring. Recessed lighting. Double panelled radiator.

**WALK IN WARDROBE**

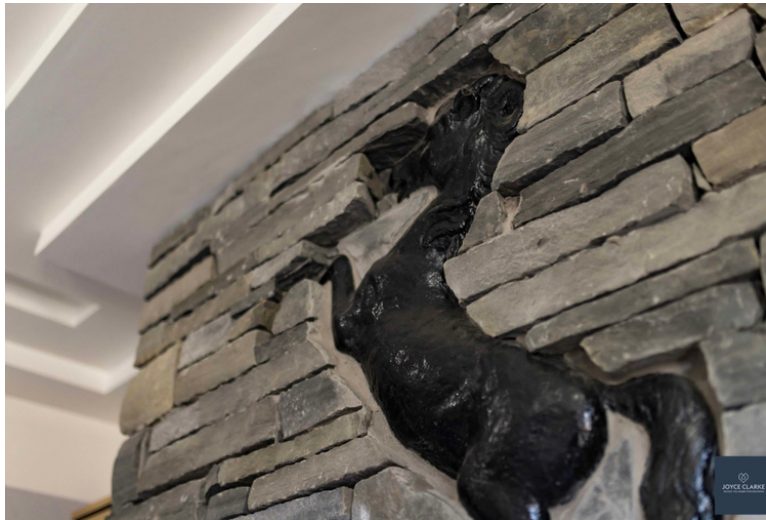
2.06m x 2.96m (6' 9" x 9' 9")

Single panel radiator. Laminate flooring.

**BEDROOM TWO**

3.00m x 3.57m (9' 10" x 11' 9")

Front aspect double bedroom. Single panel radiator.



**BEDROOM THREE**

2.18m x 2.97m (7' 2" x 9' 9")

Rear aspect double bedroom. Single panel radiator.  
Laminate flooring.

**LANDING**

Access to eaves. Double panel radiator.

**BEDROOM FOUR**

5.33m x 6.74m (17' 6" x 22' 1")

Dual aspect double bedroom. Two double panel radiators. Recessed lighting.

**BEDROOM FIVE**

5.32m max x 5.57m (17' 5" x 18' 3")

Dual aspect double bedroom. Single panel radiator.  
Recessed lighting.

**SHOWER ROOM**

2.05m x 2.37m (6' 9" x 7' 9")

Plumbing in situ for installing shower room.

**GENERAL PURPOSE SHED**

8.79m x 9.24m (28' 10" x 30' 4")

Clear span general purpose shed with light and power.  
Store room with pedestrian access to front. Roller door.

**STABLE YARD**

Well presented block of 14 stables to include tack room  
and store. Concrete apron and feeding area for horses.

**PADDOCK**

Turning out paddock to front of property



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