



R A NOBLE & CO

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK
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Local
Property
Experts.

For Sale

Excellent 52 Acre Farm with 2 Storey Dwelling Theron

9 Raw Road, Derryloman
Brookeborough,
BT94 4BA

AGRICULTURAL HOLDING



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AGRICULTURAL HOLDING

EPC-TBC

Location

This ideal holding is prominently located fronting onto the Raw Road approximately 4 miles South West off the thriving rural town of Fivemiletown and 2 miles North East of Brookeborough. The immediate vicinity comprises agricultural holdings and associated farm dwellings with a wide range of shops, schools, Churches and local amenities provided within the nearby towns and villages.

Description

Situated in a most sought after Residential & Agricultural area, this valuable property offers quality agricultural lands with a beautiful two storey dwelling set centrally on an elevated site within the holding.

The well sheltered Lands which are served by concrete laneway and County road are in a good state of production and would be suitable for cutting/grazing purposes. The Lands are bound by well maintained hedgerows/ stock fences and comprises a mix of flat and gently sloping fields.

The spacious five bedroom dwelling has been finished to a high standard to include OFCH, DG PVC Windows and Ceramic Tiled/ Carpet flooring throughout.

The ground floor boasts a beautiful open plan Kitchen/Dining Room, 2 receptions with an open Fireplace and a solid fuel burning stove, utility room and a WC. The First Floor comprises of 5 spacious Bedrooms and 2 Bathrooms.

Externally the dwelling boasts extensive gardens and outhouses overlooking the farm lands to include 2 covered silos, a lean 2 cubicle house with slatted slurry storage tank and several other farm outbuildings and looseboxes.

This sale presents a rare opportunity to acquire such a complete holding and therefore early viewing is highly recommended.

Accommodation (All areas being approximate)

Kitchen/ Dining Room: 8.2m x 3.5m	Living Room: 5.8m x 3.6m
Reception: 4.3m x 3.8m	Store: 1.85m x 2.9m
Utility: 3.7m x 2.1m	WC: 1m x 1.8m
Bedroom 1: 3.4m x 4.2m	Bedroom 2: 3.6m x 4.2m
Bedroom 3: 3.8m x 3.1m	Bedroom 4: 4.7m x 2.9m
Bedroom 5: 3.1m x 3.7m	

We have been advised by the LPS that the Gross area of the property is 232 sq. m. (C. 2500 sq. ft.)

The Lands extend to C.52 acres (21 Hectares)

Rates

We have been advised by the Land and property services of the following:

Estimated Annual Rates payable for 2018/2019: £977





R.A.Noble & Co.

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VAT

All prices quoted are exclusive of and therefore may be liable to VAT.

Sale Details

Price on application.



Kitchen/ Dining Area



Living Room



Reception



Example Bedroom



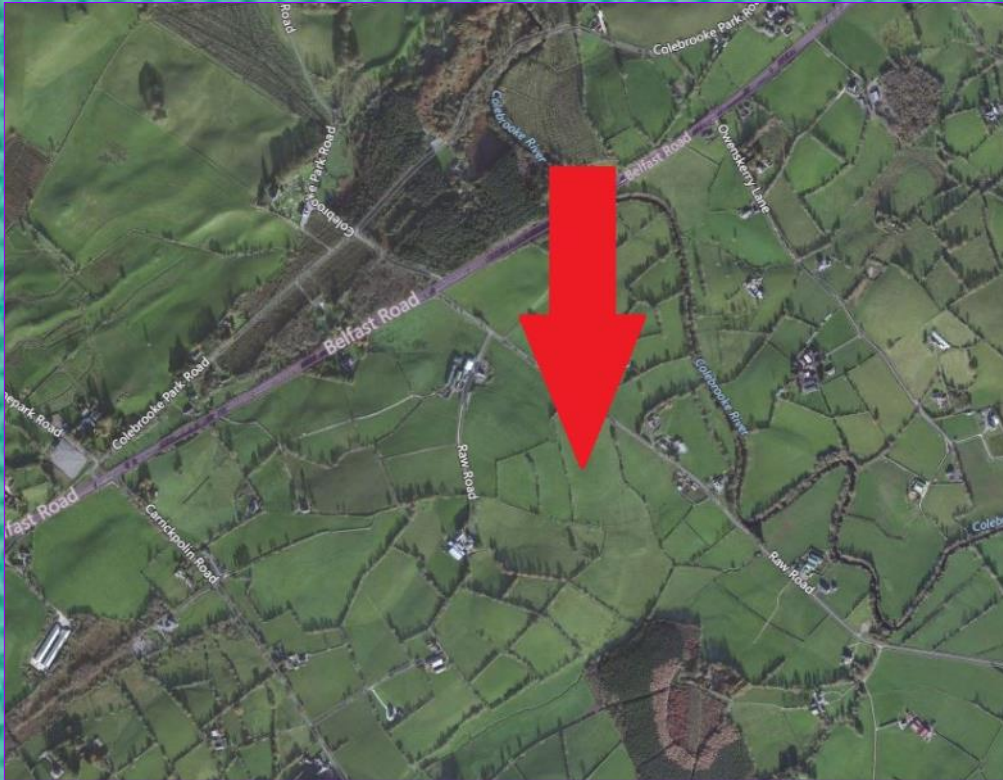
Rear Elevation



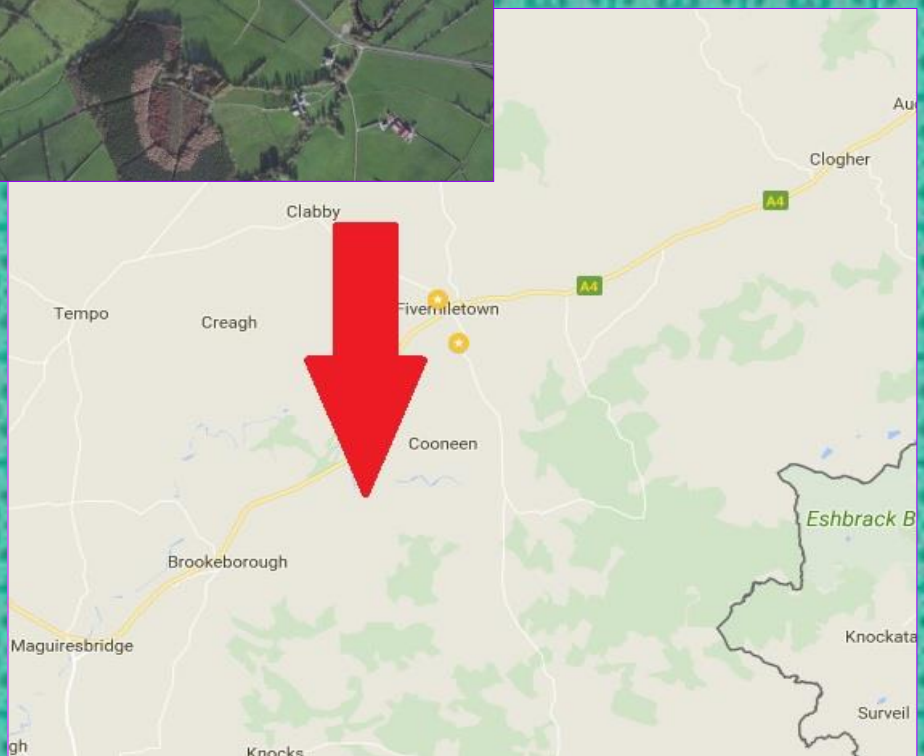
Example Bedroom



Location Maps



**FOR INDICATIVE
PURPOSES ONLY**



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MISREPRESENTATION ACT 1967

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