



**Features:**

- \* Barronstown House Is A Period Farm Dwelling On An Excellent Site
- \* Circa 8.8 Acres Of Good Quality Land With Extensive Road Frontage
- \* Concrete Yard & Impressive Range Of Outbuildings, Linked To Land Offering A Wealth Of Potential Uses
- \* Superb Rural Views
- \* Highly Convenient Location Close To A1 Dual Carriageway & Dromore
- \* Oil Fired Central Heating
- \* Hardwood Double Glazing

**Making an offer:** As part of our service to all our clients and in order to provide up to date mortgage details along with a quality mortgage service, our mortgage advisors will be asked to contact persons offering on a property.

**Holding deposits:** Upon acceptance of an offer, within 24 hours we must ask you to lodge with us a Holding Fee as shown above, which will be refundable up until contract acceptance.

**Note:** These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken in compiling the information, we can offer no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding descriptions and measurements.

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Shooter & Co (NI) LLP trading as Shooter Property Services in Banbridge & Lisburn, is a limited liability partnership registered in Northern Ireland with registered number NC001228. Our Registered office is 21 Newry Street, Banbridge, Co Down BT32 3EA.



**Barronstown House**  
47 Barronstown Rd  
DROMORE BT25 1NT

**shooter**  
property services



Barronstown House is a distinct farm house occupying an excellent site on the outskirts of Dromore, County Down. A former working farm, Barronstown House offers an impressive range of out buildings and generous concrete yard with its own independent access. Surrounding the house and yard, and to both sides of the Barronstown Road, are approximately 9 acres of grass land with good road frontage. The dwelling provides family accommodation comprising 4 reception rooms and three bedrooms; whilst ready for upgrading and modernisation, it displays its own unique character through some interesting features such as a pair of stained glass windows, large reception hall with fireplace and a commanding mahogany staircase. The sale presents a rare opportunity to acquire a neat country holding, in a sought after location highly convenient to the A1 dual carriageway. Early viewing comes recommended.

**for sale**



**£425,000**

 **The Property Ombudsman**  
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# Barronstown House, 47 Barronstown Road

## DROMORE BT25 1NT

For Appointments  
Telephone: (028) 4066 2206



**Porch**  
Tiled floor.

**Entrance Hall**  
Tiled fireplace with hardwood surround, solid wood flooring, 2 feature stained glass windows.

**Family Room**  
15' 1" x 13' 7" (4.6m x 4.14m)  
Wooden fireplace with tiled cast iron stove insert and tiled hearth, carpet floor, 1 radiator.

**Living Room**  
15' 1" x 15' 0" (4.61m x 4.58m)  
Wooden fireplace with tiled cast iron stove insert and tiled hearth, carpet floor, built-in storage, 1 radiator.

**Kitchen**  
13' 10" x 13' 9" (4.22m x 4.18m)  
Range of high and low level units incorporating 1 1/2 bowl sink unit with mixer tap, oil fired Aga stove, space for fridge/freezer, dual ring gas hob, tiled floor, 1 radiator.

**Lounge**  
11' 10" x 13' 11" (3.6m x 4.24m)  
Tiled fireplace with solid wood surround and tiled hearth, laminate wooden floor, 1 radiator. French doors leading to...

**Sun Room**  
10' 10" x 15' 1" (3.3m x 4.6m)  
Hardwood double glazing throughout with french doors to patio, tiled floor, 1 radiator.

**Utility Room**  
7' 3" x 10' 1" (2.22m x 3.07m)  
Built-in storage cupboards incorporating single bowl stainless steel sink unit, tiled floor, 1 radiator.

**WC**  
3' 1" x 7' 4" (0.95m x 2.24m)  
Low flush WC and wash hand basin, tiled floor.

**1st Floor**  
Landing, carpet floor, hotpress.

**Bedroom 1**  
14' 0" x 13' 10" (4.26m x 4.21m)  
Built-in sliderobes, carpet floor, 1 radiator.

**En-Suite**  
6' 1" x 7' 4" (1.85m x 2.23m)  
White suite comprising low flush WC, pedestal wash hand basin and corner shower cubicle. Tiled walls, vinyl floor, heated chrome towel rail.

**Bedroom 2**  
14' 10" x 15' 5" (4.52m x 4.69m)  
Carpet floor, 1 radiator.

**Bedroom 3**  
12' 9" x 14' 11" (3.88m x 4.54m)  
Carpet floor, 1 radiator.

**Bathroom**  
9' 0" x 10' 7" (2.74m x 3.23m)  
White suite comprising low flush WC, wash hand basin with tiled surround, painted wood panelled bath and corner shower cubicle. Tiled floor, tongue and groove wainscoting to walls, 1 radiator.

**Outside**  
Neat lawned garden to side of dwelling. Concrete and paved yard to rear with the following range of outbuildings.

**Farm Store**  
17' 4" x 51' 10" (5.29m x 15.81m)  
Sliding barn door, stone built barn with mezzanine floor including 2 self contained stores below. Power and light.

**Lean-To Coal Shed**  
8' 10" x 7' 3" (2.7m x 2.2m)

**Lean-To Feed Store**  
17' 3" x 18' 8" (5.25m x 5.7m)

**Farm Office**  
Comprising:

**Ground Floor Byre**  
19' 9" x 21' 3" (6.02m x 6.47m)

**1st Floor Stores / Offices**  
19' 9" x 21' 3" (6.02m x 6.47m)

**Garage Block**  
29' 2" x 16' 9" (8.9m x 5.1m)  
Comprising single garage and stable.

**Main Yard**  
Comprising concrete yard with extensive road frontage and field access.

**Hayshed**  
25' 7" x 72' 10" (7.79m x 22.2m)  
Timber and steel portal frame with corrugated metal cladding. Open sided.

**The Land**  
Approximately 8.8 acres of land surrounds the dwelling and outbuildings and lies to both the east and west of the Barronstown Road. To the west are two fields of circa 5.9 acres (which includes c. 0.3 acres of wooded area). To the east are two fields of circa 2.9 acres in total. One of the fields of 0.9 acres enjoys substantial road frontage on to the Barronstown Road. The land is currently in grass and appears in reasonable heart. Land west of the Barronstown Road is generally flat and offers well configured spacious fields ideal for modern machinery. The land east of the road and to the rear of the dwelling is sloping. All lands are currently in grass.



**Price:**  
Offers Around: £425,000  
Holding Deposit: £2000  
Ref: 10824

**Appointments:**  
Please call (028) 4066 2206

