



We are delighted to present this small holding and potential business opportunity to the market. Comprising off substantial detached family home, agricultural outbuildings set on c. 46 acres in total. Available collectively but may be separated into lots.

A five bedroom detached home of over c.3,250 sq.ft. is centrally positioned within the lands with views towards Lough Neagh. Built to an exacting and high specification by its current owners it presents many luxuries like Underfloor Heating throughout, Integrated Vacuum System, sliding sash uPVC windows, integrated Sauna, CCTV system, automated gates and much more. A light and bright home throughout that is also highly energy efficient with Geothermal Ground Source Heating System, Solar Tracking Panels (not leased) and a high specification of insulation and design throughout.

Furthermore this opportunity presents two large Agricultural Outbuildings of steel portal frame construction. These are presently used as a Cattery and Kennels but are ideally suited for agriculture or those who are self employed desiring to operate a business from home. Early Viewing is recommended.

**Offers Over
£695,000**

16A Derryola Bridge
Road,
Aghalee,
CRAIGAVON,

Viewing by
appointment with
& through agent
028 9266 1700



- Unique Opportunity to acquire a substantial small holding of c.46 acres
- Substantial Detached Family Home with Integral Garage of over 3,250 sq.ft.
- Two Large Agricultural Outbuildings
- Large extensive gardens with ornate water features
- c. 28.5 acres of woodland and agricultural lands
- Light and Bright home finished to a high specification
- Two Large Reception rooms across the ground floor
- Impressive Open Plan Kitchen Diner
- Underfloor heating throughout
- Integrated Beam Vacuum System
- Sun Tracking Solar Panels (producing electric) & Integrated water heating panels fitted to the roof
- Geothermal Ground Source Heating System
- Sliding Sash uPVC windows
- CCTV System & Automated Gates
- Early Enquires are recommended.

Double glazed double doors through to...

OPEN LOUNGE/HALL: 29' 6" x 19' 8" (9.00m x 6.00m) Porcelain tiled floor, wood burning stove on stone hearth.



STUDY: Porcelain tiled floor, fitted desk, spot lighting.

BEDROOM (5): 14' 5" x 14' 9" (4.40m x 4.50m) Solid wood floor, spotlights, integrated sliderobes.

ENSUITE SHOWER ROOM: Porcelain tiled floor, wetroom shower, low flush WC, pedestal wash hand basin, bidet, vanity sink unit, spotlights, extractor.



LIVING ROOM: 14' 9" x 14' 9" (4.50m x 4.50m) Solid wood floor, spotlights, double doors out to rear, cast iron feature fireplace (not staying) with open fire.



KITCHEN/DINING: 29' 6" x 14' 9" (9.00m x 4.50m) Porcelain tiled floor, range of high and low level units including centre island with granite worktops, 6 ring gas hob, integrated Fisher & Paykel dishwasher, stainless steel side draining sink, space for integrated fridge/freezer, double uPVC doors.



UTILITY ROOM: Range of high and low level units, side draining stainless steel sink, 5 ring gas hob, stainless steel extractor, door through to integrated double garage.

WC: Porcelain tiled floor, low flush WC, vanity sink unit.



First Floor

LANDING: Galleried landing, solid wood floor, sauna off, access to roofspace.



LAUNDRY ROOM: 9' 10" x 9' 10" (3.00m x 3.00m) Porcelain tiled floor, plumbed for washer/dryer, workings of solar panels and hot water system, velux window.

SAUNA:



BEDROOM (2): 13' 1" x 14' 9" (4.00m x 4.50m) Solid wood floor, spotlights.



JACK & JILL ENSUITE: Porcelain tiled floor, low flush WC, vanity sink unit, di-vapor shower with steam functions, spotlights, extractor.

BEDROOM (3): 9' 10" x 14' 9" (3.00m x 4.50m) Solid wood floor, spotlights, double doors out to balcony.

BEDROOM (4): 9' 10" x 9' 6" (3.00m x 2.90m) Solid wood strip floor, spotlights, velux window.

MASTER BEDROOM: 14' 9" x 14' 9" (4.50m x 4.50m) Double doors out to balcony, dressing room off, spotlights, solid wood floor.



Outside

INTEGRAL DOUBLE GARAGE: 18' 9" x 18' 1" (5.71m x 5.50m) Up and over roller shutter door, door out to side.

SHED 1: 5 permanent kennels (with heated beds), 2 temporary kennels (with heated beds), workshop off, mezanine with 5 cattery spaces unit.

SHED 2 (OPEN): 10 temporary kennels (with heated beds), large stable, sandschool.

Situated on c. 31 acres in total (of which approximately 2.5 acres are set in gardens and yards around the house). The land comprises 6 large fields with small areas of Woodland.

It is possible the lands may be available by separate negotiation.

Gardens are largely laid in lawns with specimen trees and low level shrub beds, with pond/water feature and sheltered patio areas around the home.

Large hard standing with two agricultural sheds suitable for equestrian, business and agricultural uses.

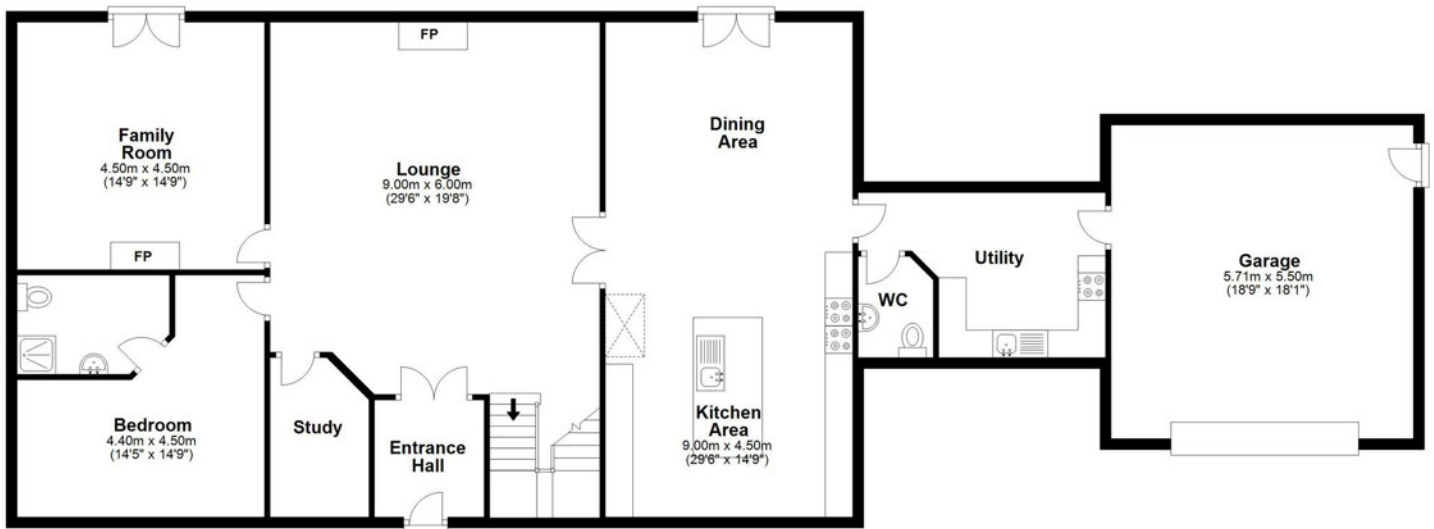






Ground Floor

Approx. 182.2 sq. metres (1961.1 sq. feet)

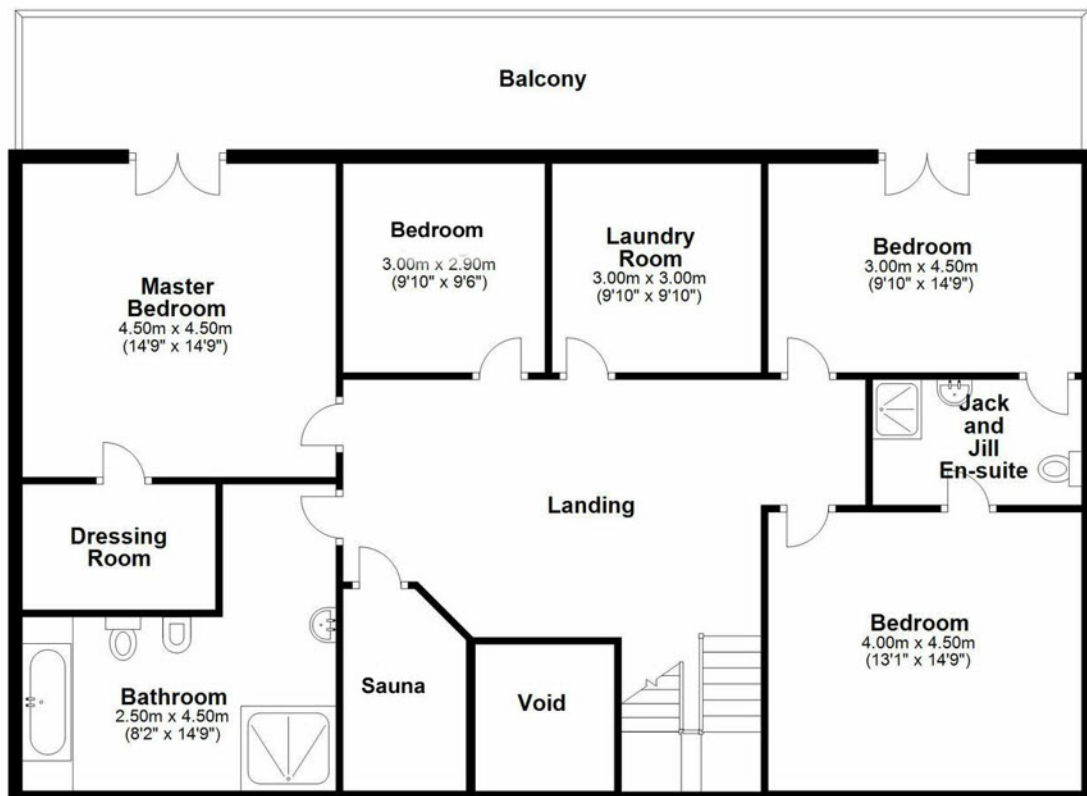


Total area: approx. 319.3 sq. metres (3436.7 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

First Floor

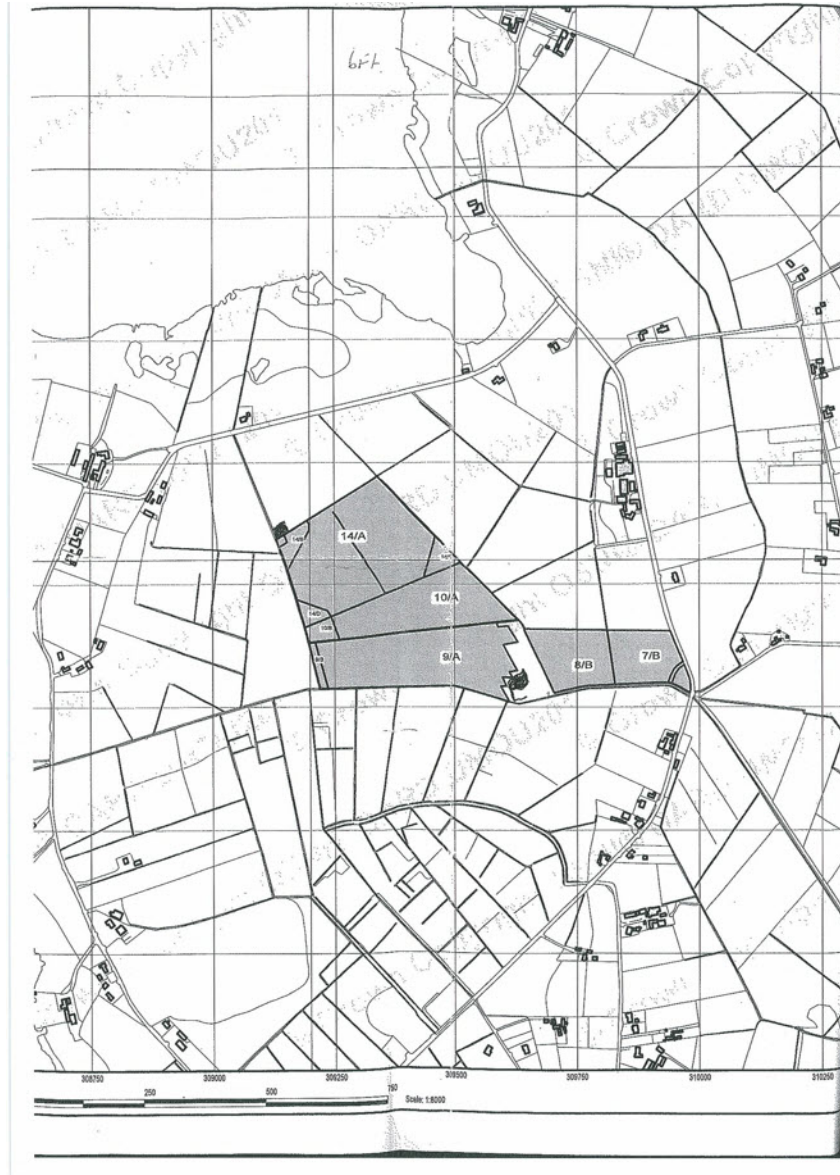
Approx. 137.1 sq. metres (1475.6 sq. feet)



Location:

From Lower Ballinderry, take the Aghalee Road towards Aghalee turn right into Moss Lane, which becomes Boghead Bridge Road.

Continue to the end of Boghead Bridge Road and take right onto Derryola Bridge Road and the subject property is located approximately a mile on the left hand side.

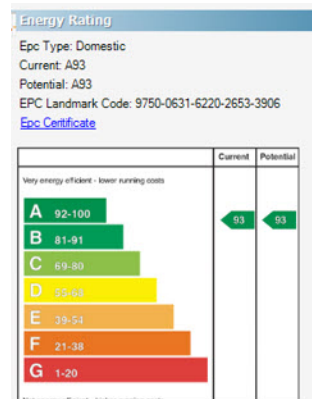


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With You
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