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Estate Agent of the Year
Northern Ireland 2016

Tim Martin
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CELEBRATING 30 YEARS IN BUSINESS

For Sale as a Whole or in Lots



Beechhill
10 Loughries Road, Newtownards BT23 8RN

OFFERS
AROUND

£550,000

A rare opportunity to acquire a fine residential farm with substantial residence, commercial and agricultural outbuildings, fishing lakes and lands extending in total to about 22 acres.

The property enjoys the benefit of a rental income from the fishing lakes and commercial buildings with a livery yard to accommodate a range of horses and ponies.

The residence provides great family accommodation, including a granny flat, three plus receptions, farm house integrated kitchen with Aga, laundry room, six bedrooms including master en suite, conservatory, second kitchen, ground and first floor bathroom/shower rooms, oil fired heating and partial double glazing

The extensive concrete yards are enclosed with a range of commercial building formally used as a vegetable packing business includes four large cold stores, dispatch area, ladies and gents changing rooms, toilets, canteen office and stores in addition to large lofts/games room. A good range of horse stabling, cattle cubicles, slurry lagoon, slurry tank, former menage and ample parking provide a wide variety of business opportunities.

The quality agricultural lands are subdivided into convenient sized beds and mainly laid down to grass but are thought to be equally suitable for arable/vegetable crops. The lakes are currently let to a fishing club on a long lease and provide a rental income with parking adjacent to the lands.

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ACCOMMODATION

CONSERVATORY 3.56m (11'8) x 3m (9'10)

Tiled floor; fan and light fitting; twin double glazed doors to gardens and patio.



LOUNGE 4.57m (15'0) x 4.55m (14'11)

Tiled fireplace and hearth with beaten copper canopy; cornice ceiling; 4 wall lights; convector radiator.



CLOAKROOM 3m (9'10) x 1.55m (5'1)

White suite comprising vanity unit with fitted wash hand basin; cupboards under; close coupled wc; tiled walls; storage space under stairs; fitted mirror.

DINING ROOM 4.57m (15'0) x 4.27m (14')

White marble fireplace and grey marble hearth; cast iron dog grate with log effect gas fire. cornice ceiling; 4 wall lights.



LAUNDRY ROOM 2.84m (9'4) x 2.64m (8'8)

Single drainer stainless steel sink unit with mixer taps; range of laminate eye and floor level cupboards and drawers; formica worktops; pine tongue and groove and beamed ceiling; tiled floor; part tiled walls; aluminium patio door and glazed side panels to rear yard.

KITCHEN 7.14m (23'5) x 4.22m (13'10)

1½ tub recessed stainless steel sink with chrome swan neck mixer taps; extensive range of laminate eye and floor level cupboards and drawers; matching eye level display cupboards; grey granite worktops; integrated Kenwood dishwasher; pull-out larder unit; integrated fridge; Gorenje microwave oven; blue two oven oil fired Aga; integrated Gorenje double electric ovens in tiled recess; matching 4 ring ceramic hob with natural vent over; range of cupboards and drawers under; high level mantle over; matching island unit with fitted cupboards and drawers; granite worktop; fitted bookshelves; dresser unit with cupboards and drawers; glazed display cupboards and spice drawers and matching bookshelves; suspended ceiling with LED lighting; ceramic flagged floor; part tiled walls; built-in bookcase fully shelved; telephone jack point; tv aerial connection.



REAR HALLWAY

Wood laminate floor; wall light; cloak cupboard.

FAMILY ROOM 4.24m (13'11) x 3.86m (12'8)

Oak fireplace with granite hearth; electric stove; 3 wall lights; cornice ceiling; tv aerial connection.



REAR KITCHEN 7.01m (23'0) x 2.74m (9'0)

1½ tub single drainer stainless steel sink unit with mixer taps; range of laminate eye and floor level cupboards and drawers; formica worktops; plumbed for dishwasher; Belling double electric oven and 4 ring stainless steel hob; extractor unit over; oil fired boiler; tiled floor; part tiled walls; space for fridge / freezer; plumbed for washing machine and space for tumble dryer.



SHOWER ROOM 2.67m (8'9) x 1.68m (5'6)

Walk-in shower with thermostatically controlled shower and low level disability half doors; low flush wc; pedestal wash hand basin with chrome mono mixer tap; tiled walls; pvc panelled ceiling; Marley extractor fan; non-slip floor; mirrored bathroom cabinet with vanity light over: Pvc panelled ceiling.



FIRST FLOOR / LANDING

Linen cupboard with radiator; hotpress with insulated copper cylinder and immersion heater with power shower pump.

BEDROOM 1 3.45m (11'4) x 2.77m (9'1)

Built-in cupboard; vanity unit with fitted wash hand basin; nest of drawers under; strip light with shaver socket over; 2 built-in wardrobes with high level storage cupboards over double divan bed space; two matching bedside nest of drawers.



BEDROOM 2 4.55m (14'11) x 3.1m (10'2)

Range of built-in furniture including two wardrobes; vanity unit with Sun King coloured wash hand basin; cupboards under and strip light over; built-in cupboards and matching eye level cupboards.

PRINCIPAL BATHROOM

3.48m (11'5) x 2.41m (7'11) minimum measurements

White suite comprising Jacuzzi bath with centrally located mixer taps; telephone shower attachment; close coupled wc; pedestal wash hand basin; shower cubicle with Mermaid clad walls with thermostatically controlled shower and fitted sliding shower doors; part Mermaid clad walls; mirror fronted storage cupboard.



LINEN CUPBOARD With radiator; shelved; 600 litre high capacity cylinder (water heated by Aga) with 3 hp pump pressuring all water in the house.



BEDROOM 3 3.51m (11'6) x 3.43m (11'3)

Built-in double and triple wardrobe with three mirrored doors; tv aerial connection: telephone connection point.

WC 1.93m (6'4) x .94m (3'1)

White suite comprising low flush wc; wash hand basin; tiled walls.

BEDROOM 4 3.61m (11'10) x 3.1m (10'2)

Double and single built-in wardrobes; cupboards over; built-in bookshelves; vanity unit with blue wash hand basin; cupboards under; mirror and strip light over.

BEDROOM 5 3.66m (12'0) x 2.92m (9'7)

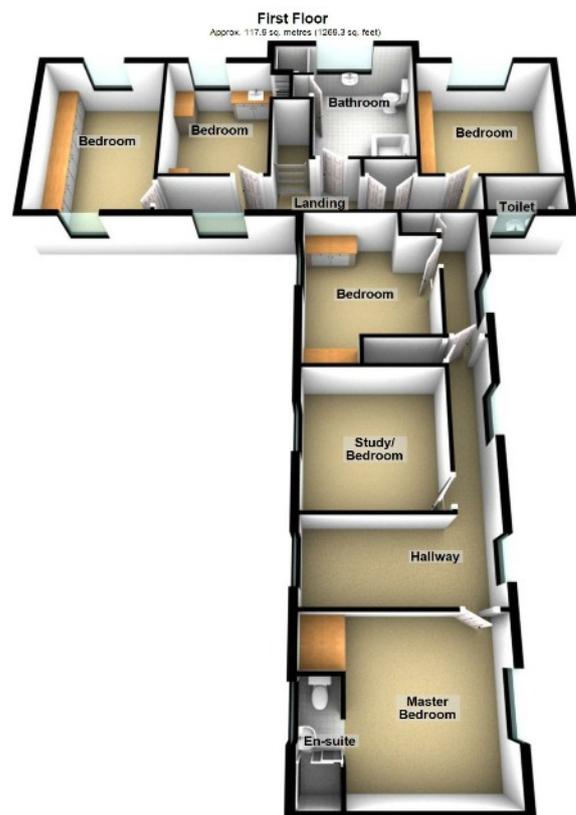
Currently used as study.

MASTER BEDROOM 4.34m (14'3) x 3.68m (12'1)

Double built-in wardrobe with sliding mirrored doors.

EN SUITE SHOWER ROOM 2.54m (8'4) x .63m (2'1)

Champagne coloured suite comprising tiled shower cubicle with Mira thermostatically controlled shower; sliding shower doors; pedestal wash hand basin; close coupled wc; tiled walls; electric shaver socket; heat store wall heater; extractor fan.



OUTSIDE

The property is approached off a shared gravelled drive leading from the county road and back to the county road and providing access to numerous dwellings and agricultural lands, etc.

GARDENS

Laid out in lawns and planted with a selection of ornamental and flowering shrubs, fruit trees and spring flowering bulbs. The garden is bordered by semi-mature Ash trees. Two flagged patios are situated to the front of the residence.

SWIMMING POOL

Located in the gardens, but is now we understand in a poor condition and not serviceable.

OUTBUILDINGS

A substantial range of outbuildings are situated to the rear of the dwelling and are clustered around concrete yards including:-

STABLE Store to side.

STABLE

OUTSIDE LOW FLUSH WC

WORKSHOP

GENERATOR HOUSE With 100 kva 3 phase generator.

OPEN FRONTED GARAGE / WOODSTORE

CHEMICAL STORE

RANGE OF FORMER VEGETABLE PROCESSING UNIT

CANTEEN 4.01m (13'2) x 3.94m (12'11)

Single drainer stainless steel sink unit with Instant 3 water heater over; cupboards over and under; economy 7 radiator.

GENTS TOILETS 4.6m (15'1) x 1.55m (5'1)

Two fitted urinals; low flush wc; Vortex Instant 3 water heater over wash hand basin.

CHANGING ROOM 4.01m (13'2) x 2.03m (6'8)

Fluorescent light; power points.

LADIES TOILET 3.96m (13'0) x 1.88m (6'2)

Wash hand basin with water heater; low flush wc; fluorescent light.

CANTEEN 3.94m (12'11) x 2.97m (9'9)

Single drainer stainless steel sink unit with water heater; cupboards over and under; fluorescent light; power point.



OFFICE 3.02m (9'11) x 1.45m (4'9)

Fluorescent light; power point; Economy 7 radiator.

OFFICE / STORE 4.45m (14'7) x 2.97m (9'9)

Range of fitted shelves; light and power points.

DISPATCH AREA 10.97m (36') x 8.31m (27'3)

Wash hand basin with water heater; access to cold stores.

COLD STORE 1 14.07m (46'2) x 7.14m (23'5)

Sliding doors at each end; high roof.

COLD STORE 2 11.38m (37'4) x 8.81m (28'11)

Fluorescent light; sliding door; power points.

COLD STORE 3 12.37m (40'7) x 5.23m (17'2)

Fluorescent light; ip65 water proof power points; sliding door.

COLD STORE 4 5.89m (19'4) x 5.82m (19'1)

Fluorescent light; sliding door.

FIRST FLOOR LOFT

8.84m (29') x 7.32m (24') maximum measurements

Fluorescent light; sliding door to outside.

LARGE LOFT / GAMES ROOM 11.91m (39'1) x 9.02m (29'7)

Fluorescent lights; Emergency Exit; non-drip roof; sliding door to dispatch area at first floor level; sliding door to rear concrete yard.

2 STABLES Light and power points; loft over.

LOFT Light and power points; insulated ceiling; mains electric fencing control unit.

STABLE BLOCK 22.56m (74') x 11.76m (38'7)

Subdivided into 6 stables along one side with fitted drinking troughs; fluorescent lights; storage area to front; potential to add more stables.

CUBICLE HOUSE 18.42m (60'5) x 13.23m (43'5)

With 64 cubicles

SLURRY LAGOON Enclosed (capacity of 77,000 gallons) with separate slurry tank (capacity of 77,600 gallons) to rear (both constructed prior to December 2003).

CAR PARK 30m (98'5) x 35m (114'10)

Previously designed and finished with hard standing for sand school.

CONCRETE YARD

To front of stables is a shared yard, allowing access for adjoining stores outside the curtilage of this property and providing access to the laneway leading to the fishery.

GRAVELLED LANE To Fishery:-



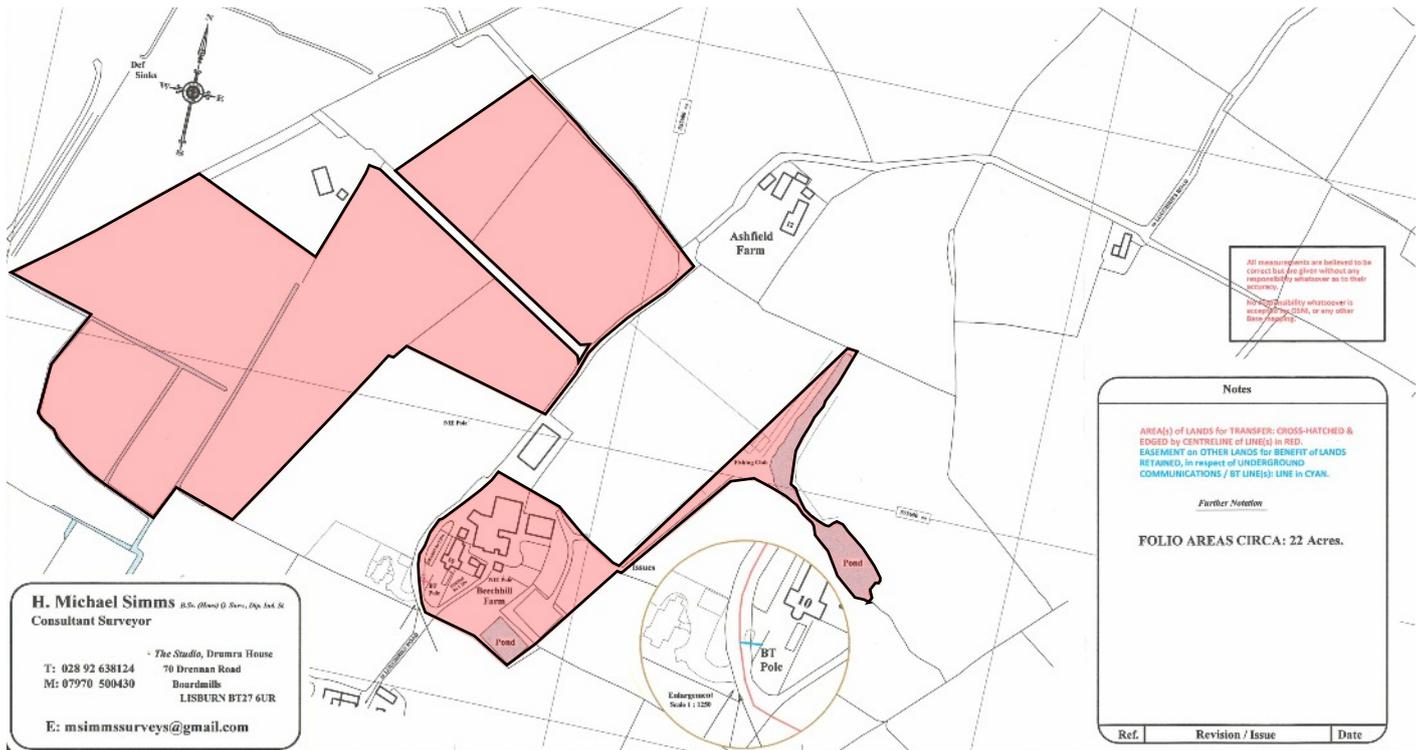
FISHERY

Approached from gravelled lane with hard standing to side of two ponds. The area around the two sides of the fishery has been extensively constructed with fishing stands to allow access for abled and disabled fishermen/women.



AGRICULTURAL LAND

The agricultural lands are subdivided into convenient sized fields, all of which are laid down to grass. The lands are well served by laneways providing good access to the majority of the fields. It is understood that mains water is laid on to these lands. The lands are thought suitable for cutting, grazing or arable purposes.



CAPITAL / RATEABLE VALUE £400,000. Rates Payable = £3,134.30 per annum (approx)



VIEWING

By Appointment with Agent



HOW MUCH IS YOUR HOUSE WORTH?

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