

Tim Martin
— .co.uk



Delightful Country Cottage and 7.76 acres,
61 Derryboy Road
Crossgar
BT30 9LJ

Offers Around
£225,000

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

Situated in the heart of the country this delightful cottage set in its own grounds extending to 7.75 acres or thereabouts including an area of naturalised area.

The single storey cottage is in need of modernisation and provides an ideal opportunity for the purchasers to create their dream home.

The property is convenient to Crossgar, Balloo and Whiterock and is an easy commute to the city.

The land provides good grazing for livestock and horses.

FEATURES

- Delightful Cottage Set in its Own Grounds Extending to 7.75 Acres or Thereabouts
- Two Bedrooms
- Two Reception Rooms
- Kitchen and Bathroom
- Good Range of Agricultural Outbuildings
- The Land Provides Good Grazing for Livestock and Horses.
- A Perfect Project For Those With A Desire To Enjoy Rural Living
- The Property is Convenient to Crossgar, Balloo and Whiterock

Entrance Porch

Tiled floor.

Living Room

13'7 x 13'6 (4.14m x 4.11m)

Tiled fireplace and hearth; hardwood mantle.

Sitting Room

13'6 x 11'8 (4.11m x 3.56m)

Brick fireplace and quarry tiled hearth; hardwood mantle; door to:-

Bathroom

8'7 x 5'6 (2.62m x 1.68m)

Cream coloured suite comprising panel bath; pedestal wash hand basin; low flush WC; hotpress with lagged copper cylinder and Willis type immersion heater.

Kitchen

13'9 x 5'9 (4.19m x 1.75m)

Single drainer stainless steel sink unit; range of laminate eye and floor level cupboards and drawers; formica worktops; space for cooker and space and plumbing for washing machine; fluorescent light.

Side Hallway leading to:-

Bedroom 1

10'2 x 8'2 (3.10m x 2.49m)

Bedroom 2

14'2 x 10'0 (4.32m x 3.05m)

Outside

Gravelled yard partially enclosed with a range of outbuildings including:-

WC

Open Fronted Hayshed

19'10 x 7'9 (6.05m x 2.36m)

Pig Sty and Pen

Donkey House

17'5 x 9'3 (5.31m x 2.82m)

Donkey House 13'3 x 8'0

Four Stall Byre

13'11 x 12'2 (4.24m x 3.71m)

Fuel Store

14'7 x 14'5 (4.45m x 4.39m)

Gardens to Front

Sown down to grass

Agricultural Lands

Sub divided into convenient sized fields, the lands are all sown down to permanent pasture with a number of areas low lying and naturalised to create conservation areas.

Tenure

Freehold

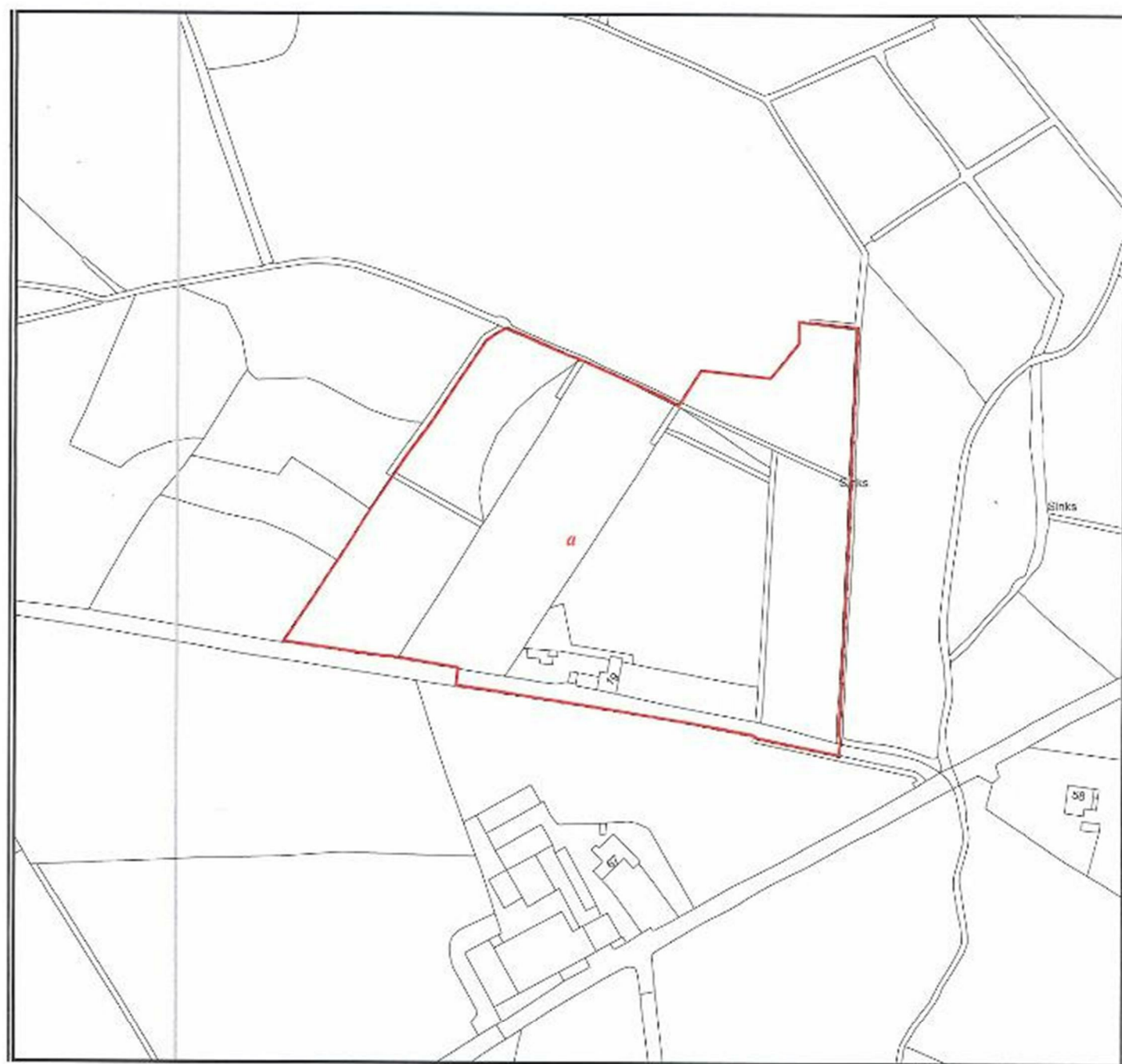
Capital / Rateable Value

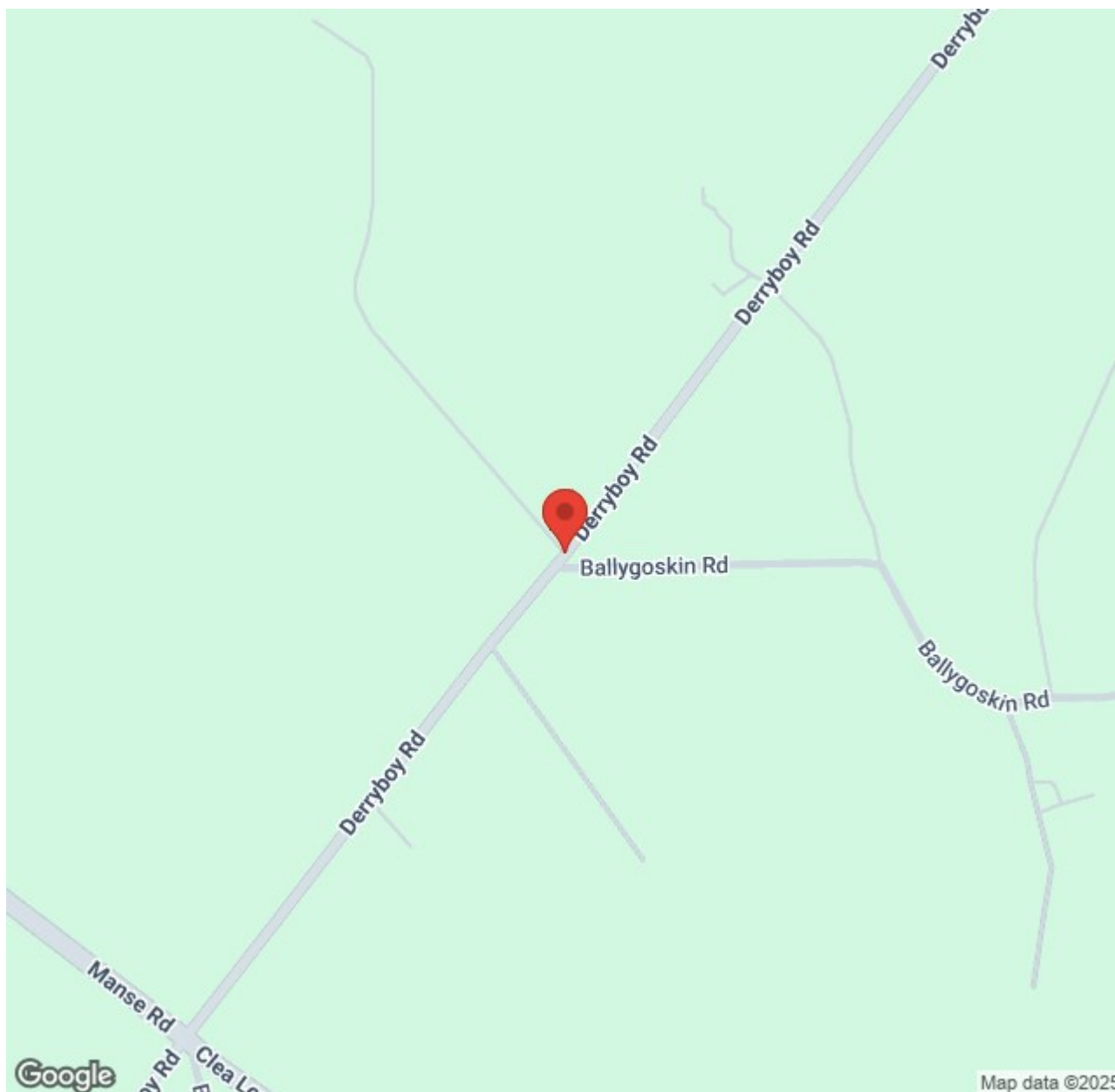
£130,000. Rates Payable = £1,239.94 Per Annum (approx)











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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