

Tim Martin
.co.uk



Rockhead
31 Tullykin Road
Killyleagh
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Offers Around
£700,000

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SUMMARY

Situated in an area renowned for quality lands, we are delighted to offer this circa 61.75 acre farm to the market.

The property includes a traditional modernised farm house, range of outbuildings and lands surrounding the farmyard. The lands provide good grazing with plenty of shelter and are ideally suitable for grazing a suckler herd and/or sheep flock.

The property is convenient to Crossgar, Killyleagh and Downpatrick and affords the opportunity for those to purchase their own farm, extend their existing farm or purchase a farm for a family member.

An old cottage is located on the farm and provides the, subject to planning, potential to construct a second home or sell off causing minimum disruption to the holding.

FEATURES

- 61.75 acre Farm
- Modernised Cottage
- Living Room and Dining Room
- 3 Bedrooms
- Range of Outbuildings
- Lands Surround the Farmyard
- Old Cottage on the Farm providing Opportunity for a Second Home (subject to PP)

Ground Floor

Approx. 96.0 sq. metres (1033.2 sq. feet)



Total area: approx. 96.0 sq. metres (1033.2 sq. feet)

Entrance Hall

Ceramic tiled floor; panelled walls.

Living Room

13'9 x 12'9 (4.19m x 3.89m)

Feature brick fireplace with enclosed cast iron stove on a slate hearth with back boiler; timber beamed mantle; wood laminate floor; painted timber tongue and groove ceiling; high level tv connection point; hotpress with copper cylinder and immersion heater.

Dining Room

11'6 x 9'7 (3.51m x 2.92m)

Door to Bedroom 1.

Bedroom 1

13'6 x 7'9 (4.11m x 2.36m)

TV aerial connection point.

Kitchen

18'2 x 6'7 (5.54m x 2.01m)

1½ tub single drainer stainless steel sink unit with chrome swan neck mixer taps; good range of laminate eye and floor level cupboards and drawers; formica worktops; plumbed and space for washing machine and dishwasher; space for electric cooker with stainless steel extractor unit over; part tiled walls; ceramic quarry tiled floor; walk-in larder.

Bathroom

12'5 x 5'10 (I shaped - maximum measurements) (3.78m x 1.78m (I shaped - maximum measurements))

Modern white suite comprising, panelled bath with chrome mixer taps and telephone shower attachment; folding glass shower door; low flush wc; vanity unit with wash hand basin and fitted chrome mono mixer tap, cupboards under; built-in cupboard; PVC tongue and groove ceiling; Mermaid clad walls.

Side Hallway

Leading to:-

Bedroom 2

9'5 x 7'0 (2.87m x 2.13m)

Painted tongue and groove ceiling.

Bedroom 3

14'5 x 12'1 (4.39m x 3.68m)

Painted tongue and groove ceiling.

Outside

Gravelled parking to side.

Gardens

Lawns to front laid down in grass; flagged patio areas; flagged vegetable garden with raised timber enclosed beds; glasshouse.

Small Open Fronted Store

Wash House

9'4 x 7'11 (2.84m x 2.41m)

Single drainer stainless steel sink unit with mixer taps; range of laminate eye and floor level cupboards and drawers; formica worktops; ceramic tiled floor; light and power points.

Store

18'0 x 17'8 (5.49m x 5.38m)

Store

23'8 x 17'1 (7.21m x 5.21m)

In need of repair.

Firebird oil fired boiler; PVC oil storage tank.

Calf House

Divided into 2 pens.

Loft

Approached via concrete steps.

Lyin Shed

33'5 x 31'6 (10.19m x 9.60m)

Divided into 2 pens.

Byre

22'4 x 16'9 (6.81m x 5.11m)

Workshop

18'8 x 16'9 (5.69m x 5.11m)

Light and power points; loft over.

Meal House

16'4 x 14'10 (4.98m x 4.52m)

Double doors; light point.

Former Cottage

Cattle House

35'2 x 27'0 (10.72m x 8.23m)

Agricultural Lands

The lands surrounding the farm house and outbuildings are sub-divided into convenient sized fields and are all laid down to grass and provide good grazing, with many of them suitable for cutting of silage. The lands enjoy frontage to the Scaddy and Cuttyshane Roads. Mains water is laid on to drinking troughs.

Former Cottage

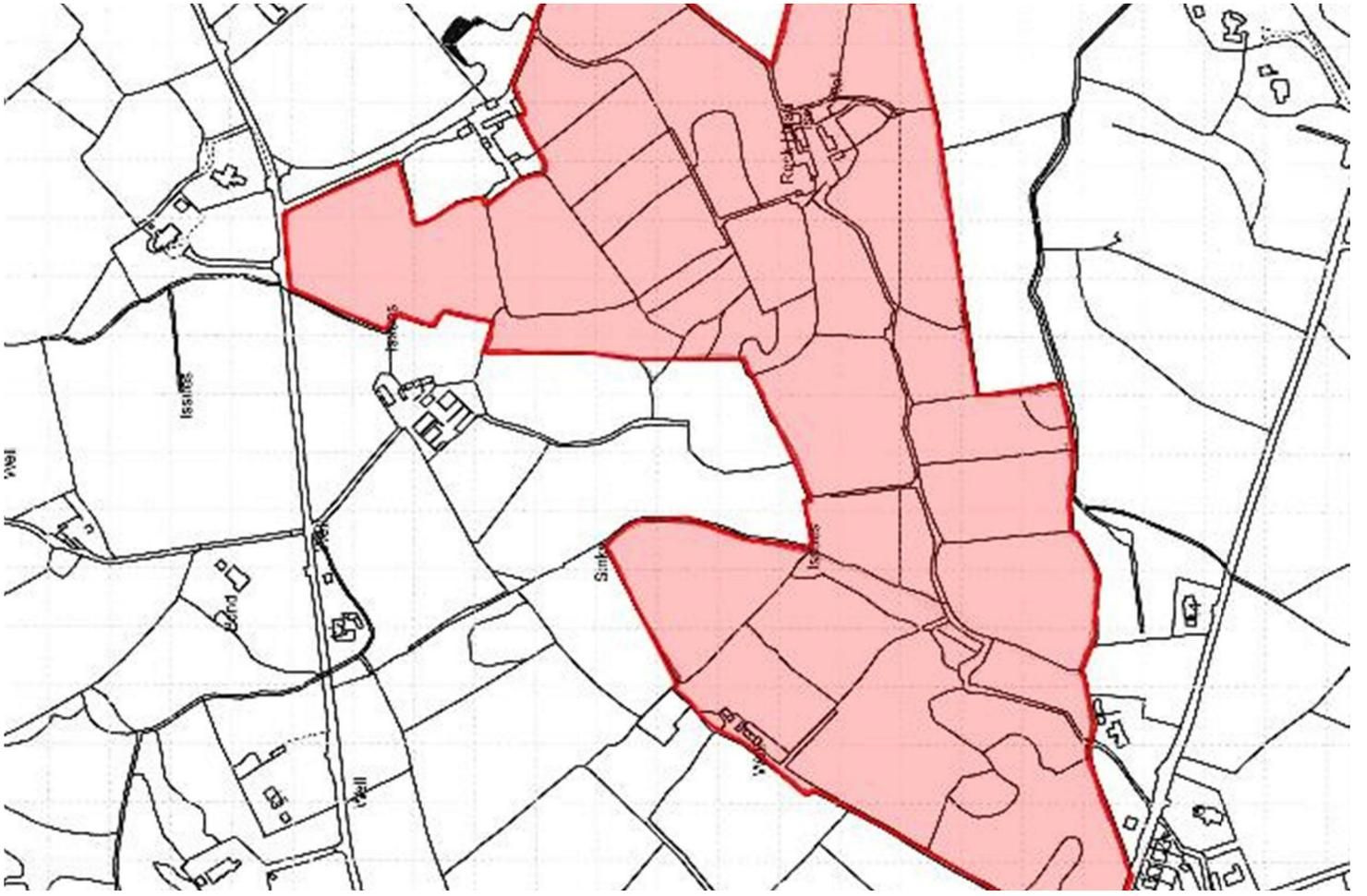
Accessed off the Wallace Hill Road.

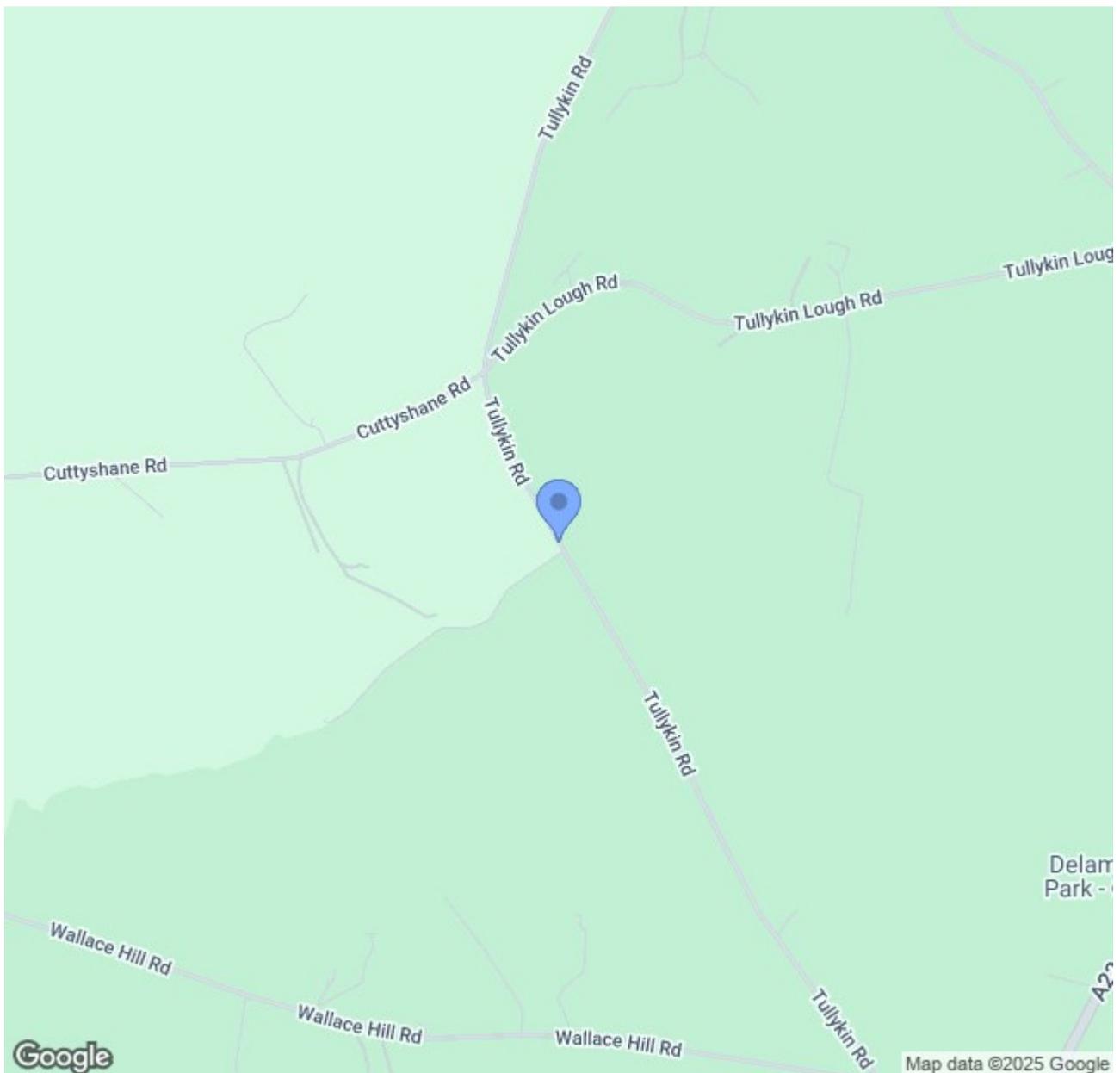
Capital / Rateable Value

£52,000. Rates Payable = £453.44 per annum (approximately)









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		52	55
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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