

Tim Martin

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For sale as a whole or in lots - Quality Stock Rearing Farm Extending to 79.4 acres or thereabouts



26 Carryduff Road
Lisburn
BT27 6TZ

Guide Price
£1,000,000

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SUMMARY

For Sale as a Whole or in Lots

A quality stock rearing farm extending to 79.4 acres or thereabouts including an old dwelling house which is in need of extensive renovation, range of cattle and sheep housing and more traditional outbuildings.

The farm house requires modernisation to bring it up to current modern standards, the accommodation in the property comprises of, 3 reception rooms, kitchen, 3 bedrooms, bathroom and separate wc. A range of traditional agricultural outbuildings are situated to the rear of the property providing good accommodation for livestock.

The agricultural lands surround the farm yard and are well served by internal lanes, the lands are all laid down to grass and sub-divided into convenient sized fields and are thought suitable for cutting and grazing.

The farm enjoys access from the Carryduff and Lisbane Roads with many of the fields accessed from the internal lanes.

The farm also enjoys easy access to Ballynahinch, Lisburn, Saintfield and Belfast with a good public transport connection.

The farm which has been in the same family for almost 100 years, offers a rare opportunity to acquire a quality holding in this area renowned for grazing and cropping.

FEATURES

- A Quality Stock Rearing Farm Extending to 79.4 Acres Or Thereabouts
- Three Bedroom Farm House In Need Of Modernisation
- Extensive Range Of Cattle And Sheep Housing And More Traditional Outbuildings
- Agricultural Lands All Laid Down To Grass And Surround The Farm Yard
- Lands Are Sub-Divided Into Convenient Sized Fields With Drinking Troughs Situated Throughout The Lands
- The Farm Enjoys Easy Access To Ballynahinch, Lisburn, Saintfield And To Belfast With Good Public Transport Adjacent To The Bungalow
- The Farm Has Been In The Same Family For Almost 100 Years
- A Rare Opportunity To Aquire A Quality Holding Renowned For Quality Grazing And Cropping

26 Carryduff Road

Entrance Porch

Quarry tiled floor.

Entrance Hall

Quarry tiled floor; storage cupboard under stairs.

Sitting Room

16'1 x 11'11 (4.90m x 3.63m)

Tiled fireplace; corniced ceiling; picture rail.

Dining Room

12'0 x 11'11 (3.66m x 3.63m)

Tiled fireplace; corniced ceiling; picture rail.

Boiler Room

11'11 x 7'9 (3.63m x 2.36m)

Tiled fireplace; oil fired boiler; picture rail.

Living Room

11'11 x 10'2 (3.63m x 3.10m)

Tiled fireplace; built-in cupboards; picture rail.

Kitchen

11'10 x 11'0 (3.61m x 3.35m)

Glazed 'Belfast' sink; president store.

First Floor Landing

Bedroom 1

11'11 x 9'2 (3.63m x 2.79m)

Tiled fireplace; built-in wardrobe

Bedroom 2

11'11 x 10'4 (3.63m x 3.15m)

Tiled fireplace.

Bedroom 3

12'11 x 11'11 (3.94m x 3.63m)

Tiled fireplace; built-in wardrobe.

Separate WC

Low flush wc; ½ tiled walls.

Hotpress

Copper cylinder.

Bathroom

7'9 x 6'2 (2.36m x 1.88m)

½ tiled walls; pedestal wash hand basin; panel bath.

Outside

Pump House

Range of Traditional Outbuildings

Including:-

Former Cottage

Store

Loft over.

Barn

43'0 x 14'3 (13.11m x 4.34m)

Double doors.

Open Fronted Garage

14'1 x 13'5 (4.29m x 4.09m)

Holding Pens & Cattle Crush

Lean-To Lying In Shed

18'0 x 24'1 (5.49m x 7.34m)

Silo

78'0 x 22'2 (23.77m x 6.76m)

Enclosed Yard To Front

Machinery Shed

49'7 x 23'3 (15.11m x 7.09m)

Sliding door.

Enclosed Concrete Feed Yard

75'0 x 20'0 approximately (22.86m x 6.10m approximately)

Built-in feed trough.

Hay Shed

45'0 x 21'8 (13.72m x 6.60m)

Store

36'7 x 11'9 (11.15m x 3.58m)

Sheep House

75'0 x 23'10 (22.86m x 7.26m)

'Yorkshire' cladded sides; sliding door.

Lands

The agricultural lands surround the farm yard and are well served by internal lanes with access from the Carryduff and Lisbane Roads. The land are all laid down to grass and are sub-divided into convenient sized fields, the majority of which have been grazed with cattle and sheep and/or cut for silage. Mains water is laid on to drinking troughs sitated throughout the lands.

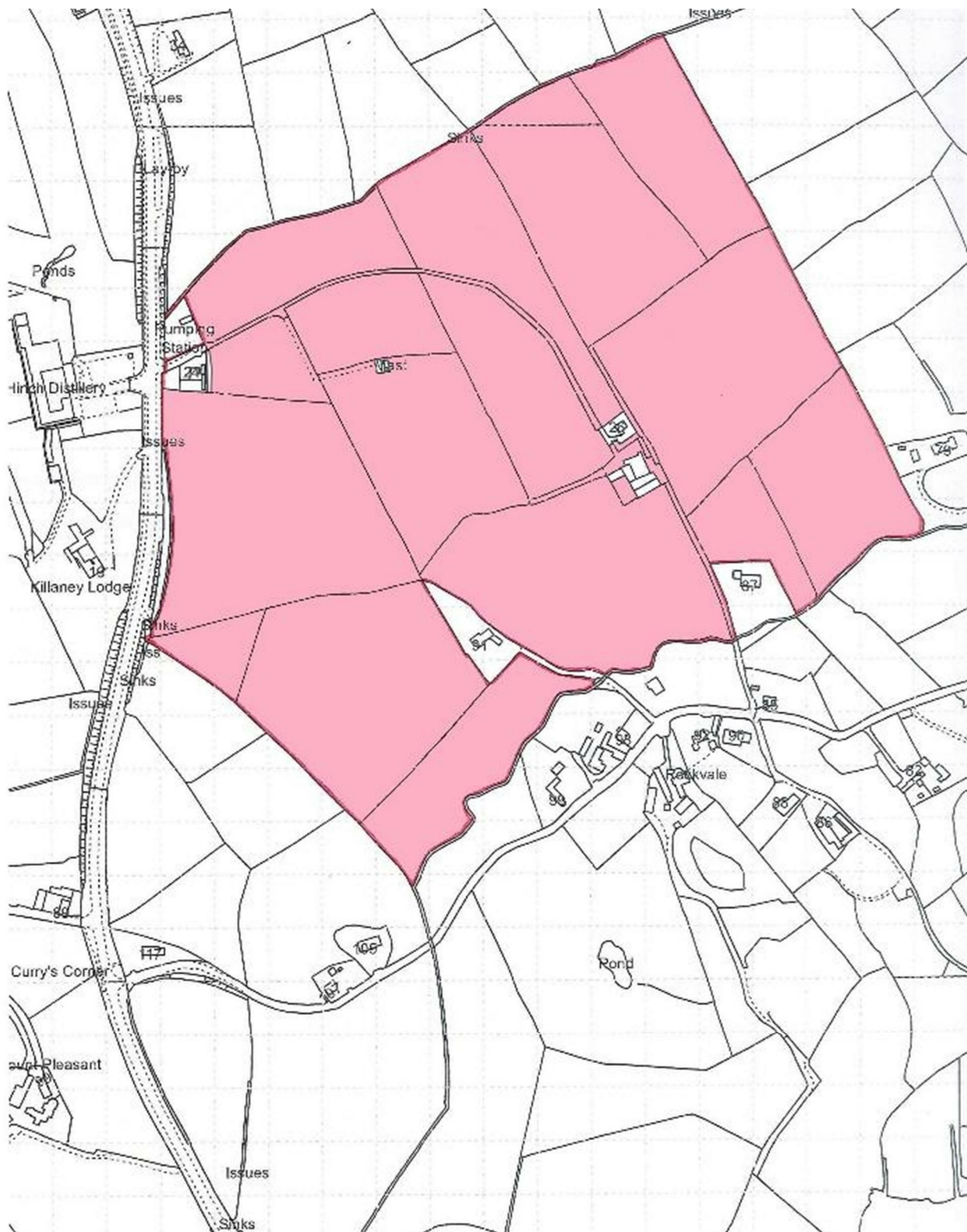
Note

24 Carryduff Road, Temple is available for sale by separate negotiation.









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		

Saintfield
1B Main Street, Saintfield, BT24 7AA
T 028 97 568300

Comber
27 Castle Street, Comber, BT23 5DY
T 028 91 8789596

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