

Tim Martin
— .co.uk



65 Lisburn Road
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Offers Around
£350,000

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SUMMARY

A rare opportunity exists to purchase this delightful circa 21.5 acre small holding with a traditional cottage and a range of outbuildings. The property is situated a short distance from Saintfield and includes 'Lisdalgan Motte' situated at the northern end of the farm and commanding views over the surrounding countryside.

The cottage is set back from the county road and is approached from its own private lane.

The property is fitted with oil fired central heating and double glazing in uPVC frames and is in need of modernisation, the cottage retains many of its original features.

The lands surrounding the cottage and farm yard are all currently laid down to grass providing good grazing and are sub-divided into convenient sized fields.

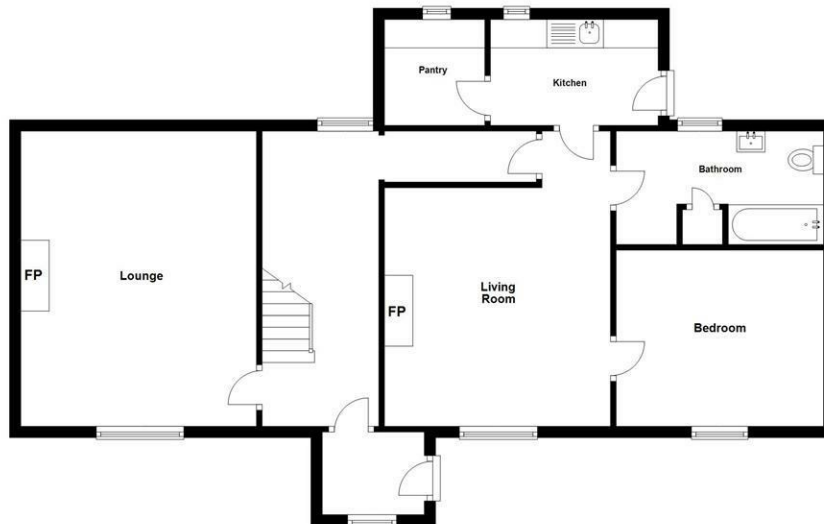
The property has remained in the ownership of the same family for over 100 years.

FEATURES

- Delightful Circa 21.5 Acre Small Holding With Traditional Cottage And Range Of Outbuildings
- Two Reception Rooms
- Three Bedrooms
- Kitchen With Separate Pantry
- Two Farm Yards With A Range Of Outbuildings
- Garden To Front Laid Out In Lawn
- Agricultural Lands Sub-Divided Into Convenient Sized Fields And Laid Down To Grass
- Located A Short Distance From Saintfield Village And Local Primary & Secondary Schools
- A Convenient Commute to Lisburn and Belfast

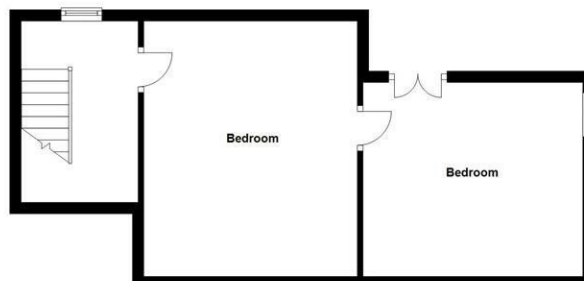
Ground Floor

Approx. 86.1 sq. metres (927.2 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.3 sq. feet)



Total area: approx. 123.6 sq. metres (1330.5 sq. feet)

Entrance Porch

PVC tiled floor; pine tongue and groove ceiling.

Entrance Hall

Storage cupboard under stairs.

Sitting Room 19'6 x 13'7 (5.94m x 4.14m)

Tiled fireplace and hearth; painted tongue and groove ceiling.

Living Room 13'8 x 13'0 (4.17m x 3.96m)

Tiled fireplace; painted tongue and groove ceiling.

Bathroom 11'11 x 6'6 (3.63m x 1.98m)

White suite comprising, panel bath; pedestal wash hand basin; low flush wc; hotpress with lagged copper cylinder; part tiled walls.

Bedroom 1 11'6 x 10'6 (3.51m x 3.20m)

Feature carved hardwood fireplace with botanical tiled panels and tiled hearth; painted tongue and groove ceiling; beauty board clad walls.

Kitchen 9'8 x 5'11 (2.95m x 1.80m)

Single drainer stainless steel sink unit with mixer taps; range of eye and floor level cupboards and drawers; formica worktops; plumbed for washing machine; tiled walls; painted tongue and groove ceiling.

Pantry 6'1 x 5'9 (1.85m x 1.75m)

Part tiled walls.

First Floor / Landing

Access to eaves storage.

Bedroom 2 13'1 x 8'3 minimum measurements (3.99m x 2.51m minimum measurements)

Painted tongue and groove ceiling; eaves storage.

Bedroom 3 12'1 x 8'1 minimum measurements (3.68m x 2.46m minimum measurements)

Painted tongue and groove ceiling.

Outside

Gravelled drive to ample parking and leading to farm yards.

Gardens

Garden to front laid out in lawns.

Front Yard

Boiler Housing

Oil fired boiler; PVC bunded oil tank.

Stable

Garage / Store

Loft over.

Rear Yard

6 Bay Hay Shed

Store

Garage / Workshop 33'0 x 9'0 (10.06m x 2.74m)

Open Fronted Tractor House

Piggery

Divided into pens.

Meal House

Hen House

Range of 4 Piggeries

Former Cottage

Agricultural Lands

The agricultural lands surrounding the farm yard are sub-divided into convenient sized fields. The lands are all laid down to grass and are thought suitable for grazing and cutting.

Capital / Rateable Value

£68,000 = Rates Payable £628.52 per annum (approximately)



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	57
(39-54) E	39
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Northern Ireland EU Directive 2002/91/EC	

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