

Tim Martin
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55 Creevytenant Road
Ballynahinch
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Offers Around
£320,000

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SUMMARY

Set in a fold in the Co Down Drumlins, this delightful, traditional small holding extending to 10 acres or thereabouts with a two storied farm house and a range of agricultural outbuildings offering an ideal lifestyle away from the hustle and bustle of city life.

The period farmhouse provides spacious accommodation on two floors and requires modernisation with a potential extension if desired. Oil fired heating has been installed.

A good range of outbuildings provides ample room for a range of livestock and those with hobbies and/or projects requiring ample space.

The lands are all currently laid down to grass and are sub-divided into convenient sized fields with mains water laid on.

Situated just off the Creevytenant Road and accessed via a shared lane, the property enjoys easy access to Lisburn, Belfast, Carryduff and Ballynahinch.

FEATURES

- Set In A Fold In The Co Down Drumlins A Delightful, Traditional Small Holding Extending To Circa 10 Acres
- Two Storied Period Farmhouse
- 3 Bedrooms
- 3 Reception Rooms
- Oil Fired Central Heating
- Range Of Agricultural Outbuildings
- Gardens To The Front Laid Out In Lawns
- Agricultural Land Thought Suitable For Cutting And/Or Grazing Purposes Are Sub-Divided Into Convenient Sized Fields
- Easy Access To Lisburn, Belfast, Carryduff And Ballynahinch

Entrance Porch**21'0 x 4'8 (6.40m x 1.42m)**

Ceramic tiled floor.

Entrance Hall

Ceramic tiled floor.

Sitting Room**15'0 x 12'6 (4.57m x 3.81m)**

Stone tiled fireplace with a quarry tiled hearth; painted tongue and groove ceiling.

Living Room**15'3 x 13'9 maximum measurements (4.65m x 4.19m maximum measurements)**

Tiled fireplace and hearth with hardwood mantle over; painted tongue and groove ceiling; fluorescent light.

Kitchen**19'10 x 15'1 (6.05m x 4.60m)**

Range of eye and floor level cupboards and drawers; single drainer stainless steel sink unit with mono mixer tap; space and plumbing for washing machine and tumble dryer; space for and electric cooker with extractor unit over; part tiled walls; vinyl floor; fluorescent lighting; cream oil fired 'Rayburn' range cooker; painted tongue and groove ceiling; stairs to first floor.

Garden Room**13'7 x 9'7 (4.14m x 2.92m)**

'Warmflow' oil fired boiler; door to gardens.

First Floor / Landing

Hotpress with copper cylinder and 'Willis' type immersion heater.

Bedroom 1**15'3 x 12'7 (4.65m x 3.84m)****Bedroom 2****11'9 x 10'3 (3.58m x 3.12m)**

Built-in storage cupboard; double built-in wardrobes with cupboards over; matching dressing table.

Bedroom 3**13'1 x 9'2 (3.99m x 2.79m)****Shower Room****8'8 x 6'11 (2.64m x 2.11m)**

White suite comprising, quadrant shower cubicle with PVC clad walls and 'Mira Pace' thermostatically controlled shower; glass sliding shower door and side panels; pedestal wash hand basin with chrome taps; 'Dimplex' electric wall heater; wall mounted heated towel radiator.

WC**7'8 x 5'2 maximum measurements (2.34m x 1.57m maximum measurements)**

'L' shaped; low flush wc; wash hand basin; 'Glen' electric convector heater.

Outside

Range of agricultural outbuildings surrounding a gravelled yard including:-

Store**10'2 x 7'0 (3.10m x 2.13m)**

Fluorescent light and power point.

Store**9'4 x 6'3 (2.84m x 1.91m)**

Access to wc.

WC**5'8 x 5'8 (1.73m x 1.73m)**

White suite comprising, pedestal wash hand basin; low flush wc; ceramic tiled floor.

Potting Shed**Aluminium Framed Glass House****12'0 x 8'0 (3.66m x 2.44m)****Byer****16'10 x 13'6 (5.13m x 4.11m)**

Loft over.

Garage**14'6 x 8'10 (4.42m x 2.69m)**

Double doors; power points.

Workshop

36'11 x 13'8 (11.25m x 4.17m)

Sliding doors; fluorescent light and power points.

Store

13'9 x 10'6 (4.19m x 3.20m)

Power points.

Garage

16'9 x 13'1 (5.11m x 3.99m)

Double doors; fluorescent light and power points.

Garage

28'7 x 14'9 (8.71m x 4.50m)

Double doors; power points.

Lower Yard

Small Lying In Shed

Concrete yard to front.

Cattle Crush & Shute

Open Fronted Store

Gardens

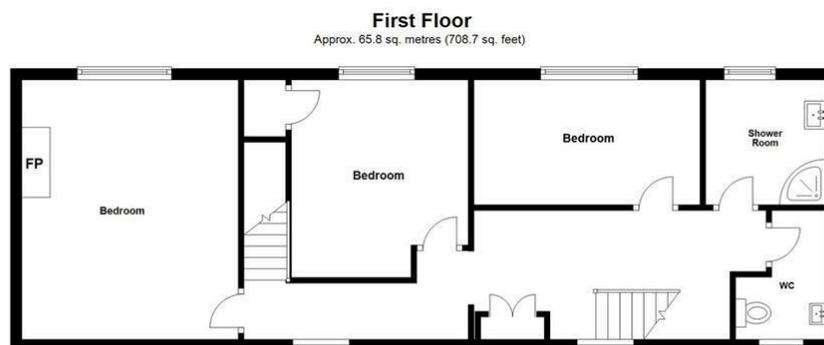
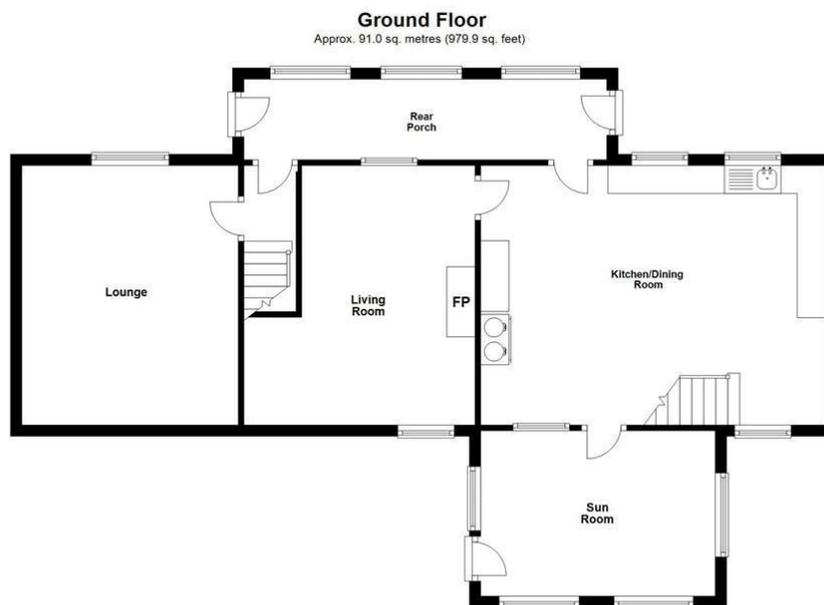
Gardens are situated to the front of the residence and are laid out in lawns and planted with a fine selection of ornamental and flowering shrubs.

Agricultural Lands

The agricultural lands are sub-divided into 8 fields which are all currently laid down to grass and thought suitable for cutting and/or grazing purposes. The lands surround the farm yard with a number of the fields enjoying direct access off the farm yard and lane.

Capital / Rateable Value

£96,000 = Rates Payable £803.14 per annum (approximately)

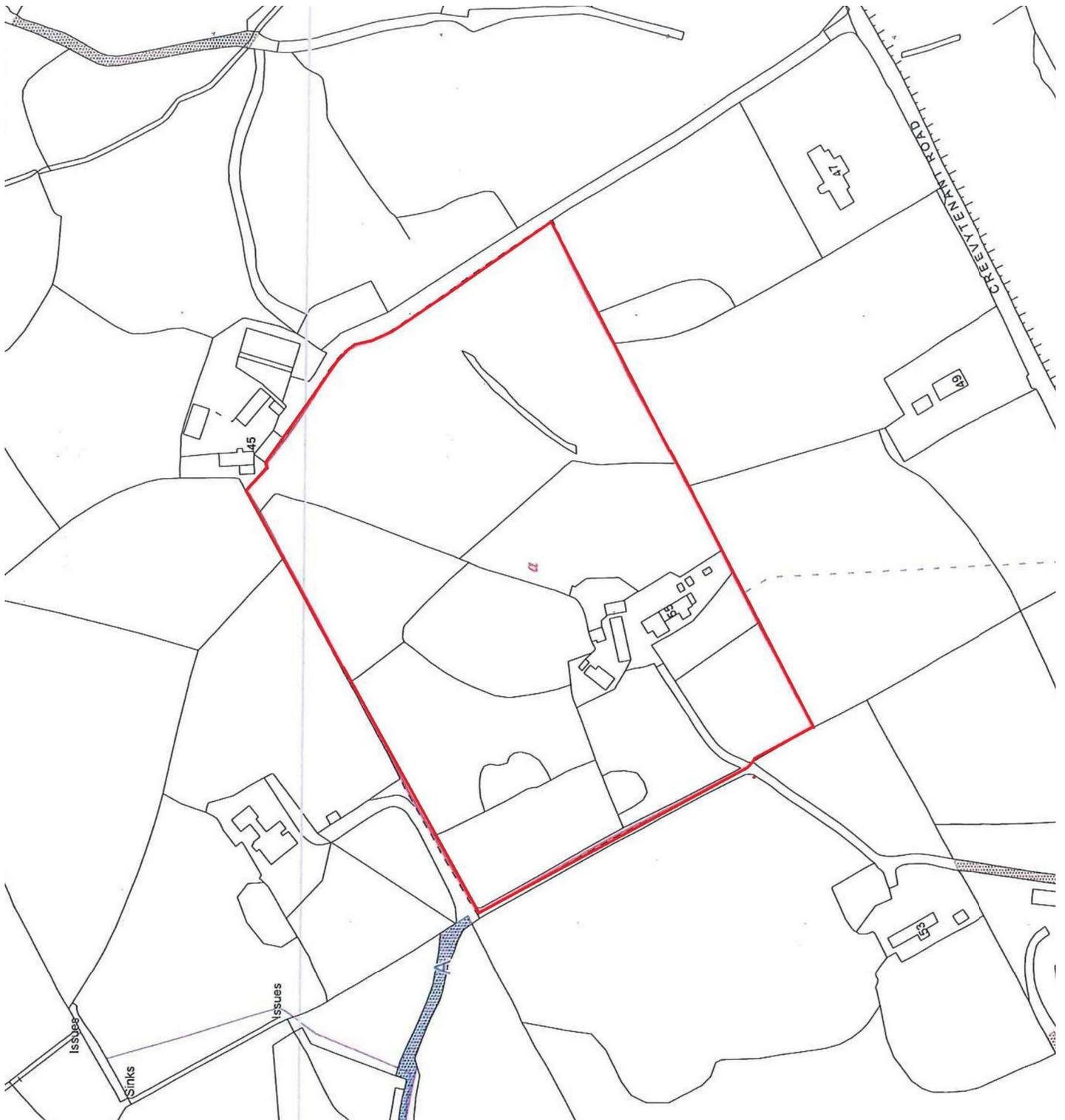


Total area: approx. 156.9 sq. metres (1688.6 sq. feet)









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		24	43
(1-20) G			
Not energy efficient - higher running costs			

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