

Tim Martin
— .co.uk



28 Ballymacarn Road
Ballynahinch
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Offers Around
£425,000

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SUMMARY

A delightful 9.6 acre small holding including residence, garaging and stores with a large workshop and cattle yard with slatted house, calving pens and tractor house.

The residence, set on an elevated position enjoys uninterrupted far reaching views over the countryside to Slieve Croob.

The property is convenient to the Spa, Ballynahinch and a short commute to Lisburn and Belfast.

Internally, the accommodation includes three receptions including an open plan family room and kitchen, adjoining laundry room at ground floor. Three well proportioned bedrooms and bathroom can be found on the first floor. The property is fitted with oil fired central heating and double glazing in hardwood frames. Externally, a spacious wash house is situated adjacent to the back door.

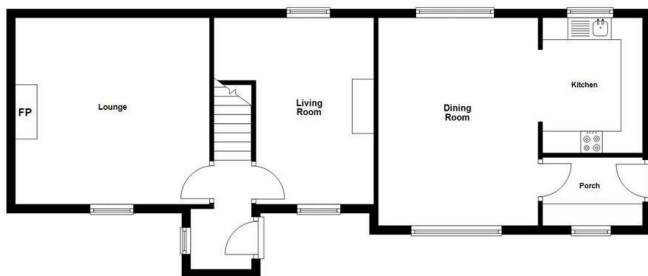
The lands surround the house and yard providing good grazing/cutting for livestock with mains water laid on to drinking troughs.

The property is approached from its own private lane and enjoys good frontage to the county road.

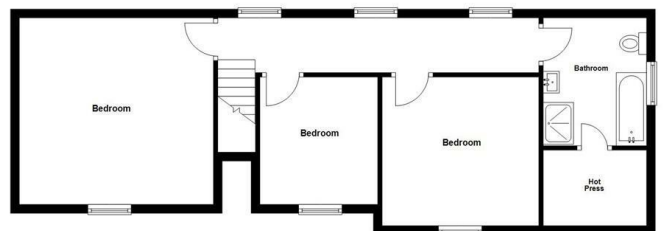
FEATURES

- A Delightful 9.6 Acre Small Holding Set On An Elevated Position
- Three Reception Rooms Including Open Plan Family Room And Kitchen
- Laundry Room
- Three Good Sized Bedrooms
- Principal Bathroom To First Floor
- Fitted with Oil Fired Central Heating And Double Glazing In Hardwood Frames
- Gardens Situated To Front And Side
- Good Range of Agricultural Outbuildings Clustered Around A Concrete Yard
- Agricultural Lands Are Sub-Divided Into Convenient Sized Fields With Mains Water Laid Onto Drinking Troughs
- Convenient To Spa, Ballynahinch, Lisburn And Belfast

Ground Floor
Approx. 67.2 sq. metres (723.0 sq. feet)



First Floor
Approx. 64.6 sq. metres (695.6 sq. feet)



Entrance Porch

Entrance Hall

Lounge

14'9 x 14'0 (4.50m x 4.27m)

Tiled fireplace and hearth; tv aerial connection point.

Living Room

14'0 x 12'0 (4.27m x 3.66m)

Maximum Measurements

Tiled fireplace and hearth; hardwood surround; built-in shelves.

Family Room

15'8 x 12'1 (4.78m x 3.68m)

Ceramic tiled floor; Fibrus connection; fluorescent lights; open plan to:

Kitchen

10'2 x 7'7 (3.10m x 2.31m)

1½ tub single drainer stainless steel sink unit with chrome swan neck mixer taps; good range of dark oak eye and floor level cupboards and drawers; formica worktops; matching leaded and glazed display cupboards; electric cooker; space for fridge and freezer; ceramic tiled walls and floor.

Laundry Room

7'6 x 5'0 (2.29m x 1.52m)

Range of built-in mid oak floor level cupboards; formica worktop; plumbed for washing machine; tiled walls.

First Floor

Landing

Bedroom 1

14'8 x 14'1 (4.47m x 4.29m)

Telephone connection point; tv aerial connection point.

Bedroom 2

10'6 x 8'9 (3.20m x 2.67m)

Double built-in wardrobe.

Bedroom 3

12'3 x 11'4 (3.73m x 3.45m)

Maximum Measurements

Velux ceiling window with fitted blind; limited head height.

Bathroom

9'5 x 7'6 (2.87m x 2.29m)

White suite comprising panel bath with brass taps; pedestal wash hand basin with matching taps; tiled shower cubicle with Redring Expressions electric shower; glass sliding shower door and side panel; low flush wc; extractor fan; ceramic tiled walls.

Walk-In Hotpress

7'7 x 5'9 (2.31m x 1.75m)

Lagged copper cylinder; Willis type immersion heater.

Outside

Double entrance pillars with wrought iron gates leading to a concrete drive and to the concrete yard providing ample parking to the front of the residence.

Wash House

14'1 x 9'10 (4.29m x 3.00m)

Single drainer stainless steel sink unit with mixer taps; good range of laminate floor level cupboards; formica worktops; plumbed and space for washing machine and tumble dryer; part tiled walls; ceramic tiled floor; fitted storage shelves; separate high flush wc.

Boiler House

Oil fired boiler; PVC oil storage tank.

Range of Outbuildings

Including:

Garage

20'7 x 11'5 (6.27m x 3.48m)

Open fronted; fluorescent light.

Fuel Store

14'10 x 14'1 (4.52m x 4.29m)

Light and power points.

Workshop

15'7 x 14'8 (4.75m x 4.47m)

Fluorescent light and power points.

Store

24'3 x 11'5 (7.39m x 3.48m)

Light and power points.

Machinery Shed

43'9 x 20'10 (13.34m x 6.35m)

Sliding door; fluorescent light and power points.

Enclosed Concrete Yard

With a range of outbuildings including:

Tractor House

26'0 x 21'3 (7.92m x 6.48m)

Cattle House
20'7 x 16'0 (6.27m x 4.88m)

Cattle House
38'0 x 12'4 (11.58m x 3.76m)
Sub-divided into calving pens; concrete drinking trough.

Slatted Cattle House
44'0 x 16'5 (13.41m x 5.00m)
Three pens; silage passage; slatted floor over slurry tank (circa 20,000 gallon capacity).

Cattle House
43'2 x 18'10 (13.16m x 5.74m)
Two calving pens; drinking trough; part lofted over pens.

Calf House
Accessed off field.

Cattle Shute & Crush

Agricultural Lands
The lands are sub-divided into convenient sized fields all of which are laid down to grass with mains water laid on to drinking troughs.

Gardens
Gardens are situated to the front and side and are planted with a selection of shrubs including, Camellia, Rhododendron, Spring Flowering Bulbs; Herbaceous plants, Clematis etc.

Tenure
Freehold.

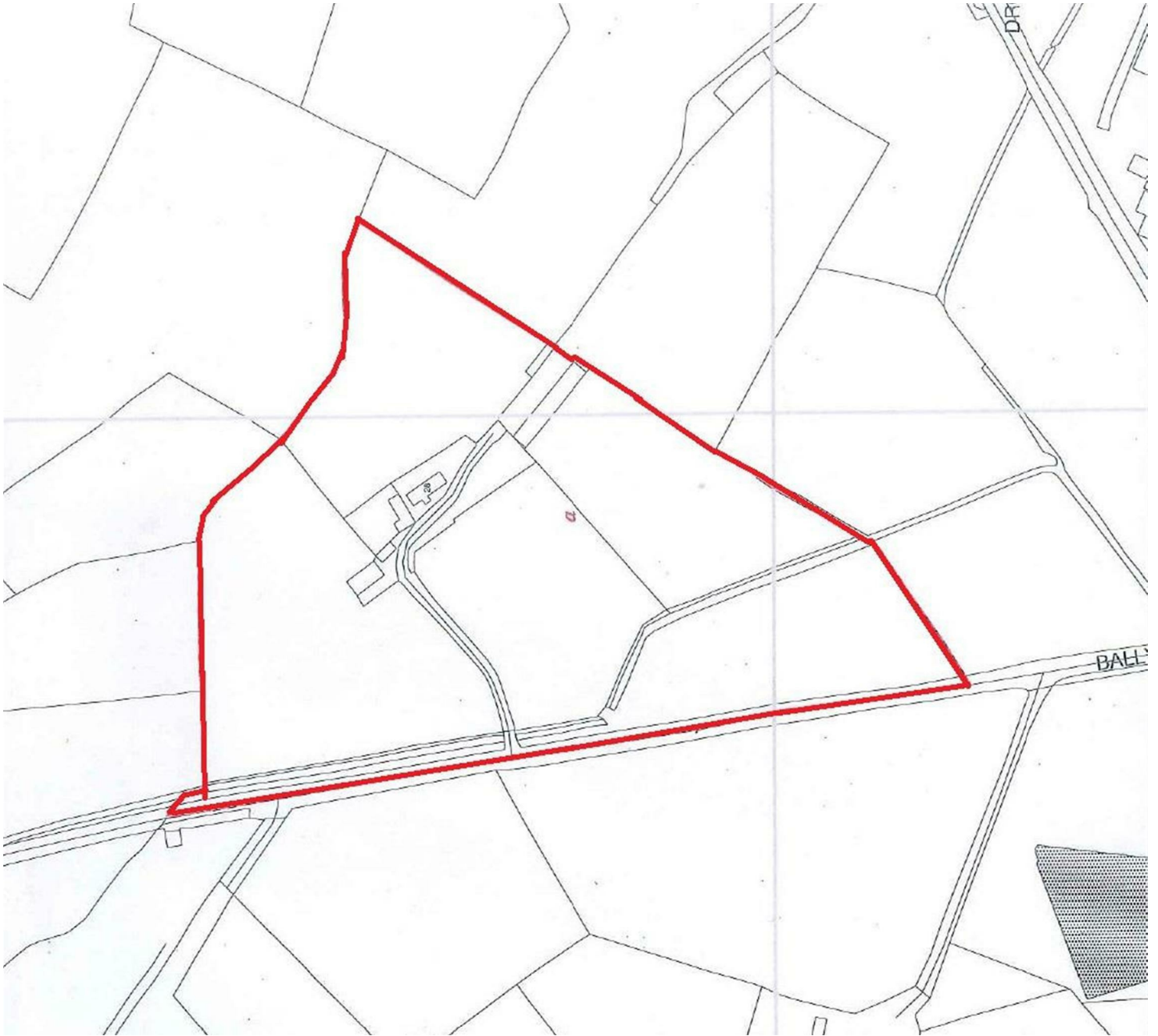
Capital / Rateable Value
£104,000. Rates Payable = £1010.67 Per Annum (Approximately)











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	46	50
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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