

**Tim Martin**  
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**11 Ballycarngannon Road**  
**Lisburn**  
**BT27 6YA**

**Offers Around**  
**£250,000**

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 97 568300

## SUMMARY

We are pleased to offer this detached farm house, range of agricultural buildings and paddock to the market.

The property extending in total to about 1.86 acres or thereabouts is situated between the Temple roundabout and Lisburn, enjoying easy access to Belfast, Lisburn and the motorway network.

The spacious farmhouse in need of modernisation includes, two receptions, kitchen, laundry room and shower room at ground floor level, four bedrooms and shower room at first floor level. Oil fired central heating and double glazing in uPVC frames have been fitted.

Externally, a range of traditional and more modern outbuildings are clustered around concrete yards and provide ample storage and housing for livestock and machinery.

## FEATURES

- Detached Farmhouse
- Four Bedrooms
- Two Reception Rooms
- Two Shower Rooms (One To Ground Floor And One To First Floor)
- Laundry Room
- Oil Fired Central Heating And Double Glazing In uPVC Frames
- Range Of Traditional And More Modern Outbuildings
- Paddock
- Easy Access To Belfast, Lisburn And The Motorway Network

## **Entrance Hall**

Quarry tiled floor; storage cupboard under stairs.

## **Sitting Room**

**13'6 x 12'8 (4.11m x 3.86m)**

Tiled fireplace and hearth; pine tongue and groove ceiling.

## **Dining Room**

**13'9 x 13'6 (4.19m x 4.11m)**

Tiled fireplace and hearth; pine tongue and groove ceiling; recessed display cupboard with glazed doors; tv aerial connection point.

## **Kitchen**

**18'1 x 10'6 (5.51m x 3.20m)**

Single drainer stainless steel sink unit with mixer taps; range of eye and floor level cupboards and drawers; formica worktops; integrated Beko electric oven; Stanley solid fuel range; quarry tiled floor; part tiled walls.

## **Shower Room**

**10'5 x 3'11 (3.18m x 1.19m)**

White suite comprising tiled shower with Triton T100 E electric shower; disabled shower panel; pedestal wash hand basin; close coupled wc; non-slip floor; extractor fan.

## **Rear Hall**

Quarry tiled floor.

## **Laundry Room**

**9'0 x 6'10 (2.74m x 2.08m)**

Glazed Belfast sink; range of laminate eye and floor level cupboards; formica worktops; plumbed for washing machine.

## **First Floor**

### **Landing**

Stained tongue and groove ceiling.

### **Bedroom 1**

**12'10 x 10'4 (3.91m x 3.15m)**

### **Shower Room**

**7'11 x 7'1 (2.41m x 2.16m)**

White suite comprising tiled shower with Triton Safeguard electric shower; disabled shower surround; close coupled wc; pedestal wash hand basin; non-slip floor; extractor fan.

### **Bedroom 2**

**11'8 x 10'2 (3.56m x 3.10m)**

## **Upper Landing**

### **Bedroom 3**

**14'6 x 12'8 (4.42m x 3.86m)**

**Bedroom 4****14'5 x 13'9 (4.39m x 4.19m)**

Painted tongue and groove ceiling.

**Outside**

Garden to front laid down to grass; Warmflow oil fired boiler; PVC oil storage tank; concrete drive leading to concrete yard, partially enclosed with a range of outbuildings including:

**Garage****22'8 x 14'9 (6.91m x 4.50m)**

Double doors.

**Fuel Store****3 Bay Open Fronted Hay Shed****45'0 x 24'6 (13.72m x 7.47m)**

Concrete floor.

**Calf House****Store****Machinery Shed****45'0 x 46'0 (13.72m x 14.02m)**

Concrete floor.

**Rear Yard****Silo****60'0 x 29'0 (18.29m x 8.84m)**

Concrete floor.

**Cubicle House****62'0 x 23'7 (18.90m x 7.19m)**

For a 27 herd; slated passage; roof in poor condition.

**Concrete Yard****Grain Tower**

Now obsolete.

**Paddock**

Currently laid down to grass, the paddock enjoys good frontage to the county road and is situated adjacent to the yard.

**Tenure**

Freehold

**Capital / Rateable Value**

£152,000. Rates Payable £1322.40 Per Annum (Approximately)









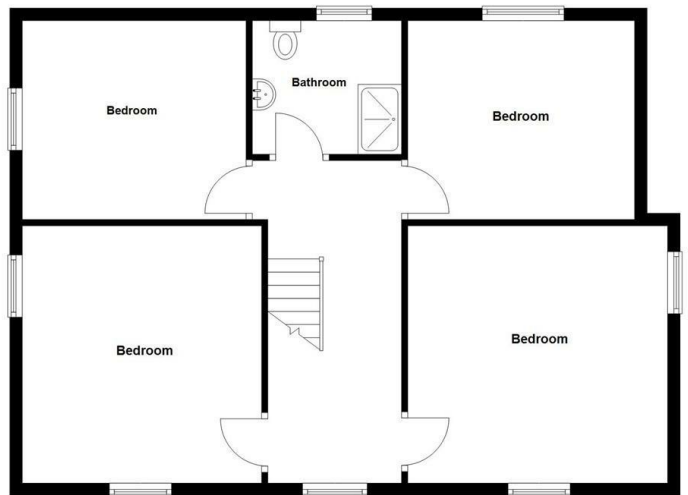




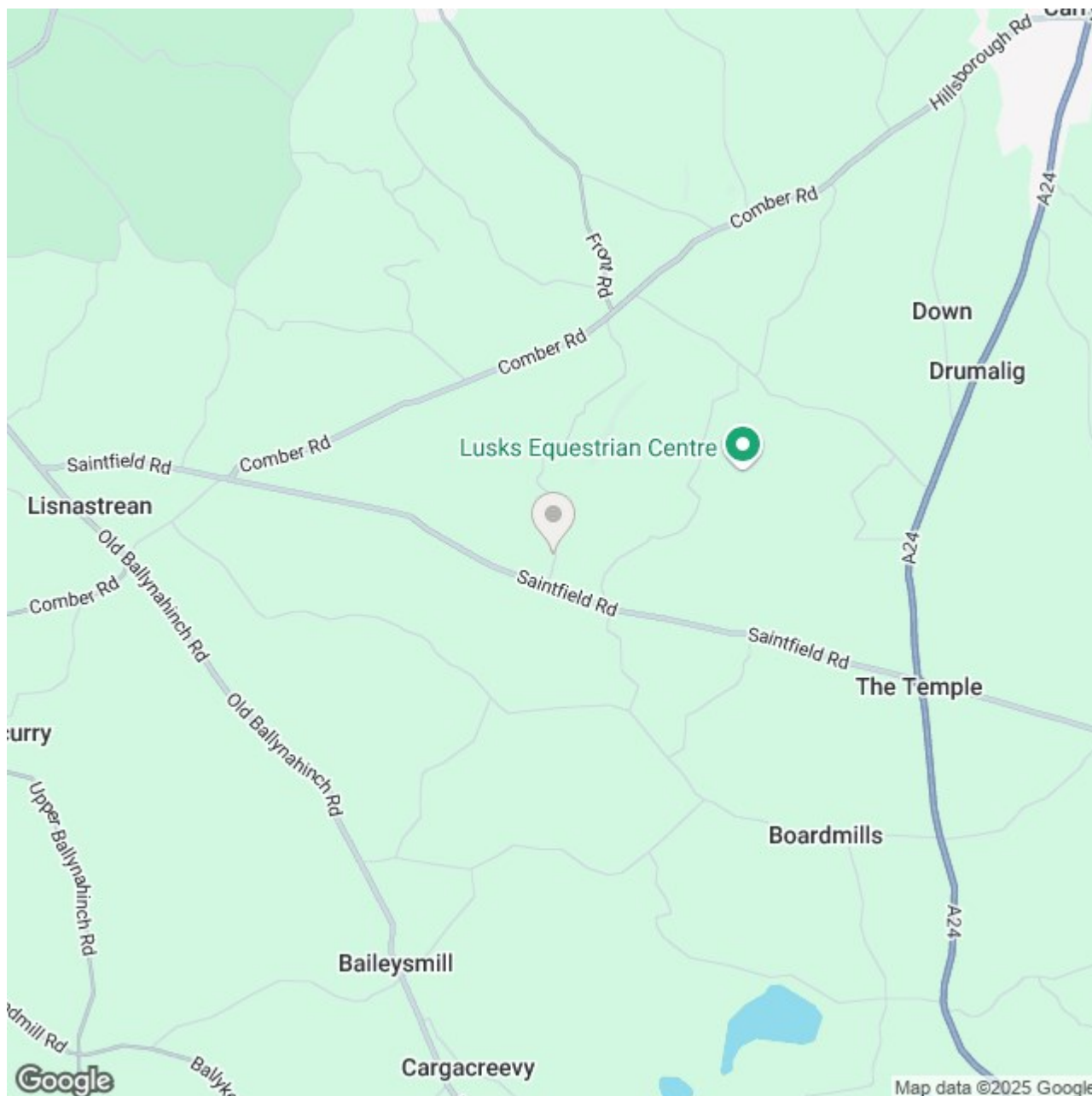
**Ground Floor**  
Approx. 76.1 sq. metres (818.8 sq. feet)



**First Floor**  
Approx. 76.0 sq. metres (818.5 sq. feet)



Total area: approx. 152.1 sq. metres (1637.3 sq. feet)



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 56      | 59        |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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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