



For Sale As A Whole Or In Lots



Northleigh  
141 Belfast Road  
Saintfield  
BT24 7HF

Price Guide  
£1,000,000

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## SUMMARY

### For Sale As A Whole or In Lots

We are pleased to offer this exceptional c. 62 acre farm with a fine Victorian farmhouse and range of agricultural outbuildings clustered around two yards, ideally located almost equal distance between Saintfield and Carryduff.

The farm, situated adjacent to Millenium Integrated Primary School, is accessed from Lisdoonan Road, with lands situated to either side of the county road.

The spacious residence includes a formal drawing room, family room, integrated kitchen with adjoining utility room, four double bedrooms and bathroom. Oil fired heating and partial double glazing is fitted with the remaining windows being the original sash windows.

The extensive outbuildings originally housed a dairy herd and include a selection of cubicle houses, lyin sheds, machinery shed, stores and workshops.

The lands are currently all laid down to grass and can be accessed from the farmyard, approach laneway and county road affording easy access to the majority of the fields.

The property is situated a short distance from Belfast, the George Best City Airport, top grammar schools and sports facilities and offers a rare opportunity to acquire a fine family home surrounded by the farm land.

## FEATURES

- Fine Victorian Farmhouse With Circa 62 Acres of Agricultural Land
- Formal Drawing Room and Living Room
- Integrated Kitchen with Adjoining Utility Room
- Four Double Bedrooms
- Oil Fired Central Heating and Partial Double Glazing, Partial Original Sash Windows
- Extensive Range of Agricultural Outbuildings
- Agricultural Lands Extending to Circa 62 Acres
- Ideally Situated Between Saintfield and Carryduff
- Short Distance From Belfast City, Airport, Top Grammar Schools and Sports Facilities
- A Rare Opportunity To Aquire A Fine Family Home and Agricultural Lands

## **Reception Hall**

Storage cupboard under stairs; pitch pine tongue and groove ceiling with matching cornice; dado rail.

## **Drawing Room 23'10 x 14'2 (7.26m x 4.32m)**

Tiled fireplace and hearth; hardwood surround; pine tongue and groove ceiling with matching cornice.

## **Living Room 14'3 x 14'2 (4.34m x 4.32m)**

Tiled fireplace and hearth; pine tongue and groove ceiling; matching cornice; picture light.

## **Kitchen 12'0 x 11'10 (3.66m x 3.61m)**

1½ tub single drainer stainless steel sink unit with mixer taps; range of laminate eye and floor level cupboards and drawers with matching leaded glazed display cupboards; eye level plate racks; cream two oven oil fired AGA; integrated Phillips double electric oven; Phillips 4 ring solid state hob; plumbed for washing machine; timber beamed ceiling; Terrazzo tiled floor; pine tongue and groove panelled and part tiled walls to dado rail; LED lighting.

## **Utility Room 9'11 x 9'1 (3.02m x 2.77m)**

Range of wood laminate eye and floor level cupboards with matching glazed display cupboards; Terrazzo tiled floor.

## **Rear Hallway 10'9 x 9'1 (3.28m x 2.77m)**

Oak tongue and groove floor with mat recess; wood laminate panelled walls; storage cupboard; picture rail.

## **Mahogany and Pine Furnished Staircase**

Leading to first floor.

## **First Floor**

### **Landing**

Painted tongue and groove ceiling; dado rail.

### **Bedroom 1 14'3 x 14'2 (4.34m x 4.32m)**

Embossed cast iron fireplace with tiled panels and painted slate surround; painted tongue and groove ceiling.

### **Bedroom 2 14'2 x 12'6 (4.32m x 3.81m)**

Embossed cast iron fireplace with tiled panels and painted slate surround; painted tongue and groove ceiling.

### **Bedroom 3 13'6 x 9'2 (4.11m x 2.79m)**

Two double built-in wardrobes; knee hole dressing table with two sets of four drawers, mirror and strip light over; range of eye level cupboards; painted tongue and groove ceiling.

### **Bedroom 4 14'1 x 10'10 (4.29m x 3.30m)**

### **Bathroom 11'11 x 8'6 (3.63m x 2.59m)**

White suite comprising panel bath with chrome taps and matching side handles; recessed soap holder; rectangular shower cubicle with PVC panelled walls; Mira Elite SE electric shower unit; glass shower door; pedestal wash hand basin; ceramic tiled walls; pine tongue and groove ceiling; chrome heated towel radiator; hotpress with insulated copper cylinder and immersion heater.

### **Separate WC 6'2 x 3'0 (1.88m x 0.91m)**

WC with concealed cistern; pine tongue and groove wall panelling to dado rail.

## **Gardens**

Situated to the front and sides of the residence, the gardens are laid out in lawns and are bordered by a fine stand of native trees, planted with a selection of shrubs and enclosed by Berberis and Privet hedges.

## **Solar Panels**

16 solar panels

## **Outside**

Concrete lane leading from the county road to a cattle grid and bitmac farmyard, partially enclosed with a range of outbuildings including:-

## **Boiler House**

Oil fired boiler.

## **WC**

White close coupled wc.

## **Store 14'9 x 9'8 (4.50m x 2.95m)**

Light point.

## **Store 24'0 x 15'0 (7.32m x 4.57m)**

Approximately.

## **Workshop / Garage 20'0 x 14'9 (6.10m x 4.50m)**

Part lofted; sliding door; light point

## **Former Dairy 18'6 x 13'1 (5.64m x 3.99m)**

## **Barn 29'5 x 17'2 (8.97m x 5.23m)**

Approached from stone steps; sliding door.

## **Store 43'0 x 26'0 (13.11m x 7.92m)**

Sliding door.

## **Workshop 13'8 x 11'3 (4.17m x 3.43m)**

Approached from store.

## **Two Bay Hay Shed 30'7 x 24'2 (9.32m x 7.37m)**

Sliding doors; tungsten light.

## **Rear Yard**

## **Garage**

Roller door.

## **Store 15'0 x 12'3 (4.57m x 3.73m)**

Light point.

## **Dairy 16'1 x 14'4 (4.90m x 4.37m)**

Sliding door.

## **Cubicle House 52'0 x 51'7 (15.85m x 15.72m)**

Accommodates 36 cows (approximately); concrete drinking trough; slatted passages; vented roof.

## **Cattle Chute & Crush**

## **Lyin Shed 50'3 x 16'6 (15.32m x 5.03m)**

Partially lofted; partially slatted floor over slurry tank; partially vented roof.

## **Silo 75'0 x 22'6 (22.86m x 6.86m)**

## **Silo 75'0 x 23'4 (22.86m x 7.11m)**

## **Lyin Shed 90'0 x 29'3 (27.43m x 8.92m)**

Concrete drinking trough; vented roof; fluorescent light.

## Gravelled Storage Yard

## Agricultural Lands

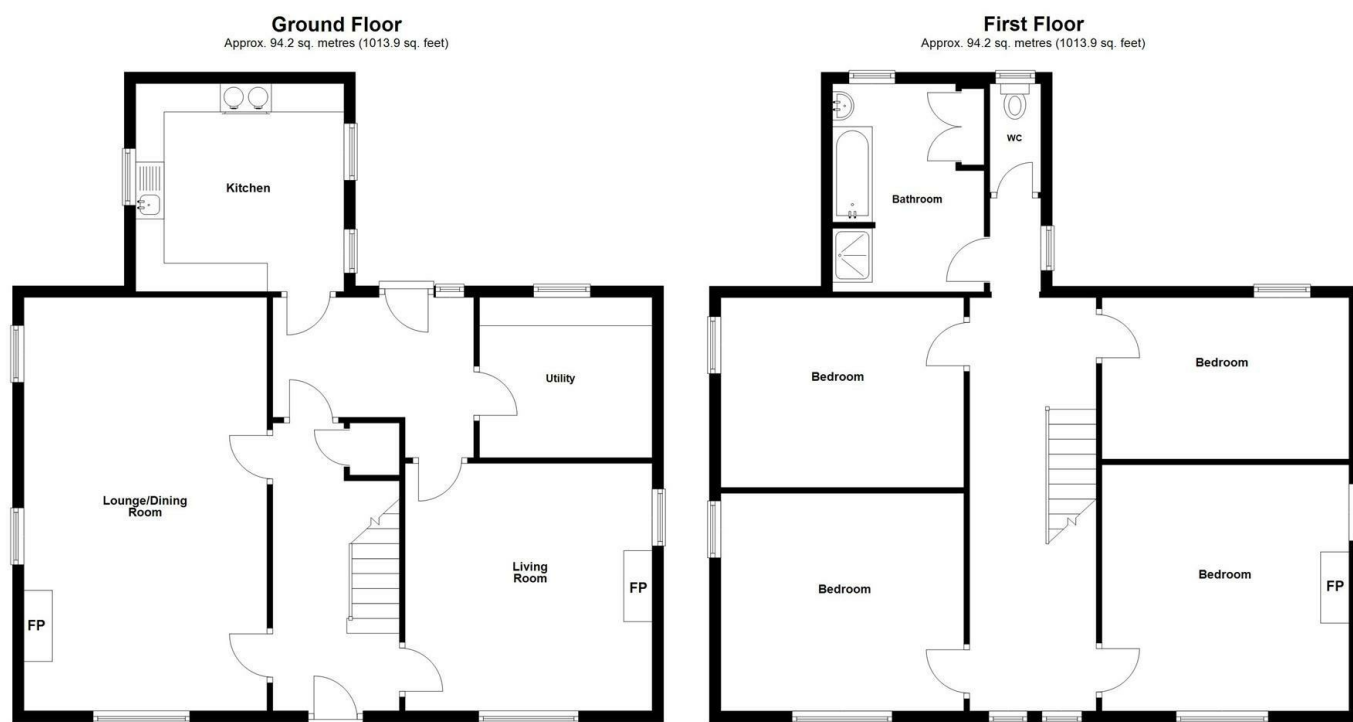
Accessed from the approach laneway with good frontage to either side of the Lisdonnan road. The lands are all currently laid down to grass with mains water laid onto drinking troughs. The lands are thought suitable for cutting and grazing with the lands situated to the opposite side of the Lisdoonnan Road from the farmyard are thought suitable for the production of cereal crops. The lands appear to be fenced for livestock.

## Tenure

Freehold

## Capital / Rateable Value

£240,000. Rates Payable £2183.52 Per Annum (Approximately)



Total area: approx. 188.4 sq. metres (2027.9 sq. feet)



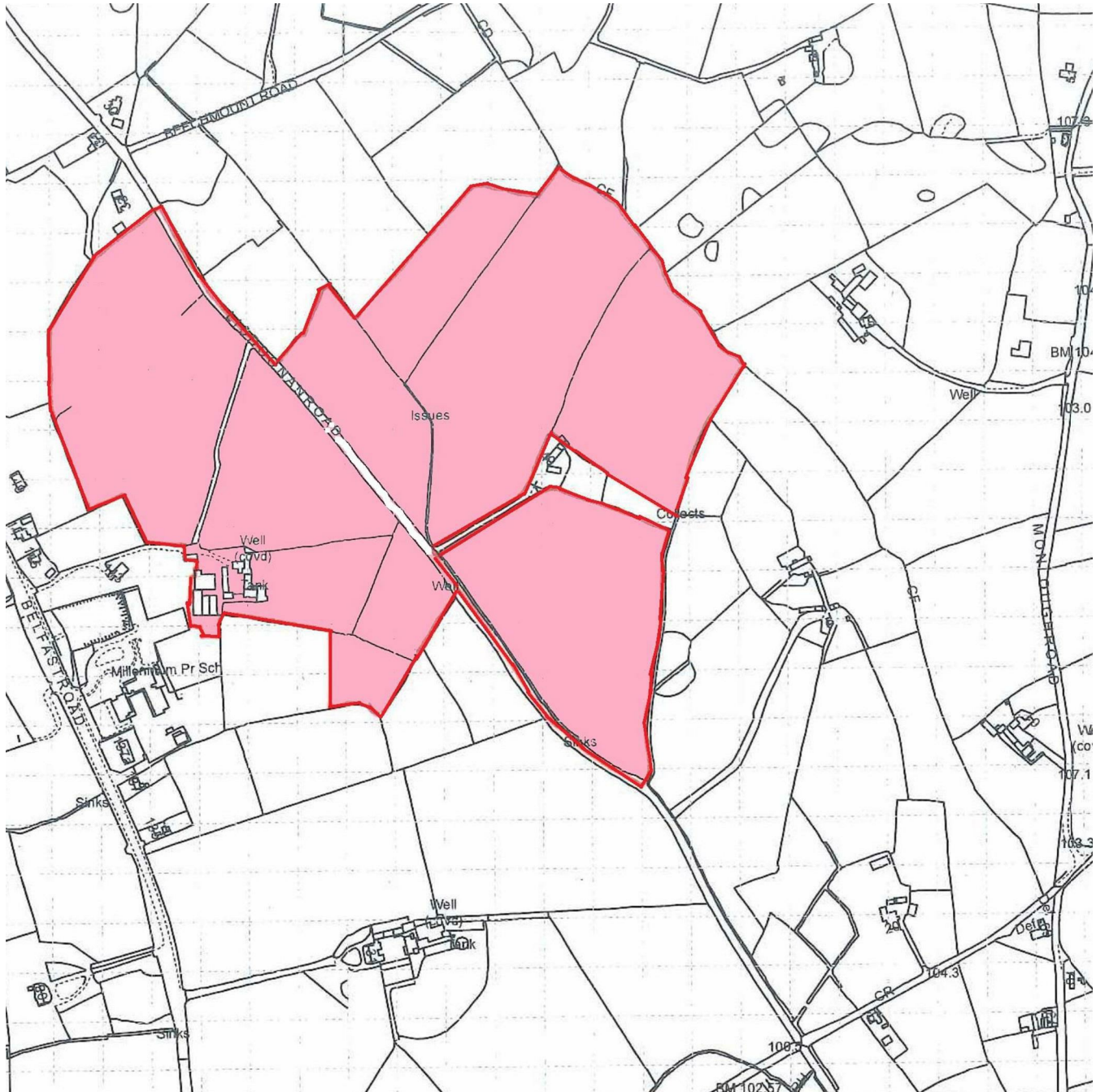












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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