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87 Green Road, Ballyclare, BT39 9PH

PRICE Offers Over £350,000

This attractive double fronted farmhouse with associated outbuildings is perfectly positioned on an extensive mature site within an idyllic country location yet enjoys close road links to the A8 so Belfast city centre is within a 20 minute commute. Dating back to the early 1800's the townland was know locally as Clements Hill it has been suggested that the grandfather of renowned author Mark Twain of 'Huckleberry Finn fame' a Mr Samuel Clemens left this locality in the late 18th century to emigrate to America so for the purchaser searching for a property with lots of character and a link to the past this will have a strong appeal. Internally the property enjoys a spacious well planned living layout comprising 5 bedrooms, 2+ receptions, large farmhouse style kitchen with living / dining aspect, utility / boot room and first floor family bathroom. Externally there is parking for a number of vehicles with private courtyard, yard and a variety of outbuildings. For the purchaser searching for a small holding further land is available in one or two lots.

Lot 1 adjoining Paddock / Field circa 0.75 Acre PRICE £15,000
Lot 2 Lower field circa 5.2 Acres PRICE £80,000

> Sales > New Homes >
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Antrim
12 Church Street
Antrim
BT41 4BA
Tel: **(028) 9446 6777**

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel : **(028) 9334 0726**

- **Impressive Double Fronted Detached Farmhouse**
- **5 Bedrooms**
- **2+ Reception**
- **Private Mature Site With Far Reaching Countryside Views**
- **Further Land Available In One or Two Additional Lots**
- **Well Regarded RuraL Location With Excellent Road Links To A8**
- **Extensive Range Of Associated Outbuildings**
- **Farmhouse Kitchen With Living / Dining Aspect**
- **Spacious Family Bathroom / Separate First Floor WC**
- **PVC Double Glazing / Oil Fired Central Heating**

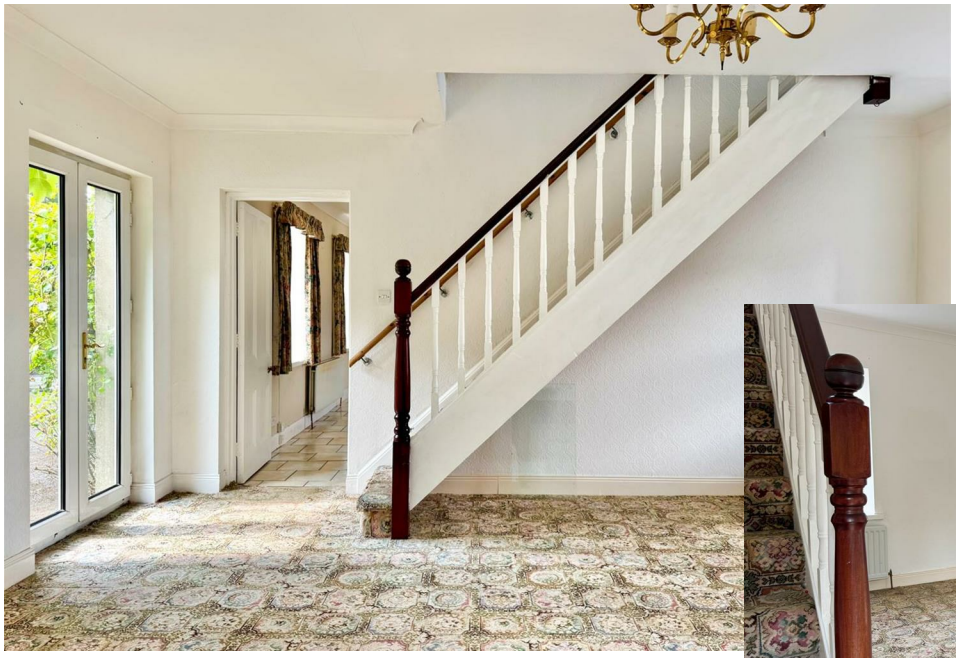
ACCOMMODATION

GROUND FLOOR

PVC front door with double glazed full height side screens into:-

SPACIOUS ENTRANCE HALL 8'0" x 7'4"
Approximately.

LOUNGE 17'3" x 13'3"
Attractive period style marble fireplace with granite inset and matching marble and granite hearth with mahogany carved surround. Dual window aspect. Twin wall light facility. Views over field.



SNUG 10'1" x 8'2"
A perfect space for home office.

FAMILY ROOM 20'4" x 17'6"
Attractive period style marble fireplace with matching hearth with granite inset and ornate mahogany carved surround. Dual window aspect. PVC double glazed French door to front courtyard. Staircase to first floor.

FARMHOUSE STYLE KITCHEN 18'0" x 16'6"

Approximately. With Living / dining aspect. Equipped with a comprehensive range of high and low level fitted units with contrasting worksurfaces. Inlaid single drainer stainless steel sink unit. Open ended corner displays. Part tiled walls. Tiled floor. Dual window aspect with views over field. Brick fireplace with cast-iron multi fuel stove on Stone hearth.

UTILITY/ BOOT ROOM 16'9" x 16'6"

Approximately. Fitted with a range of low level storage cupboards. Single drainer stainless steel sink unit. Oil fired boiler. Plumbed for washing machine & dishwasher. Tiled floor. External PVC double glazed door to rear courtyard.

FIRST FLOOR

SPACIOUS GALLERY STYLE LANDING

BEDROOM 3 10'3" x 8'6"
Far reaching views over surrounding countryside.

BEDROOM 1 16'8" x 17'6"
Alcove with vanity unit. Dual window aspect.

SPACIOUS FAMILY BATHROOM
Comprising panelled bath with shower attachment, low flush w.c, pedestal wash hand basin, fully tiled shower enclosure with electric shower unit and bidet. Part tiled walls. Access to large shelved hotpress. Far reaching views over surrounding countryside.

BEDROOM 2 12'7" x 8'9"
At max.

LUGGAGE ROOM 12'6" x 4'5"
Perfect for a variety of uses such as home office / dressing room etc.

BEDROOM 4 13'6" x 9'6"
Far reaching views over surrounding countryside.

BEDROOM 5 13'6" x 8'8"
Fitted wall to wall full height wardrobes with fixed drawers and matching overhead storage bays.

BATHROOM
Comprising pedestal wash hand basin and low flush w.c. Part panelled walls.

OUTSIDE
Accessed via long shared lane with direct access onto the Green road Ballyclare. The property occupies a mature extensive private site with excellent parking facilities for a number of vehicles.
Private courtyard to front with additional parking bays to side. A varied range of attached and detached outbuildings including.

WOOD STORE 19'8" x 11'1"
Approximately.

Farm gate into rear yard.

3 TIER STABLE BLOCK 16'2" x 9'7"

STABLE 2 16'2" x 15'3"

STABLE 3 16'2" x 7'3"

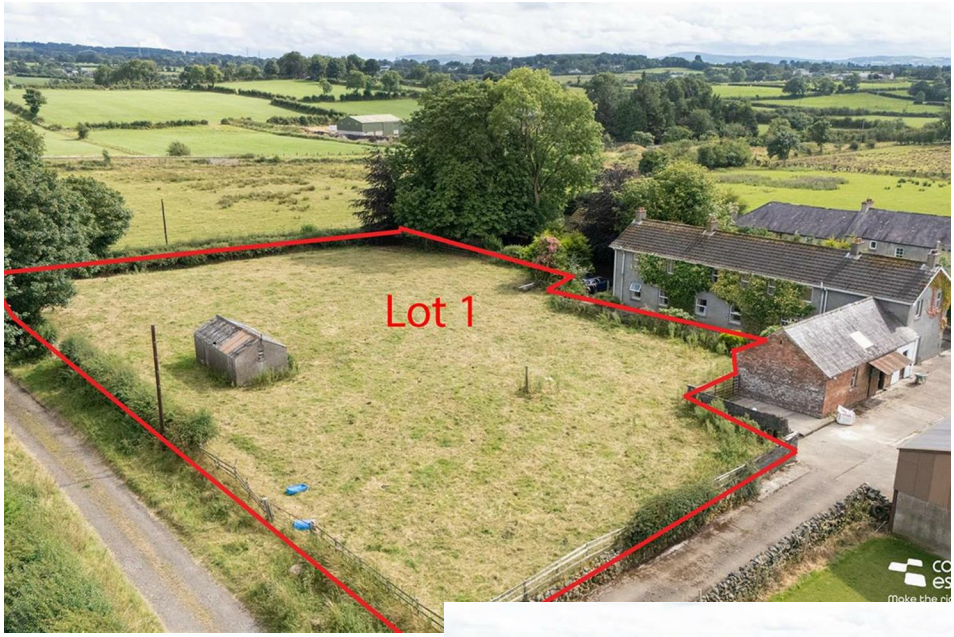
BARN 30'0" x 17'3"
With power and light.

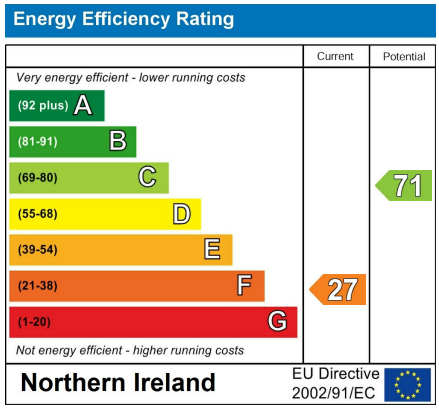
ATTACHED COVERED LEAN TO OPEN STORE 17'3" x 8'3"

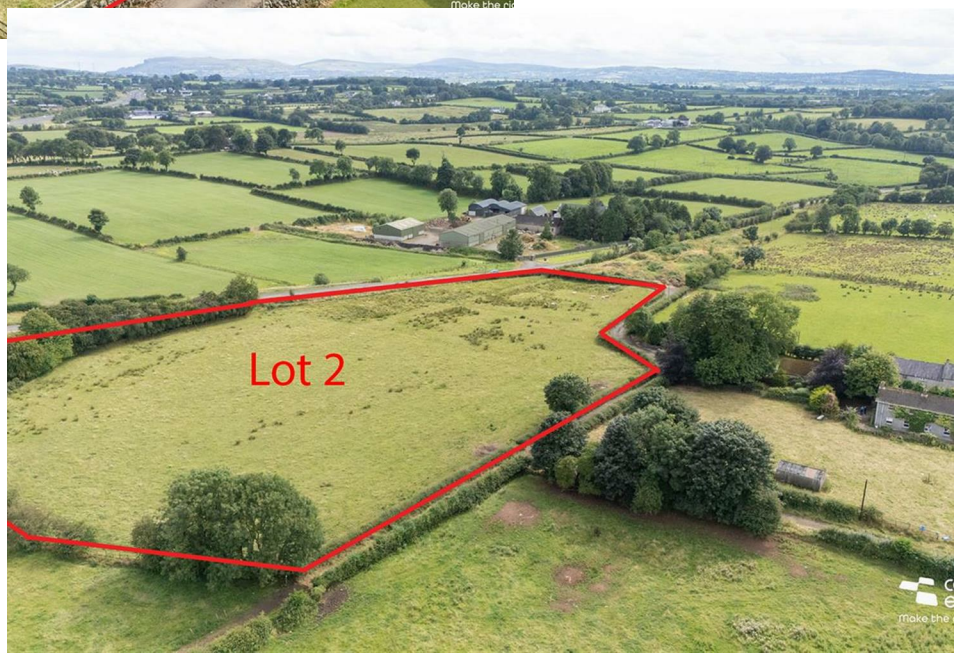
ATTACHED OUTBUILDING 37'6" x 18'3"
Former stable block split into sheep pens. An excellent space for further accommodation if required subject to planning approvals.

LOT 1- REAR FIELD
Circa 0.75 Acre £15,000

LOT 2 LOWER FIELD
Circa 5.2 Acres PRICE £80,000







IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.

The Mortgage Shop
You Talk. We Listen.
T: 028 9318 0002
Fiona.hannah@themortgageshop.net

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If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

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