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# For Sale

## Outstanding C.44 acre Dairy Farm

41 Ballygonnell Road  
Drummoghan  
Enniskillen  
BT93 7AE

**AGRICULTURAL**



## For Sale

### Outstanding C.44 Acre Dairy Farm

**41 Ballygonnell Road**  
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Enniskillen  
BT93 7AE

#### AGRICULTURAL



#### Location

Situated on the Ballygonnell Road, approximately 5 miles from Enniskillen, the property occupies an attractive rural setting within a well regarded farming district. The property enjoys easy access to the town's wide range of schools, shops and leisure facilities, whilst remaining well placed for travel throughout the surrounding area.

#### Description

This excellent dairy farm comprises a modern farmyard with an extensive range of agricultural buildings and impressive 5 bedroom farmhouse. This Beautiful dwelling was constructed C. 1980 however has since undergone a complete renovation/extension C. 5 years ago. This impressive five bedroom farmhouse extends to approximately C. 3,875sq. ft and offers spacious family accommodation finished to a high standard throughout.

| Key Features                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Dwelling                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Farm                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <ul style="list-style-type: none"> <li>• Newly Roofed in Natural Slates, Rewired, Replumbed &amp; Walls Insulated (C.5 Years Ago)</li> <li>• Solid Oak Open Plan Country Kitchen C/W Granite Worktops, Rangemaster Cooker and Integrated Appliances.</li> <li>• Pantry &amp; Separate Utility Room</li> <li>• Living Room with Solid Fuel Stove &amp; Back Boiler</li> <li>• Ground Floor Wet Room</li> <li>• Family Bathroom with Rainfall Shower</li> <li>• Solid Oak Internal Doors, Skirting Boards &amp; Architraves Throughout</li> <li>• LED Spot Lighting</li> <li>• Oil Fired Central Heating</li> <li>• Pressurised Water System</li> <li>• Double Garage &amp; Rear Patio</li> </ul> | <ul style="list-style-type: none"> <li>• 22 Point Dairymaster Rapid Exit Parlour C. 6 Years Old.</li> <li>• C. 140 Milk Cow Cubicles (Space for additional cubicles if required)</li> <li>• C. 42 Dry Cow Cubicles</li> <li>• C. 14 Heifer Cubicles</li> <li>• Calf Shed C. 60 ft x 40 ft</li> <li>• GP Workshop C. 46 ft x 30 ft with Roller Shutters</li> <li>• Straw Shed C. 20 ft x 25 ft with Roller Shutter</li> <li>• Shuttered Outdoor Silo C. 120 ft x 30 ft</li> <li>• Outdoor earth bank Silage Pit C. 140 ft x 45 ft with Concrete Floor.</li> <li>• C. 1 Million Gallon Open Slurry Lagoon.</li> <li>• Borewell/ Mains Water Supply to the Property.</li> </ul> |

#### Business Opportunity

The business farms over C. 300 acres of land to include owned and rented pasture, all within a 3 mile radius of the main farm holding. The purchaser would have the opportunity to continue farming this land subject to annual agreements. (Further Details on Request)

#### Additional Residential Opportunity

Modern bungalow at 49 Ballygonnell Road is also available if required by separate negotiation. (Further Details on Request)

#### Rates

We have been advised by the Land and Property Services website of the following:  
Estimated Annual Rates Payable for 2026/2027: £1,484

#### Sale Details

Price on Application



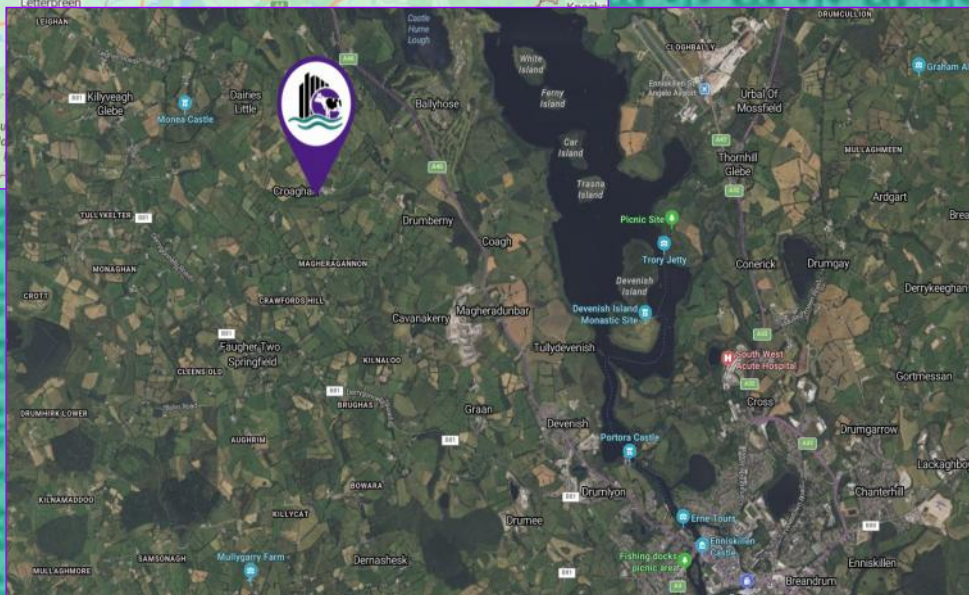
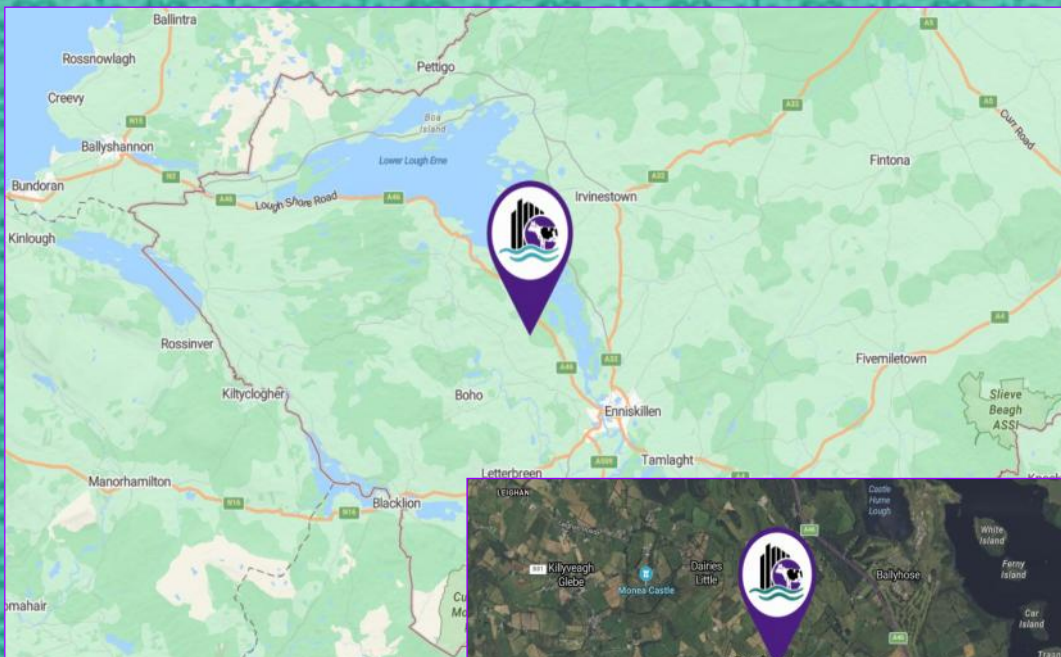
**Floor Plan**

Maps For Indicative purposes only

**OSNI Map**



# Location Maps



**Jonathan Keys** MRICS



**RICS**

the mark of  
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worldwide



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or would you like a **Free** valuation to advise what price you could expect if you decided to sell?

Like many of our valued clients already have, give our professional team a call for a **FREE** no obligation confidential discussion on **028 8554 8242** and we would be happy to assist you whatever property your enquiry relates to.



### MISREPRESENTATION ACT 1967

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