

**J. A. McClelland & Sons**

Incorporating J. M. Wreath & Co.

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

**FOR SALE**

**'BALLAGHMORE HOUSE'  
7 FARRAN ROAD, BALLYMONEY**



**A SUBSTANTIAL FARM EXTENDING TO c. 103 ½ ACRES OF GOOD QUALITY LAND WITH A  
FINE PERIOD RESIDENCE & GOOD RANGE OF FARM BUILDINGS**

[www.jamcclelland.com](http://www.jamcclelland.com)



**J. A. McClelland & Sons are delighted to present to the market this highly attractive arable farm which extends to c. 103 ½ acres together with a fine period residence, with three reception rooms, modern fitted kitchen and six bedrooms. A well maintained property in good decorative order throughout. The adjoining farmyard has a range of livestock accommodation and general purpose sheds in good repair all set around a concrete yard. The farm is very well located approx. 1½ miles from Ballymoney and convenient to the A26 Frocess Road, the main arterial route to Belfast and Derry. Early inspection is highly recommended**

**Guide Price: £1,700,000**  
**Viewing: Strictly by appointment**



Accommodation

ENTRANCE PORCH: 22'5 x 6'3

A single glazed entrance porch leading to the original entrance hall with decorative stainless glass original door, cornice, and centre rose.

LIVING ROOM: 17'6 x 14'6

Decorative slate fireplace with tiled surround and hearth, cornice, centre rose and radiators.

DINING ROOM: 17'9 x 13'2

Open fireplace with tiled hearth, mahogany surround and radiators.

KITCHEN/DINER: 15'5 x 17'7

Fitted oak kitchen suite with range of high and low level units, integral appliances to include 'Belling' oven, grill and ceramic hob, extractor fan, integral fridge, plumbed for dishwasher, 1 ½ bowl stainless steel sink and drainer unit, TV point, beamed ceiling, tiled floor.





SITTING ROOM: 21' x 14'4

Open fireplace with mahogany surround, TV point and double radiators.

UTILITY ROOM: 8'6 x 8'

Plumbed for washing machine, wc, wash hand basin, tiled floor and frosted window.

PANTRY:

With range of fitted units.

REAR PORCH:

With tiled floor.

**First floor accommodation**

BEDROOM 1: 12'9 x 8'8 with radiator.

BEDROOM 2: 14'8 x 8'8 with radiator.

BEDROOM 3: 12'9 x 8'5 with radiator.

BEDROOM 4: 14'9 x 8'4 with radiator.

BEDROOM 5: 15' x 10'6 with radiator.

BEDROOM 6: 11'6 x 6'4 with radiator.

BATHROOM:

Fully tiled with coloured suite comprising corner bath, wash hand basin, frosted window and radiator.

SEPARATE WC: Fully tiled.

SHOWER ROOM: Fully tiled.

WALKIN HOTPRESS

OIL FIRED CENTRAL HEATING THROUGHOUT





**Farmyard & outbuildings**

ROW OF TRADITIONAL STONE & BLOCK BUILT OUTHOUSES

Part lofted and with slated roof.

GENERAL PURPOSE SHED: 69'5 x 34'6

HAY SHED:

Round roof five bay hay shed.

FORMER PIGGERY: 72' x 19'

GENERAL PURPOSE SHED: 72' x 29'

DOUBLE COVERED SILO SHEDS: 72' x 17'10 (each) recently re-roofed.

CATTLE HOUSE: 105' x 38' seven bay shed with feeding area.

MACHINERY SHEDS: 75' x 50' (each) two single pitched general purpose sheds.

**Energy Performance Certificate**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		36 F
1-20	G	12 G	



*Photograph outline for identification purposes only. Not to scale.*









## **Lands**

The lands are all held in a compact block with frontage to the Farran Road, fields are all arable and accessible from the farmyard and by intersecting farm lanes. The land is all well fenced and watered for stock and bounded by thick mature hedgerows.

The lands are currently let for this season with several fields in crop. Should completion of the sale take place before the end of the season the letting monies will be apportioned between the parties.

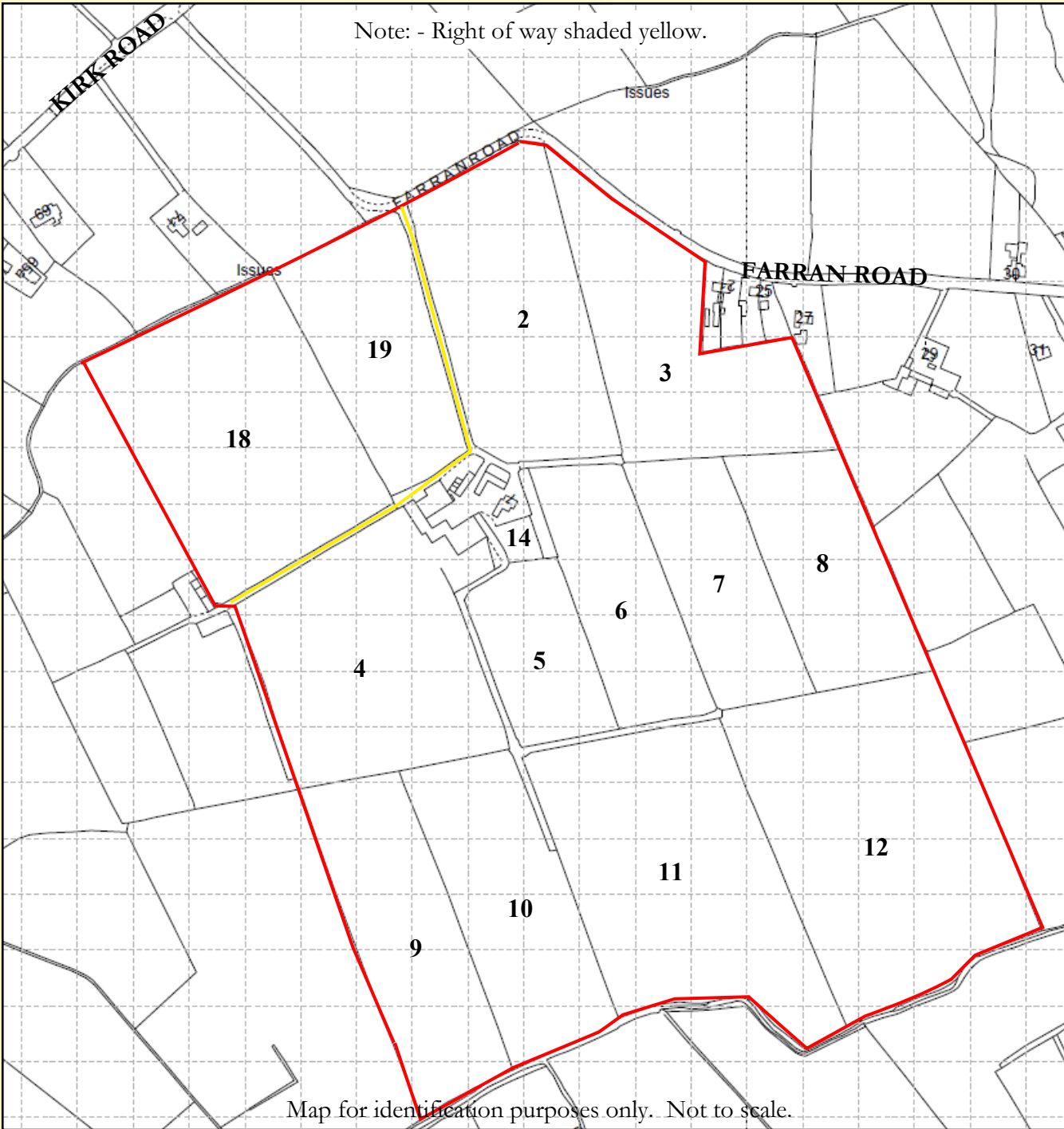
## **Basic Payment Scheme**

BPS entitlements are available for transfer.

## **Title**

For title enquiries apply to Anderson Gillan Barr, Solicitors, Coleraine.

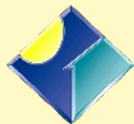
## FARM MAP



## FIELD SCHEDULE

FIELD No.	HECTARES	ACRES
2	3.53	8.72
3	3.27	8.08
4	3.88	9.58
5	1.45	3.58
6	2.06	5.09
7	2.04	5.04
8	2.28	5.63
9	2.77	6.84
10	2.84	7.01
11	4.91	12.13
12	5.48	13.54
14	0.14	0.35
18	4.54	11.21
19	2.38	5.88

(DARD measure 2011)



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