



**R A NOBLE & CO**

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK  
AUCTIONEERS & ESTATE AGENTS

Your  
Local  
Property  
Experts.

# For Sale

Excellent C. 38.1 Acre Residential Farm

75 Tullycunny Road,  
Kiltamnagh,  
Omagh,  
BT78 1QQ

AGRICULTURAL



**R.A. Noble & Co.**

[www.nobleauctioneers.co.uk](http://www.nobleauctioneers.co.uk)



## Location

This quality residential farm is ideally located in a highly sought after farming district on the Tullycunny Road, Kiltamnagh, Omagh. The farm is just C. 2.5 miles north of Fintona and C. 4.5 miles south of Omagh thus occupying a central location in close proximity to both local towns.

## Description

This attractive farm presents a rare opportunity to acquire an established residential farm perfect for those seeking to establish a new farm business or indeed a valuable addition to any local existing farm business.

The farm benefits from a private access off and an abundance of road frontage to Tullycunny Road.

The lands which are held on either side of the Tullycunny Road are of top quality with much free draining characteristics evident over the holding.

The lands are served by mains water and bound by mature hedgerows and livestock proof fencing.

The traditional farmyard comprises the following useful accommodation:-

- Wagon roofed hayshed
- Large barn with loft
- 3 Bay wagon roofed silo with Lean-to cubicle house
- Livestock handling facilities
- Various additional traditional outhouses.
- 3 No. Stables
- 12 Cow byre

## Farm Dwelling

The farm dwelling comprises a well appointed 3 bedroom 2 storey detached home of traditional solid wall construction fitted with oil fired central heating and DG PVC windows and doors.

## Accommodation

We have measured the property in accordance with the RICS Code of measuring practice 6th Edition and would note the following approximate areas:-

### Ground Floor

Kitchen :	4.2m x 2.57m	Living Room :	6.4m x 3.45m
Reception :	4.2m x 3.64m	Hallway 1 :	4.7m x 1.9m
Utility Room :	5.1m x 3m	Hallway 2 :	1.93m x 1.9m
Garage :	6m x 5.1m		

### First Floor

Bedroom 1 :	4.2m x 2.88m	Bathroom :	4.08m x 3.01m
Bedroom 2 :	3.86m x 3.33m	Bedroom 3 :	4.08m x 3.2m

## Accommodation

The farm extends to C. 38.1 Acres ( 15.2 hectares.)

## Sale Details

Price on Application.

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## AGRICULTURAL

EPC—TBC



Indicative Boundary Maps

(For Indicative purposes only)

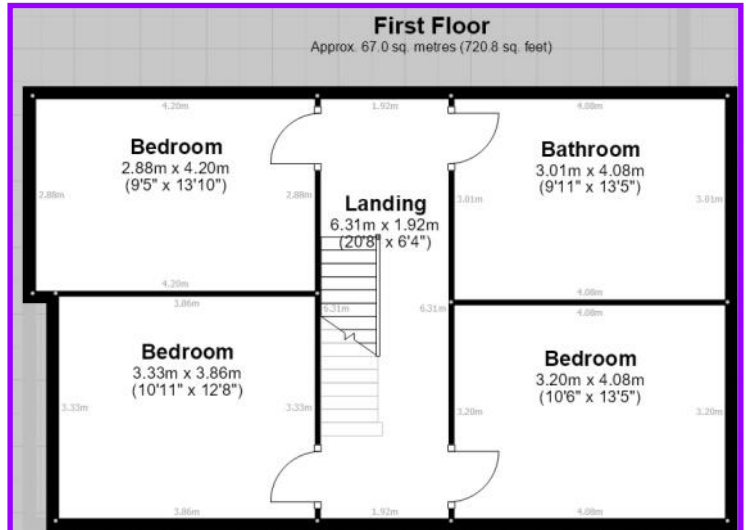
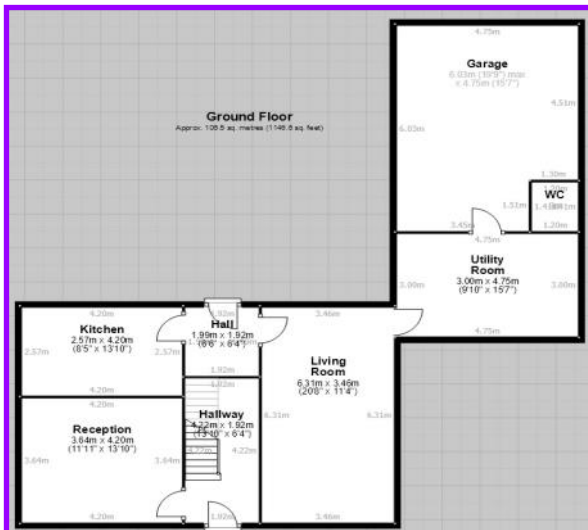
Orthographic View



OSNI View

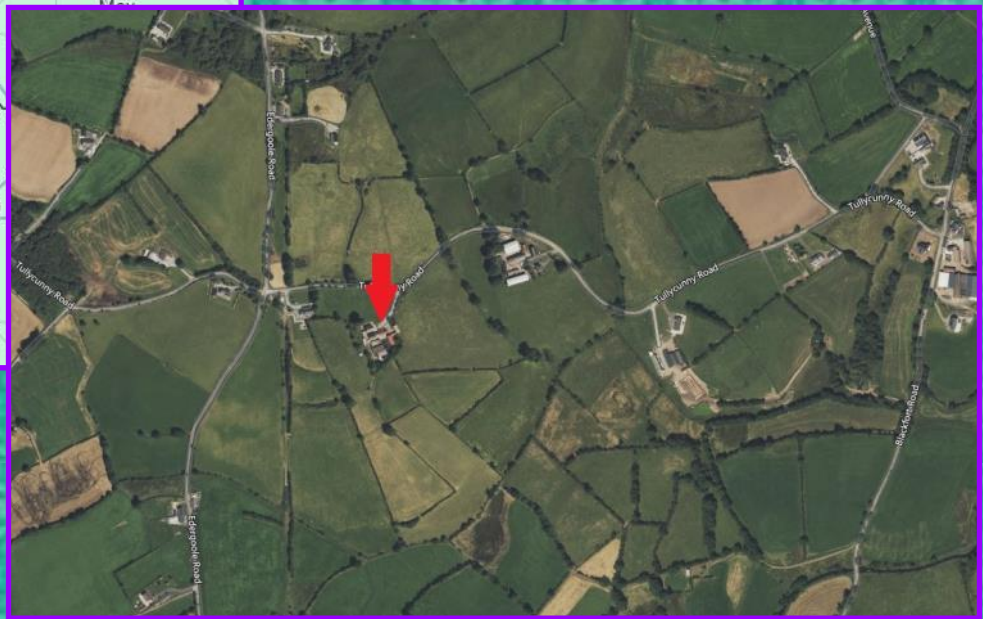
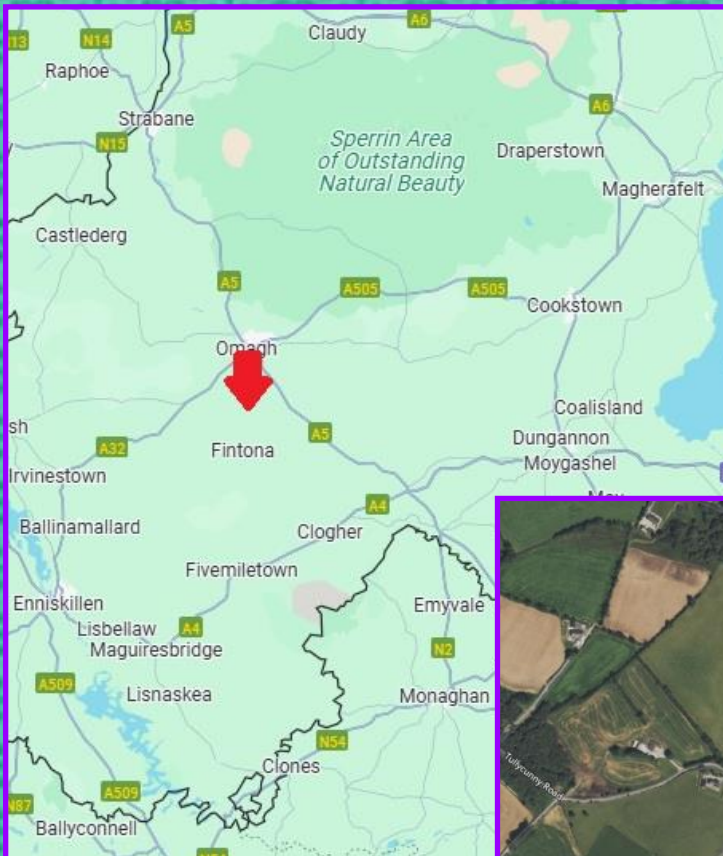


Dwelling Floor Plans





# Location Maps



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