

Tim Martin
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Offers Around
£250,000

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SUMMARY

We are pleased to offer this detached farm house, range of agricultural buildings and paddock to the market.

The property extending in total to about 1.86 acres or thereabouts is situated between the Temple roundabout and Lisburn, enjoying easy access to Belfast, Lisburn and the motorway network.

The spacious farmhouse in need of modernisation includes, two receptions, kitchen, laundry room and shower room at ground floor level, four bedrooms and shower room at first floor level. Oil fired central heating and double glazing in uPVC frames have been fitted.

Externally, a range of traditional and more modern outbuildings are clustered around concrete yards and provide ample storage and housing for livestock and machinery.

FEATURES

- Detached Farmhouse
- Four Bedrooms
- Two Reception Rooms
- Two Shower Rooms (One To Ground Floor And One To First Floor)
- Laundry Room
- Oil Fired Central Heating And Double Glazing In uPVC Frames
- Range Of Traditional And More Modern Outbuildings
- Paddock
- Easy Access To Belfast, Lisburn And The Motorway Network

Entrance Hall

Quarry tiled floor; storage cupboard under stairs.

Sitting Room

13'6 x 12'8 (4.11m x 3.86m)

Tiled fireplace and hearth; pine tongue and groove ceiling.

Dining Room

13'9 x 13'6 (4.19m x 4.11m)

Tiled fireplace and hearth; pine tongue and groove ceiling; recessed display cupboard with glazed doors; tv aerial connection point.

Kitchen

18'1 x 10'6 (5.51m x 3.20m)

Single drainer stainless steel sink unit with mixer taps; range of eye and floor level cupboards and drawers; formica worktops; integrated Beko electric oven; Stanley solid fuel range; quarry tiled floor; part tiled walls.

Shower Room

10'5 x 3'11 (3.18m x 1.19m)

White suite comprising tiled shower with Triton T100 E electric shower; disabled shower panel; pedestal wash hand basin; close coupled wc; non-slip floor; extractor fan.

Rear Hall

Quarry tiled floor.

Laundry Room

9'0 x 6'10 (2.74m x 2.08m)

Glazed Belfast sink; range of laminate eye and floor level cupboards; formica worktops; plumbed for washing machine.

First Floor

Landing

Stained tongue and groove ceiling.

Bedroom 1

12'10 x 10'4 (3.91m x 3.15m)

Shower Room

7'11 x 7'1 (2.41m x 2.16m)

White suite comprising tiled shower with Triton Safeguard electric shower; disabled shower surround; close coupled wc; pedestal wash hand basin; non-slip floor; extractor fan.

Bedroom 2

11'8 x 10'2 (3.56m x 3.10m)

Upper Landing

Bedroom 3

14'6 x 12'8 (4.42m x 3.86m)

Bedroom 4**14'5 x 13'9 (4.39m x 4.19m)**

Painted tongue and groove ceiling.

Outside

Garden to front laid down to grass; Warmflow oil fired boiler; PVC oil storage tank; concrete drive leading to concrete yard, partially enclosed with a range of outbuildings including:

Garage**22'8 x 14'9 (6.91m x 4.50m)**

Double doors.

Fuel Store**3 Bay Open Fronted Hay Shed****45'0 x 24'6 (13.72m x 7.47m)**

Concrete floor.

Calf House**Store****Machinery Shed****45'0 x 46'0 (13.72m x 14.02m)**

Concrete floor.

Rear Yard**Silo****60'0 x 29'0 (18.29m x 8.84m)**

Concrete floor.

Cubicle House**62'0 x 23'7 (18.90m x 7.19m)**

For a 27 herd; slated passage; roof in poor condition.

Concrete Yard**Grain Tower**

Now obsolete.

Paddock

Currently laid down to grass, the paddock enjoys good frontage to the county road and is situated adjacent to the yard.

Tenure

Freehold

Capital / Rateable Value

£152,000. Rates Payable £1322.40 Per Annum (Approximately)







Ground Floor
Approx. 76.1 sq. metres (818.8 sq. feet)



First Floor
Approx. 76.0 sq. metres (818.5 sq. feet)



Total area: approx. 152.1 sq. metres (1637.3 sq. feet)



RICS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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