



R A NOBLE & CO

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AUCTIONEERS & ESTATE AGENTS

Your
Local
Property
Experts.

For Sale

**Elevated 6 Bedroom Country Home
(With Surrounding Farm Lands Available)**

**19 Crievehill Road
Fivemiletown
Co Tyrone
BT75 0ST**

RESIDENTIAL



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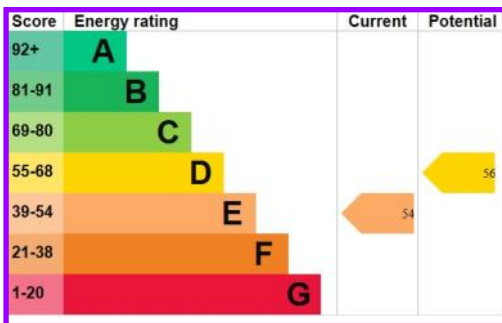
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EPC



Location

This unique home is ideally located on the Crievehill Road on the outskirts of Fivemiletown. The immediate vicinity is a peaceful rural setting yet the property is just a few minutes drive from the Main A4 road connecting Enniskillen to Belfast and the village of Fivemiletown itself.

Description

This beautiful family home is situated on a glorious C. 0.7 acre elevated site overlooking the magnificent Clogher Valley countryside. The property is accessed via a private tarmac laneway from the Crievehill road.

Externally the property boasts an abundance of outdoor yard/lawn space perfect for spending private family time outdoors.

Internally this unique C. 50 year old property boasts a deceptively large amount of space to include 3 bedrooms on the ground floor. Also on the ground floor is an integrated garage, utility room, 3 receptions, kitchen pantry, bathroom and an office/study room.

The first floor features a further 3 bedrooms and bathroom/WC facilities.

The dwelling benefits from OFCH and part single/part double glazed windows.

It is rare for such a desirable property to come to the market in this area and thus a high level of interest is anticipated. Therefore we would urge all interested parties to contact our office early to arrange a viewing to avoid disappointment. **(Viewing Strictly by Appointment Only)**

Surrounding Agricultural Lands

Also available for sale in lots to suit is an additional C. 23.4 acres agricultural Holding which presents the opportunity to acquire some land along with the dwelling if desired. Should this be of interest please check out the advert for the surrounding Farm on our website.

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

Living Room : 5.4 x 3.6m
Kitchen : 5.27m x 4.4m
Pantry : 2.45m x 3.2m
Utility Room : 3.88m x 3m
WC 1: 2m x 2.88m
Hallway : 3.88m x 1.49m
Dining Room : 4.33m x 3.62m
WC 2 : 3.62m x 2.47m
Integrated Garage : 5.4m x 4.97m

Reception : 6m x 5m

Bedroom 1 : 4.3m x 2.66

Ensuite : 1.88m x 1.7m

Bedroom 2 : 3.62m x 2.91m

Bedroom 3 : 4.67m x 3.62m

Study : 3.66m x 2.66

Porch : 2.64m x 1m

First Floor

Bedroom 4 : 4.24m x 3.63m

Bedroom 5 : 4.4m x 3.1m

Cupboard : 2.7m x 2.2m

Bedroom 6 : 2.66m x 4.66m

WC : 2.32m x 1.94m

Sale Details

Offers over £265,000.

Rates

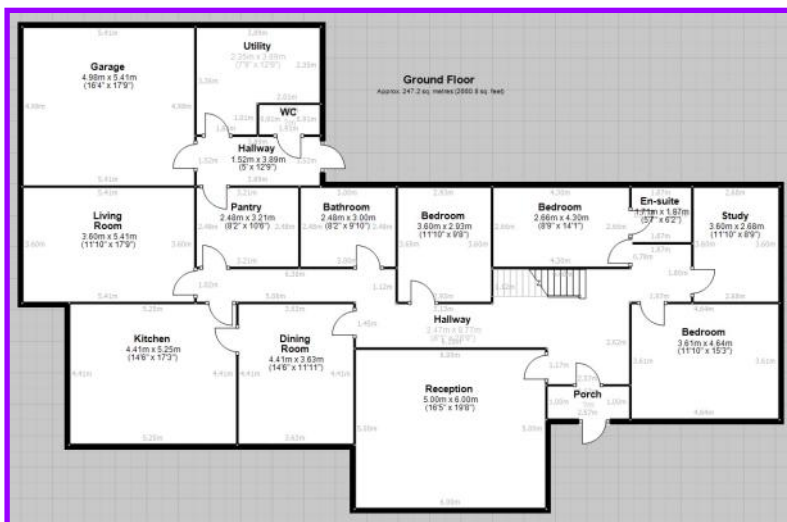
We have been advised by the Land and property services of the following:

Estimated Annual Rates Payable for 2024/25: £1,945.65.

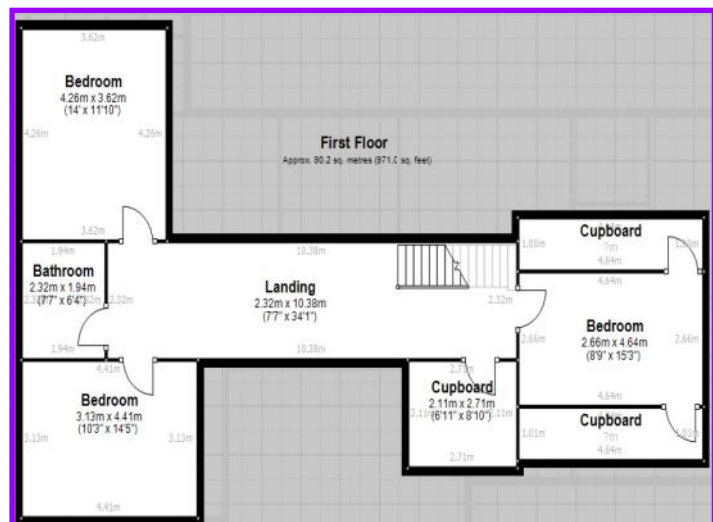


Dwelling Floor Plans (For Illustrative Purposes Only)

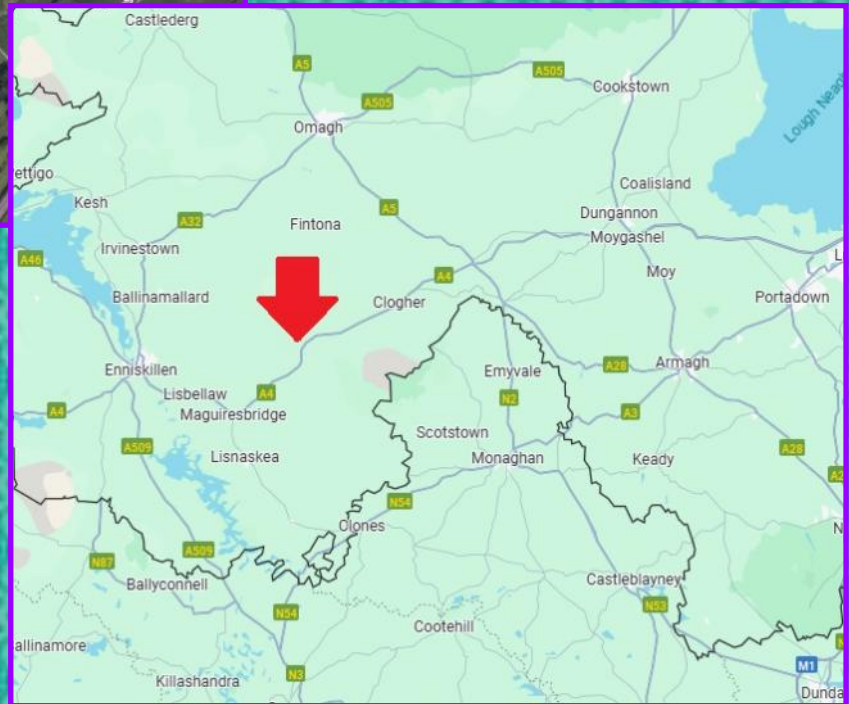
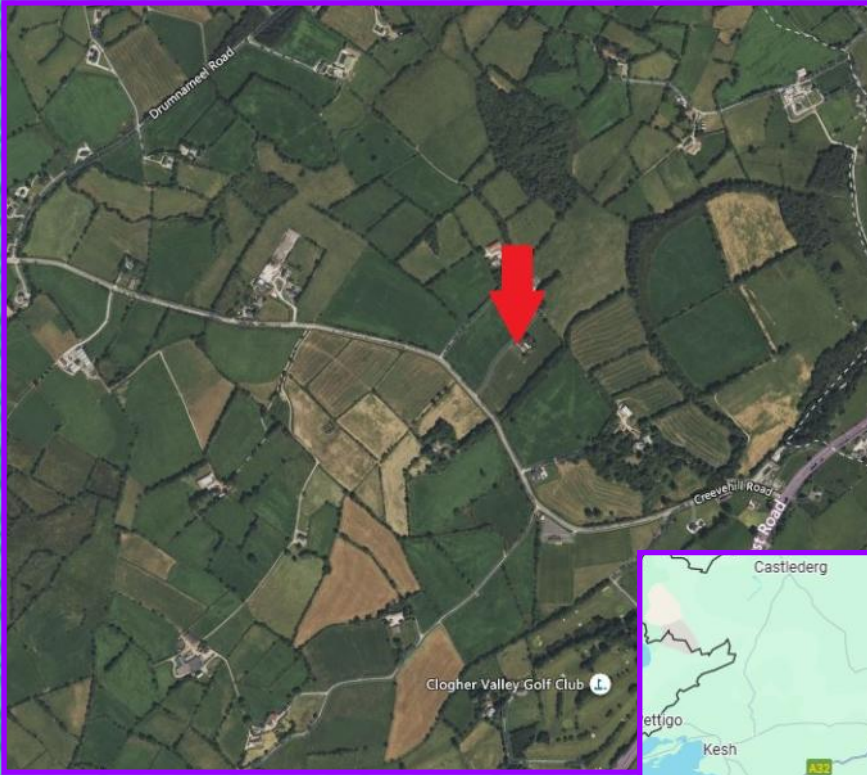
GF Plan



FF Plan



Location Maps



FOR INDICATIVE PURPOSES ONLY

RA Noble & Co Ltd

T: 028 8554 8242

F: 028 8554 9900

JONATHAN KEYS

M: 077 4632 2257

jonny@nobleauctioneers.co.uk



RICS

the mark of
property
professionalism
worldwide

Are you thinking of selling your property?

*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 02885548242 and we would be happy to assist you whatever property your enquiry relates to.

MISREPRESENTATION ACT 1967

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