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Broadwater House **13 OLD CHURCH LANE**
Aghalee BT67 0EY

Offers around
£1,800,000







Description

A property firmly rooted in this wonderful landscaped and indeed in the local history of Aghalee, Broadwater House is a truly unique small holding of approximately 29 acres or thereabouts, featuring quality agricultural lands, a period detached house, tree lined avenue and a beautiful courtyard of stone outbuildings and barns together with its babbling brook, creating a truly majestic and storybook setting.

Broadwater House is a detached three bedroom and two reception room two storey house requiring renovations and modernisation, or will provide an opportunity for any discerning purchaser the opportunity of a replacement dwelling or Gentleman's Residence, subject to planning permissions.

The lands has a an area which overlook the beautiful Broadwater providing a mature and leafy scenic setting, rich in wildlife with its idyllic tow path for walks and cycling. Viewing strictly by appointment.

Features:-

- Stunning small holding extending to approximately 29 acres or thereabouts, nestling on the beautiful Broadwater at Aghalee and its canal tow path
- Broadwater House is a handsome detached Gentleman's residence, requiring modernization and providing an opportunity for a renovation and extension or the potential for a replacement dwelling subject to all planning permissions and local authority agreements
- Three bedrooms, two receptions, kitchen and bathroom
- Good agricultural lands surrounding the property with natural mature hedging
- Beautiful tree lined private avenue leading from Old Church Lane to the Broadwater House and into a very pretty old stone built court yard with an array of outbuildings, barns and haylofts
- The Broadwater is a stunning area of beauty with its diverse flora and fauna and a wide variety of breeding and wintering wildfowl
- Convenient by car to the main A26 for commuting roads to Moira and its M1 interchange, Antrim, Belfast International Airport and the North. Moira Station provide train services to Belfast and Bangor, Portadown, Newry with connections to Dublin
- Aghalee village has local amenities including shops and doctors surgery, play park and its inviting and welcoming community

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