

FOR SALE

**152 BANBRIDGE ROAD
DONAGHCLONEY**

**VALUABLE 47 ACRE GRADE A ARABLE FARM WITH C.6,000SQFT
RESIDENCE AND SUBSTANTIAL FARMYARD FOR SALE**



This quality farm is well situated along the A26 road between Banbridge and Waringstown, approximately one mile from Donaghcloney.

The attractive residence completed in 2020 with a separate detached garage building which includes extra living accommodation & planning approval for garage extension to include home office.

**Guide Price: Offers Around £1,950,000 for entire
Closing Date For Offers: Thursday 25th June 2026**

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❑ RESIDENTIAL ACCOMMODATION

Moyanna, 152 Banbridge Road, Donaghcloney, BT66 7PJ



A simply stunning individually designed traditional style detached family home with lands extending to approximately 24.987 acres and a detached double garage / office accommodation.

Moyanna was completed in 2020 by its current owners and has been finished internally to the most exacting standard, boasting many features and details that will truly make it stand out from the crowd. The spacious accommodation and the “flow” of the rooms make it a home that is ideal for both family living and entertaining, just look at the fabulous entrance hall that greets guests entering by the front door, then there is the elegant handcrafted staircase leading to a gallery landing which overlooks the entrance hall, the drawing room with a feature bay window which frames an amazing rural view, then the heart of the home a handcrafted kitchen by Blackthorn Bespoke Kitchens that will just “steal your heart” and the “larger than life” living area with vaulted ceiling, exposed ceiling beams and ceiling to floor picture windows designed to bring the outdoor views inside.

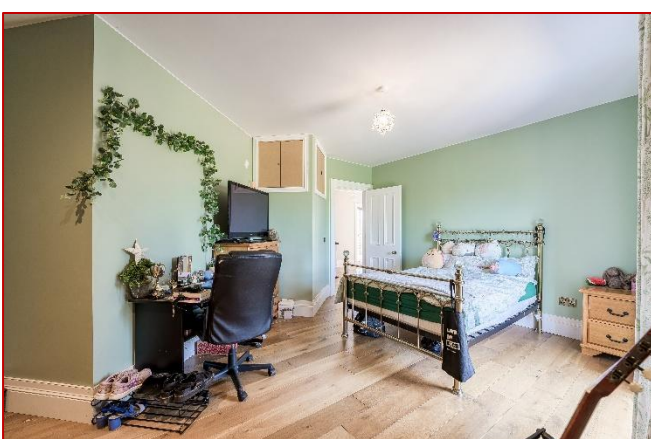
Double entrance pillars with electric gates open on to a private tree-lined avenue which leads to Moyanna which cannot be viewed from the Banbridge Road. It sits on an elevated site with gardens and grounds all around. There are the most stunning rural views all around.

Moyanna is being sold with approximately 24.98 acres of land around it (please see the attached maps), but there is the opportunity to acquire further lands in separate lots.

Accommodation comprises; entrance porch, spacious entrance hall with traditional style marble chequerboard tiled floor and bespoke spindled staircase to the first floor gallery landing, cloakroom, drawing room, dining area which opens to an amazing kitchen/ dining/ living area, downstairs bedroom with ensuite shower room, utility room with walk-in pantry, rear hallway, first floor, gallery landing overlooking the entrance hall, master bedroom suite with dressing room and ensuite, 3 further first floor double bedrooms (bedroom 4 with ensuite shower room) and spacious family bathroom.

Detached double garage block which is currently being used as office/ work from home accommodation.







FEATURES

- Handpainted handcrafted traditional style fitted kitchen by Blackthorn Bespoke Kitchens with Italian granite counter to the centre island/ breakfast bar. Perrin and Rowe antique style mixer taps to sink units.
- A "Dartmouth blue" electric Aga with 2 hobs (simmering and boiling), twin cast iron ovens for slow cooking and an additional module with gas hob and double oven.
- Contemporary sanitaryware with a traditional twist to bathroom, cloakroom and 3 ensuite shower rooms
- A Laundry lift that takes laundry direct from the first floor landing to the utility room and vice versa.
- Downstairs underfloor heating from an Air Source Heat Pump (ASHP) complemented by a Mechanical Ventilation with Heat Recovery system (MVHR) - which together ensure good energy efficiency.
- All bathrooms have heated towel rails
- uPVC Double glazed sliding sash windows with deep reveals. Energy efficient glass to windows.
- Impressive internal joinery with traditional solid white panel internal doors, deep moulded architraves and skirting. Striking bespoke staircase with Monkey's tail handrail and mahogany treads.
- LED low voltage lighting to many rooms
- Space creating high ceilings
- External finish includes Bangor Blue slates, Basalt stone to front porch and rear living room, cast iron downpipes and guttering.
- The garage is used currently as offices and "a working from home" space, it easily could be reconfigured back to a traditional garage with room over.
- Impressive high ceilings downstairs
- All gas appliances (Stove, cooker and fireplace) are connected to a single gas supply source (bulk tank) for convenience and low cost.



152 Banbridge Road



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area, openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

❑ AGRICULTURAL LAND

These lands include extensive frontage to the Banbridge Road with access to the farmyard separate from the avenue leading to the residence.

Most of the lands are in grass pasture with two fields currently arable. In addition there is a separate field of 8.3 acres nearby, just north of the junction of the Hall Road and the Banbridge Road, which may be available to acquire as a separate lot.

❑ FARMYARD

Open sided modern cattle house extending to approximately 7,700sqft including feeding rails along one side and built around 2015.

Slatted tank approximately 8ft deep with capacity for up to 90,000 gallons.

An older red roof building in use for storage and wintering cattle, extending to approximately 4,000sqft.

Smaller lockup building just north of the open sided cattle house extending to approximately 1,600sqft.

Two open clamp silos & 2 meal bins with 8-ton capacity each.

The farmyard has a separate direct access to the Banbridge Road, at its northern boundary.



❑ PLANNING

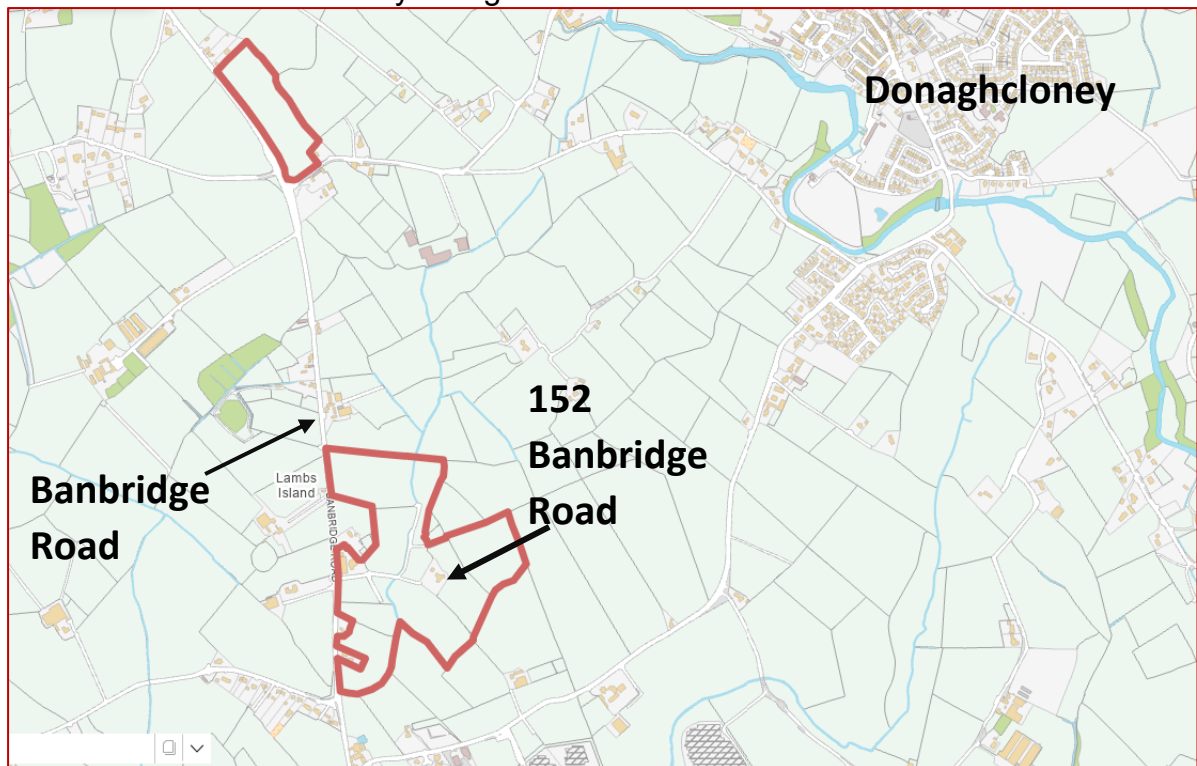
There are currently no planning approvals or applications for building sites on these lands.

❑ VACANT POSSESSION

The agricultural lands are currently let until 31.10.26. The new buyer (s) would be expected to take over the conacre tenants at the end of August and the conacre apportioned.

❑ LOCATION

From Donaghcloney take the Moygannon Road for approximately 1.6 miles and then turn right onto the Banbridge Road, proceed for approximately 0.3 miles and the residence is located on your right hand side



❑ LAND REGISTRY

The lands in sale are comprised within Folios DN161084, DN161751, DN166802, 1250, DN36779, 23919 & 1251 Co. Down.

❑ VENDOR'S SOLICITOR

Julie Miliken, Watson & Neill 23 High Street Lurgan BT66 8AH
info@watsonandneill.com

❑ FARM SUSTAINABILITY PAYMENTS (SINGLE FARM PAYMENT)

The Single Farm Payment entitlements are not included within the sale.

❑ WATER & ELECTRIC SUPPLY

The house and farmyard share the 1 water meter. If the farmyard is sold separately from the residence, the current water meter will be sold with the residence, and the farmyard buyer will be responsible for establishing their own mains water connection at their own expense.

The residence and farmyard have the benefit of their own separate electric supply.

❑ VIEWING

House and yard: By appointment only with selling agent

Lands: By appointment only with the selling agent.

OFFERS

We reserve the right on behalf of the vendor to conclude the bidding (if necessary) by holding a meeting of all the bidders on a specified date and time in our office.

In the event that a meeting is to be arranged only those interested parties with a valid offer on the property by the closing date can be assured of being notified of the specific time and date.



❑ GUIDE PRICE

Lot A	Residence on approximately 25 acres	£1,275,000
Lot B	Farmyard on approximately 15.26 acres	£ 475,000
Lot C	Separate field of approximately 8.3 acres	£ 200,000
Lot D	Entire farm, residence, farmyard on approximately 48.5 acres	£1,950,000

❑ SUGGESTED LOTS

- Lot A Residence on approximately 25 acres
(Fields 56, 54, 2B, 61,62,63B and 63A).
- Lot B Farmyard on approximately 15.26 acres
(Fields 57A, 57C, 57D and 58).
- Lot C Separate field of approximately 8.3 acres
- Lot D Entire farm 48.5 acres

These are suggested lots and intending bidders are encouraged to make an offer for their preferred combination of fields.

❑ CLOSING DATE FOR OFFERS

Thursday 25th June 2026





Contact – Joint Selling Agents

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BEST
LAND

LOCALE
Home Sales & Lettings 

□ DARD MAP



Moygannon	HA	AC
3/043/024/54	2.338	5.8
3/043/024/56	2.25	5.6
3/043/024/57A	2.645	6.5
3/043/024/57C	1.577	3.9
3/043/024/57D	0.106	0.3
3/043/024/58	1.51	3.7
3/043/024/61	0.535	1.3
3/043/024/62	0.26	0.6
3/043/024/63A	1.731	4.3
3/043/024/63B	0.848	2.1
3/043/850/2B	1.694	4.2
	15.494	38.3
Annaghooon	HA	AC
3/046/005/7	3.357	8.3