



G/26/028

16 Ednego Road Banbridge BT32 3ST

A rare chance to acquire an appealing rural property comprising of a spacious family home, approximately 46 acres of top tier farmland and an established farmyard.



Attractive Residential Farm in one block with an expansive farmyard and stylish 4 bed Detached bungalow within 2 miles of the A1.

Guide Price: Offers around £1,470,000

Closing Date For Offers: Thursday 9th July 2026

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These particulars are given on the understanding that they will not be construed as part of a Contract, conveyance or Lease and are subject to the property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding the description and measurements formulated here.

❑ RESIDENCE – 16 EDNEGO ROAD



Set in a peaceful countryside location, this attractive four-bedroom detached bungalow enjoys far-reaching rural views across surrounding farmland. Offering spacious and well-proportioned accommodation throughout, the property provides an ideal family home with a wonderful sense of privacy and tranquillity. Externally, the bungalow is complemented by generous gardens and open countryside surroundings, creating a superb opportunity for those seeking a lifestyle in a scenic rural setting. This property also comes with the benefit of approximately 46 acres of quality farmland and an established farmyard.

Internally the property comprises an entrance hall leading through to the kitchen/dining area which hosts a range of upper and lower-level units and integrated appliances. There is a useful laundry room adjacent and is plumbed for a washing machine and tumble drier with a separate w.c. adjacent. Located to the side and front of the property you will find the living room which has a fireplace and is accessible from the hallway. Adjacent you will find the reception room with views over the surrounding countryside.

Moving down the hallway you will find 3 generous sized bedrooms, study and the family bathroom room. Upstairs you will find a useful bedroom/games room and access to the attic.

The house occupies a peaceful, countryside position yet is well situated for the national motorway network, being only approx. 4 miles from Dromore and all local amenities. Accessed via a pillared entrance which leads to a parking area at the front and rear of the property along with the patio and large garage.





❑ KEY FEATURES

- UNIQUE FARM WITH FARMYARD EXTENDING TO APPROXIMATELY 46 ACRES
- Spacious and well-proportioned accommodation
- Oil Fired Central Heating. Double Glazing.
- Mature gardens to the front, side and laid in lawns with large 2 car garage.
- Patio with elevated scenic countryside views.
- Convenient access to the A1.

ENERGY PERFORMANCE CERTIFICATE 16 EDNEGO ROAD

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	63 D
39-54	E		
21-38	F		
1-20	G		

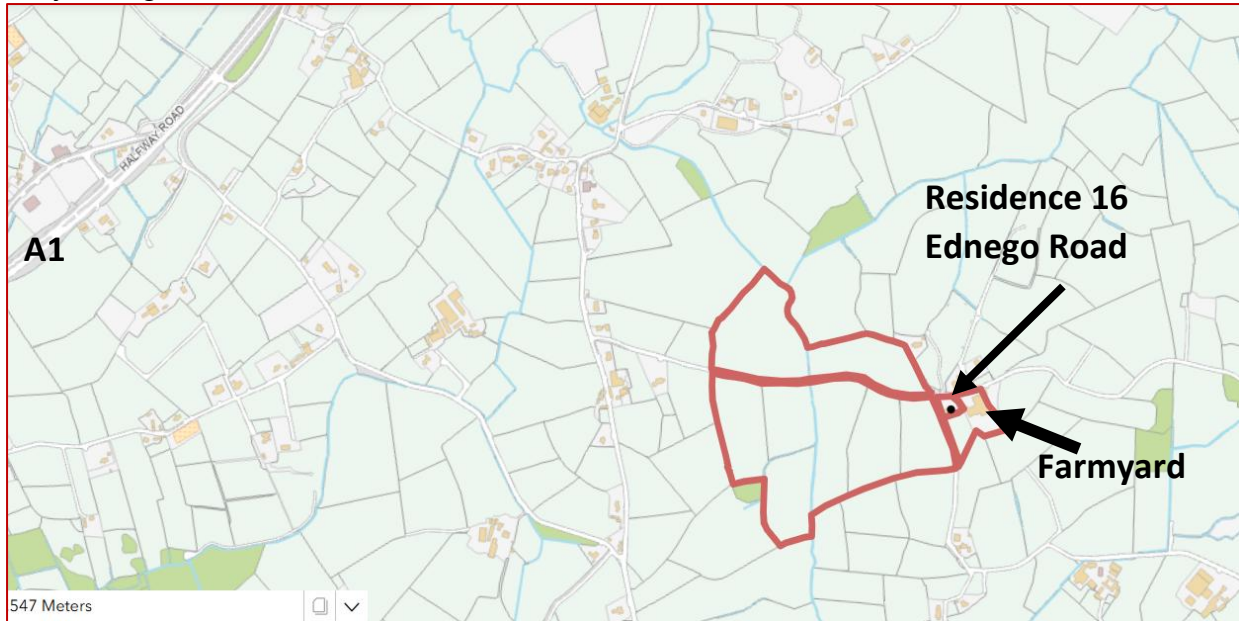
FLOOR PLAN



Approximate Total Area 2277sqft (LPS)

❑ LOCATION

From Banbridge merge onto the A1, proceed for approx. 2 miles before turning right onto the Waringsford Road, proceed for approx. 2.4 miles before turning left onto the Barronstown Road, continue for 0.8 miles before turning right onto the Ednego Road, continuing for approx. 0.5 miles and the lands will be located on your right-hand side.



❑ PLANNING

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

❑ VACANT POSSESSION

Residence- The dwelling is currently tenanted until 1.10.26.

Farmland- The lands are currently let in conacre until 1.11.26

In the event that the successful purchaser prefers to complete prior to the vacant dates above, then the rents could be apportioned accordingly.

❑ FARM SUSTAINABILITY PAYMENTS (SINGLE FARM PAYMENTS)

The SFP entitlements are not included within the sale.

❑ VENDOR'S SOLICITOR

Trevor McBurney & Co, 11 Downshire Place Banbridge BT32 3DF
law@trevormcburney.com

❑ ELECTRICITY & WATER

The residence and farmyard share an electric supply and if sold separately the new buyer of the farmyard would be responsible for establishing their own electricity supply at their own cost.

The residence and farmyard benefit from 2 independent water supplies.

❑ FARMYARD

The farmyard offers a range of farm buildings to suit a range of enterprises.

The farmyard comprises of:

- 2 x 7 Link Round roofed slatted Shed with lean too with a fed passage and approx. 70 cubicle spaces
- Former dairy parlour
- 4 Link round roofed slatted shed
- 4 link lean too shed
- 3 link round roofed slatted shed
- Loose shed with calf pens
- 5 link solid floored round roofed shed
- Outbuildings
- 2 silos 30x75ft each
- 1 silo 45x70ft
- Cattle crush & collecting yard



❑ OFFERS

Whilst the agents invite offers from interested parties for this property initially on a private basis, we reserve the right on behalf of the Vendors to conclude the bidding (if necessary) by holding a meeting of all bidders on a specified date and time in our office.

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

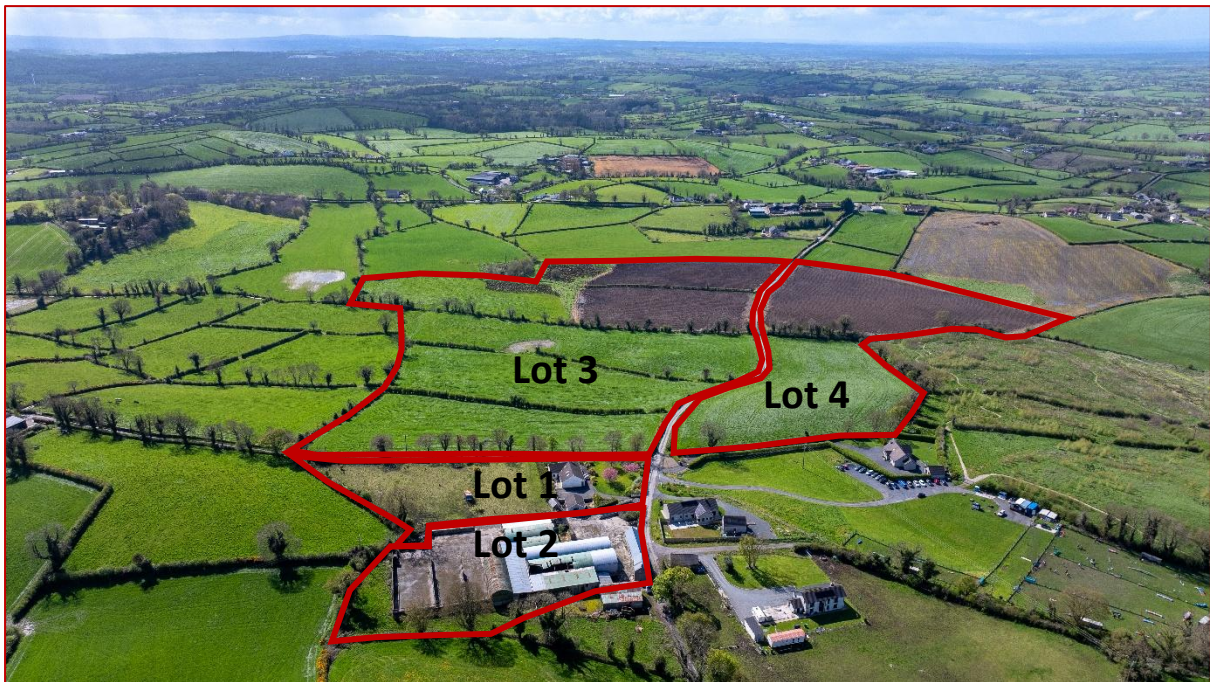
❑ LOTS

In the event that interested parties prefer to acquire part of the property not indicated in the suggested lots they are requested to specify their preferred options with reference to Field Numbers from the attached Dard map

❑ VIEWING

House and yard
Lands

By appointment only with selling agent
By inspection at any time



❑ GUIDE PRICE

Suggested Lots

Lot 1- Residence 16 Ednego Road & approximately 1 acre (Dard Field No's 106/17/A)
Offers around £395,000

Lot 2- Farmyard extending to approximately 1.26 acres
(Part of Dard Field No's 106/17/B)
Offers around £80,000

Lot 3- Approximately 30.36 acres
(Dard Field No. 080/6, 080/7, 080/8, 080/9, 080/10, 080/11)
Offers around £670,000

Lot 4- Approximately 14.65 acres (Dard Field No. 080/14 & 080/12)
Offers around £325,000

Entire- Offers around £1,470,000

❑ CLOSING DATE FOR OFFERS

Thursday 9th July 2026

Contact

Garry Best

garry@bestpropertyservices.com
02830254964

James Rice

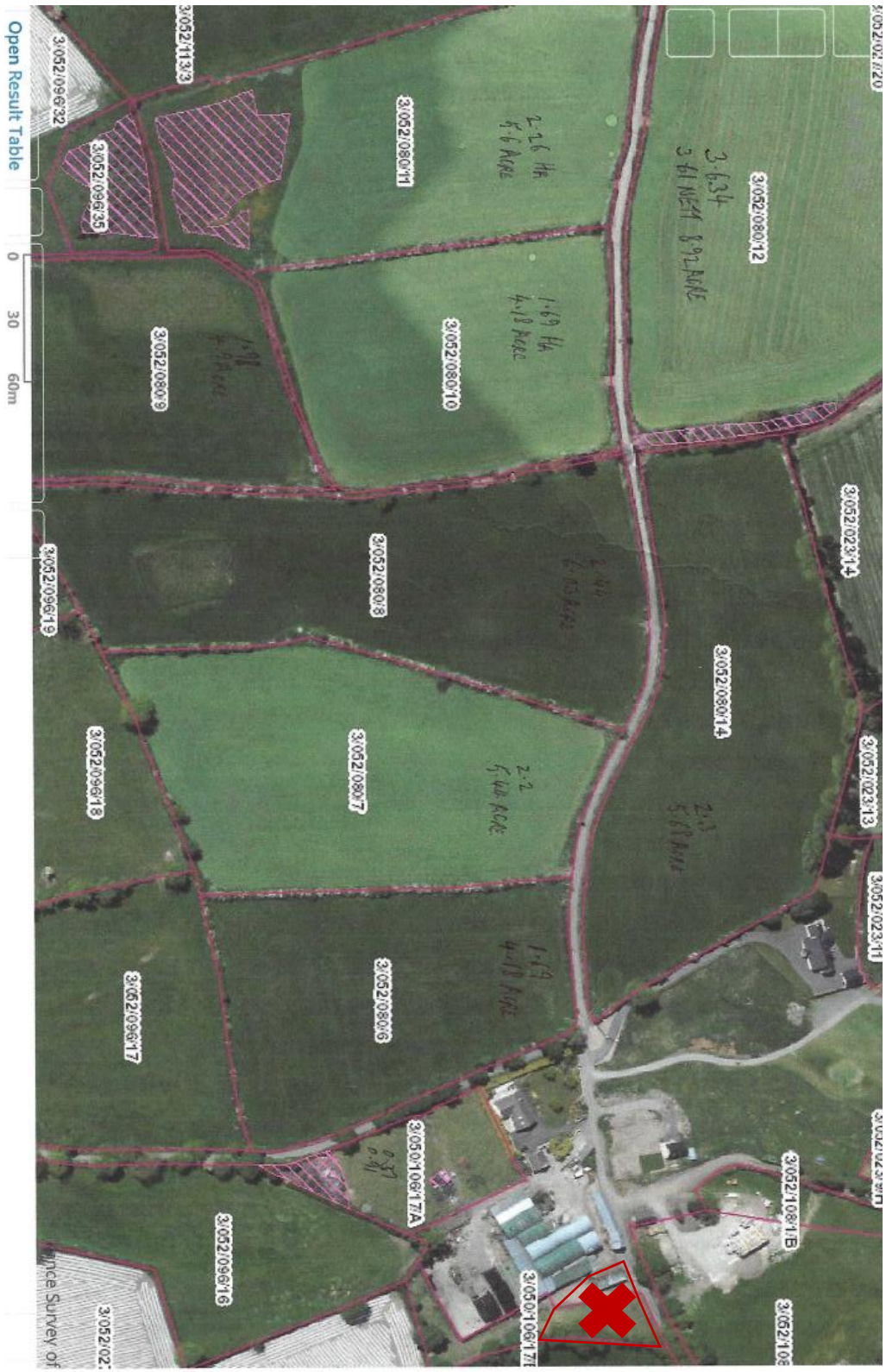
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DARD MAP



FNC Fields

Edit Status	Field Number	Total Field Area (Ha)	Land Type	Field Classification	Ineligible Features Breakdown (Ha)	FNC Maximum Eligible Area (Ha)
	3/052/080/10	1.686	LL	PG		1.69
	3/052/080/11	2.300	LL	PG	Ineligible Vegetation: 0.037	2.26
	3/052/080/12	3.634	LL	AR	Ineligible Vegetation: 0.020	3.61
	3/052/080/14	2.300	LL	PG		2.30
	3/052/080/6	1.688	LL	PG		1.69
	3/052/080/7	2.202	LL	AR		2.20
	3/052/080/8	2.439	LL	PG		2.44
	3/052/080/9	1.977	LL	PG		1.98
	3/050/106/17A	0.428	LL	PG	HWY 0.004 NOT AGRIC USE 0.052	0.37
	3/050/106/17B	0.239	LL	PG		0.24

18.78 Ha = ~~46.4 AGRIC~~ 46.4 AGRIC