



R A NOBLE & CO

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK
AUCTIONEERS & ESTATE AGENTS

Your
Local
Property
Experts.

For Sale

Unique Dwelling, Farmyard, Lands, Poultry Unit &
Former Shop/Post Office

29 Curr Road,
Gortaclare
Omagh,
BT79 0UP

MIXED USE
OPPORTUNITY



R.A.Noble & Co.

www.nobleauctioneers.co.uk

Location

This exceptional property is superbly located in a highly sought after area on the A5 carriageway between Omagh and Ballygawley. Omagh is situated C. 6 miles north west and Ballygawley C. 9 miles south east of the holding thus boasting excellent accessibility and transport links across the province.

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**MIXED USE
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Description

This prominent holding presents a rare opportunity to acquire a mixed use property which boasts endless opportunity to the fortunate purchaser.

The sale includes an excellent C. 3,250 sq ft five bedroom period dwelling renovated and extended to a modern standard, a well maintained farmyard, a former Post Office and shop and C. 7.4 acres agricultural lands.

Dwelling

The 5 bedroom period dwelling which has been modernised to a high standard includes a beautiful country kitchen with an AGA cooker and island unit, a large dining room, a further 2 receptions, ground floor WC and utility room.

The first floor comprises 4 bedrooms and bathroom facilities with a large fifth bedroom provided by a loft conversion.

The walls in the property were treated with electrode insulation C. 15 years ago and the dwelling has been reroofed with Bangor blue roof slates.

The dwelling benefits from OFCH and DG PVC windows.

Externally the dwelling is enhanced by a stunning courtyard area which features a large carport and a 3 bay garage with 3 roller shutter access points and a loft over for additional storage purposes.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	50 E	52 E
21-38	F		
1-20	G		

Internally the dwelling is extremely spacious and provides much character and charm:

Ground Floor

Kitchen : 5.8m x 4.3m

Utility Room : 2.9m x 2.55m

Dining Room : 4.7m x 3.5m

Reception : 7.8 x 3.02m

GF WC : 1.2m x 1.9m

Reception : 4.9m x 5.5m

First Floor

Bedroom 1 : 5.4m x 5.4m

Bedroom 3 : 3.2m x 3.6m

Bedroom 5 : 8.1m x 3.1m (Loft conversion)

Bathroom : 2.7m x 1.8m

Bedroom 2 : 3.7m x 2.6m

Bedroom 4 : 4.1m x 3.4m

WC : 1.5m x 0.9m

Garage : 19.2m x 5.1m

Carport : 11.8m x 9.5m

Loft Over : 5.15m x 3.8m



Farmyard

The well maintained farmyard includes:-

- Three poultry houses with capacity for C. 50K pullet birds.
- 80ft x 40ft steel portal framed Apex style machinery shed.
- 80ft x 30ft covered shuttered silo.
- 80ft x 30ft covered general purpose shed.
- 63ft x 20ft lean-to style slatted livestock shed.
- 63ft x 78ft Apex style slatted livestock shed with central slabbed feed passage.
- 12 tonne meal bin.



Retail Unit

The former Post Office and convenience store comprises a C. 560 sq ft unit which fronts onto the A5 carriageway and significantly has established planning consent for retail use within the property which presents unique business potential given the prominent location of the property.

Agricultural Lands

The lands which are primarily comprised within one field which lies adjacent to the farmyard comprise C. 7.4 acres top quality lands which benefit from road frontage to both the Curr Road and the Meenmore Road.

Rates

We have been advised by the Land and Property Services of the following:

Estimated Annual Rates Payable for 2022/23 : £1,141.45.

VAT

All prices quoted are exclusive of and therefore may be liable to VAT.

Sale Details

Price on Application.



Indicative Land Boundary Maps (For Indicative Purposes Only)

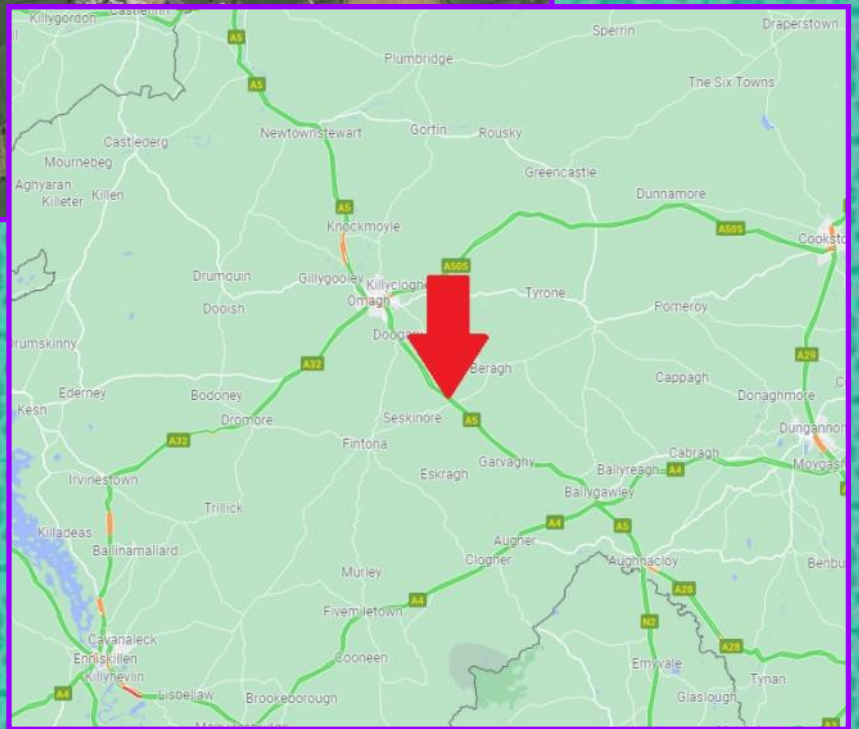
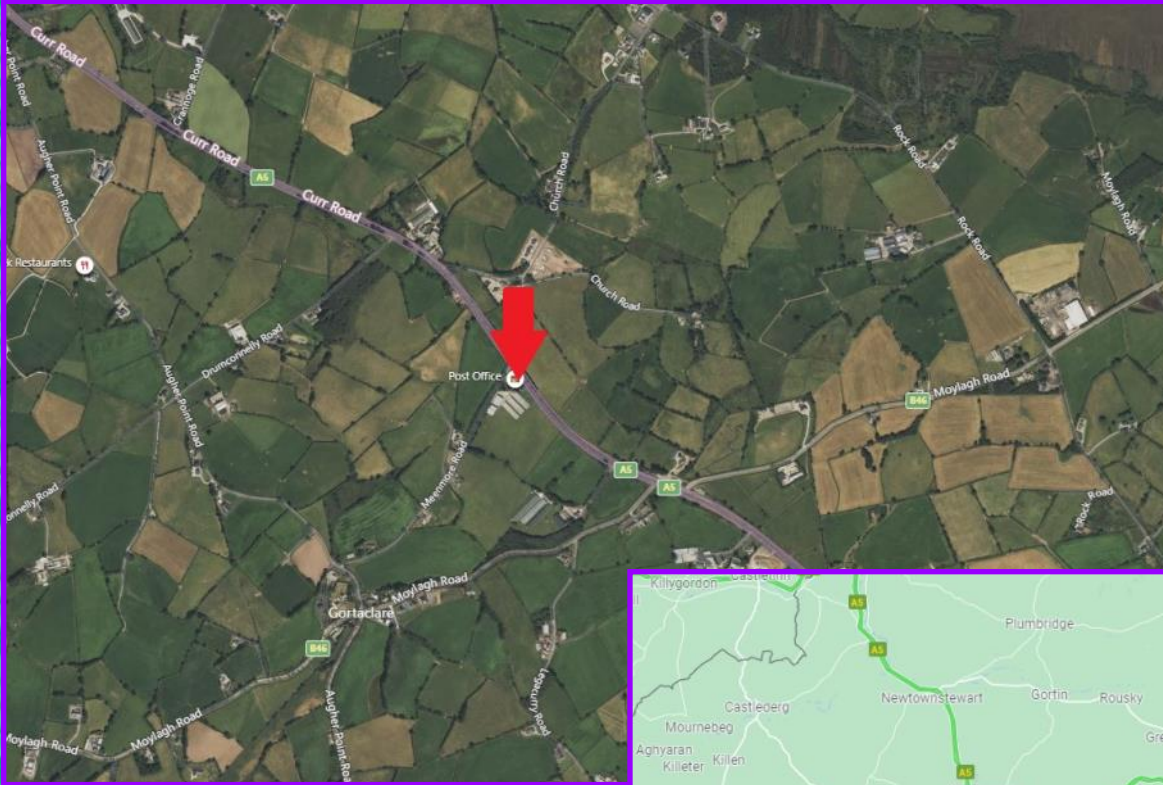
Ortho View



OSNI View



Location Maps



FOR INDICATIVE
PURPOSES ONLY

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