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AUCTIONEERS & ESTATE AGENTS

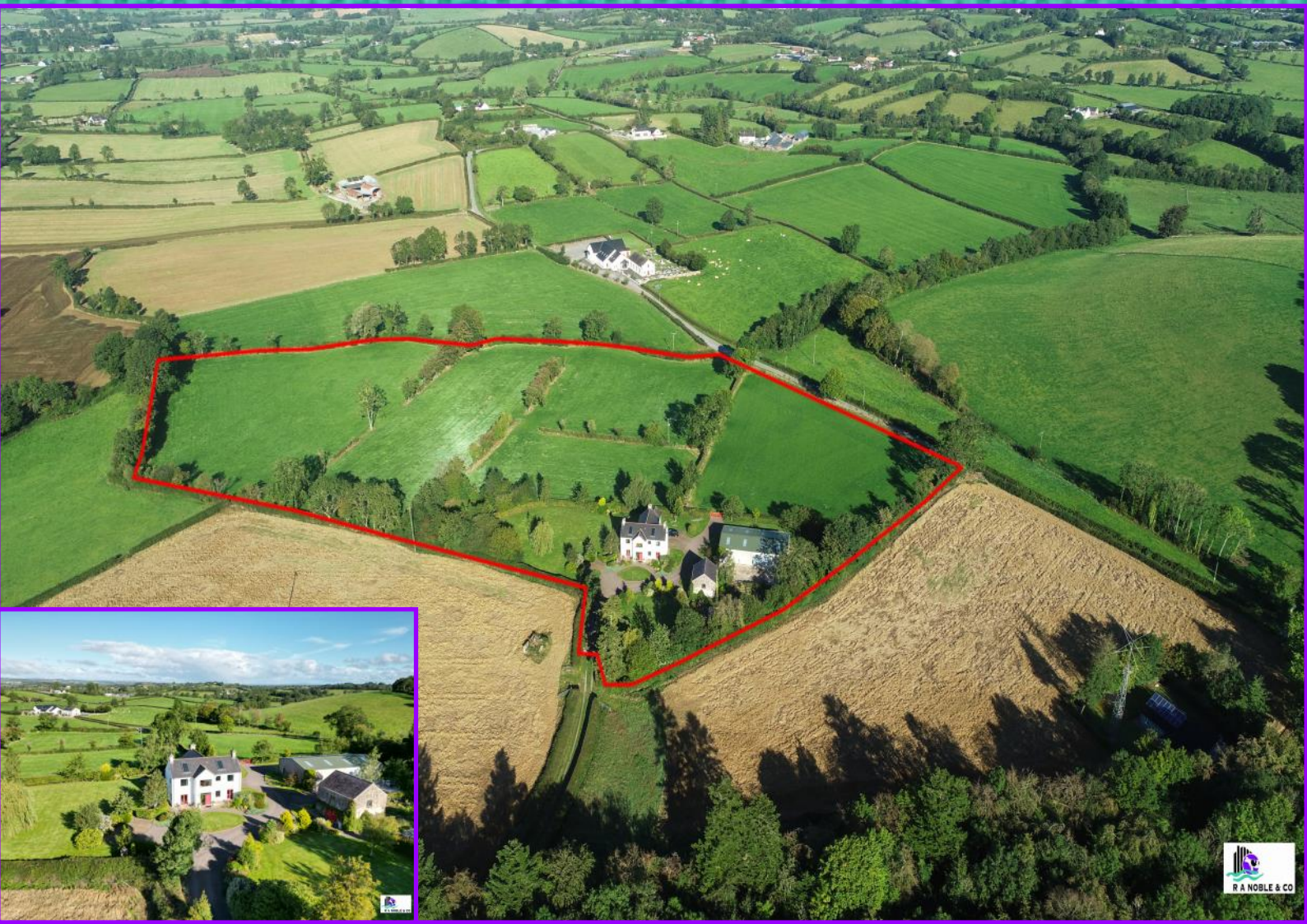
Your
Local
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Experts.

For Sale

Outstanding C.13.2 Acre Holding With
Beautiful 2 Storey Dwelling Thereon
(Available in Lots)

44 Knappagh Road
Killylea
Co Armagh, BT60 4PB

AGRICULTURAL LANDS
WITH DWELLING



Location

This exceptional property is situated in the heart of the most sought after agricultural county in the province. The peaceful country setting presents an unrivalled residential location with Killylea village located just 1.5 miles south of the dwelling. Armagh City is just 5 miles east of the holding.

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**44 Knappagh Road
Killylea
Co Armagh
BT60 4PB**

AGRICULTURAL LANDS WITH DWELLING

EPC



Description

Dwelling House

Constructed in 2008, this high specification modern 'dream' home caters for all the family. The four bedroom 2-storey dwelling which comprises C. 2,600 sq. ft. is positioned on a beautiful C. 1.5 acre elevated site benefitting from amazing views over the countryside and magnificent private lawns/gardens, approached by a stoned laneway from the Knappagh road.

Internally this spectacular home has endless class and has been finished to a luxurious standard to include:

- Underfloor heating
- LED spotlighting throughout
- BEAM vacuum system
- Marble staircase
- High gloss finish kitchen with island unit, integrated Rayburn cooker, dishwasher, American fridge freezer, Stellar quartz worktops and dual electric oven.
- Zoned thermostat heating control
- Solar panels (owned)
- Heat recovery ventilation system
- 150mm thick cavity wall insulation
- 2 solid fuel burning stoves & OFCH Rivius antique roof tiles
- Wetroom style bathroom/ensuite with multi-jet showers
- DG PVC windows

This charming home is extremely bright and open planned with the majority of rooms benefitting from dual aspect natural sunlight.

The ground floor comprises an open plan kitchen/living room/sunroom, bedroom/study, utility room and WC with wet-room shower.

The first floor features 3 large double bedrooms with a master bathroom and an ensuite in the master bedroom.

Externally the property oozes character with the beautiful country setting enhanced by the:

- Repointed traditional stone barn with foul sewer/utility services installed
- 4 Bay x 2 Bay steel portal framed shed with mezzanine floor, WC shower facility and 2 roller shutter access doors (remote controlled access).
- Meticulously maintained lawns/shrubbery beds/mature hedgerows
- Greenhouse, private orchard, stone paved BBQ/patio area

Agricultural Lands

The lands which are of a gently sloping topography front onto the Cavanballaghy road and are of top quality typical of the area they are located in. The land is bound by a peaceful brook on the north west boundary and comprises C. 11.6 acres held over 5 fields.

Accommodation

The agricultural lands extend to C. 11.6 Acres (4.7 Hectares).

Lots

The vendors may consider selling the dwelling and/or some/all of the land separately subject to interest and offers received from prospective purchasers.

Seldom does such a complete holding of such high quality come to the market and we would urge interested parties to contact our office as soon as possible to arrange an essential viewing to truly appreciate the magnitude of the property's brilliance.

We have measured the property in accordance with the RICS Code of measuring practice 6th Edition and would not the following approximate areas:-

Ground Floor

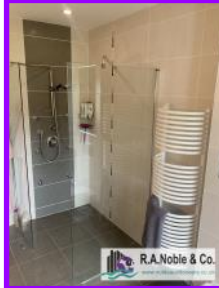
Kitchen : 5.9m x 5.1m	Utility Room : 2.6m x 2m
Living Room : 5.1m x 4.1m	WC/Wet-room : 3.2m x 2.6m
Dining Room : 4.2m x 2.85m	Bedroom 1 : 5.1m x 3.2m

First Floor

Bedroom 2 : 5.1m x 4.1m	Bedroom 3 : 5.1m x 3.2m
Bedroom 4 : 5.9m x 5.1m	Bathroom : 3.2m x 2.6m

Sale Details

Price on Application.



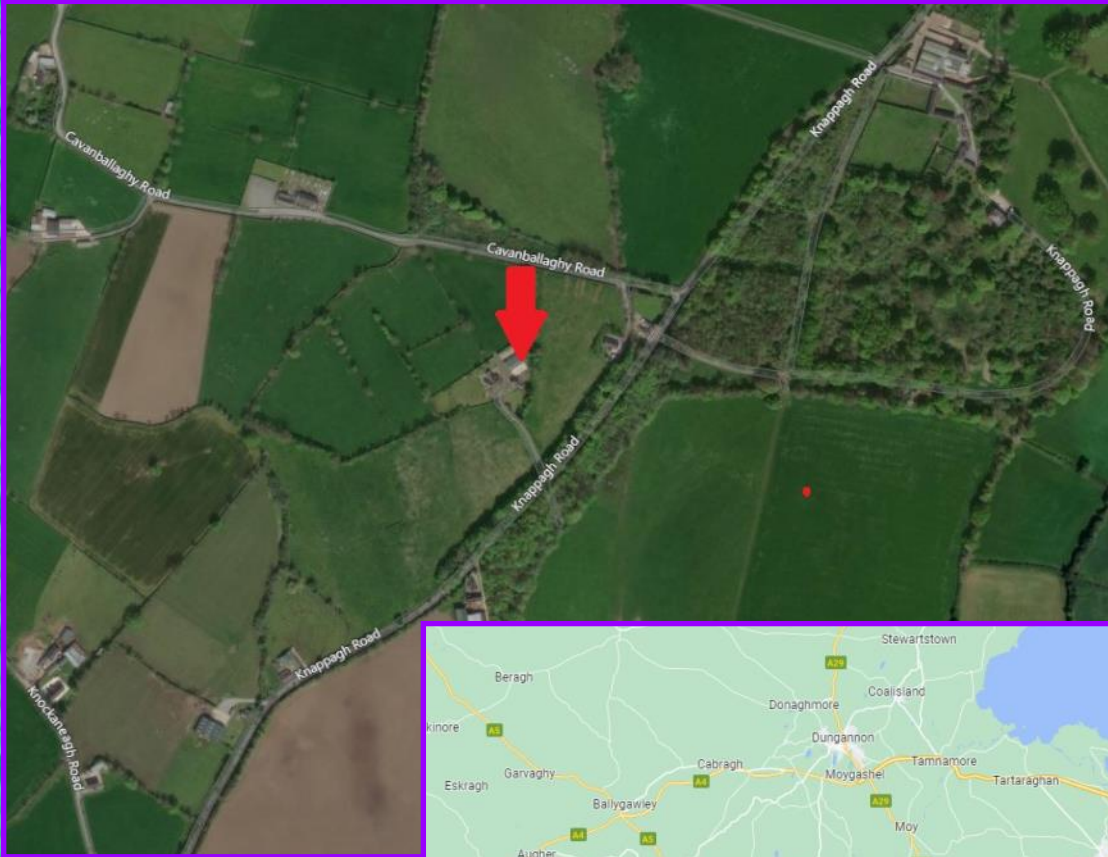
Indicative Spatial Boundary Maps (For Indicative Purposes Only)

Ortho View

OSNI VIEW



Location Maps

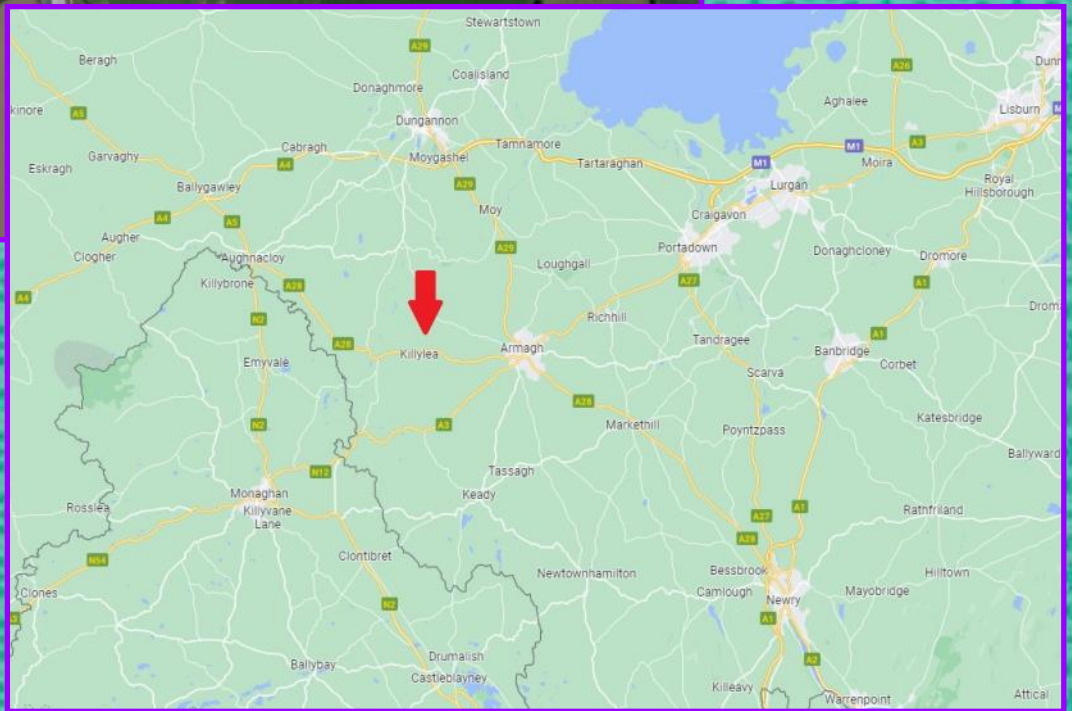


**FOR INDICATIVE
PURPOSES ONLY**

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