



R A NOBLE & CO

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK
AUCTIONEERS & ESTATE AGENTS

Your
Local
Property
Experts.

For Sale

Top Quality C. 70 Acre Farm with 4 Bedroom Farmhouse
& Extensive Former Dairy Farmyard Thereon

‘Brookvale House,
160 Edergole Road,
Fintona,
Co Tyrone, BT78 2NQ

AGRICULTURAL LANDS





R.A. Noble & Co.

www.nobleauctioneers.co.uk

Location

This exceptional farm is situated in a highly sought after residential/agricultural area approximately 1 mile north of the village of Fintona and 6 miles south of Omagh town accessed via private asphalt laneway off the Edergole Road.

Description

This top quality C. 70 acre farm which benefits from significant road frontage comprises a detached 4 bedroom farmhouse and an extensive former dairy farmyard with C. 107 matted cubicles.

The outbuildings entail:

- 5 bay wagon roofed silo with 4 bay lean-to slatted cubicle house
- 3 bay lean-to cubicle house
- 2 bay slatted cubicle house
- 6 own door calving/isolation pens
- 4 bay covered shuttered silo with 6 bay lean-to slatted cubicle house
- 2 No. 5 bay (old style 13'4 bays) wagon roofed silo
- 6 bay wagon roofed general purpose shed
- Former dairy with 8 -a- side parlour farm & pit
- Open slurry storage lagoon

The free draining Agricultural lands which total C. 68.4 acres are of highly fertile capability and are held in a compact block around the farmyard and on either side of the Edergole Road. The lands are divided up into a range of manageable field sizes and would be well suited to both grazing/cutting purposes.

The farmyard, field drinkers and dwelling house are currently served by a private borewell in addition to the peaceful brook that also runs along/through the farm.

'Brookvale House'

The farmhouse which was originally constructed in the early 1900's comprises 4 bedrooms, 2 receptions, dining room, kitchen, utility & WC, porch area, first floor office and main bathroom.

The attic has also been converted into 2 rooms with a wooden staircase access which are ideal for use as a playroom or additional storage space.

The dwelling's oil fired central heating and hot water is controlled by a Stanley cooker located in the kitchen. The kitchen also features integrated appliances and an electric hob/extractor fan unit.

The property also benefits from a convenient Stanley inset stove in the living room, an excellent marble open fireplace in the sitting room and a further open fireplace in the dining room. The dwelling is also completely fitted with DG PVC windows and external doors.

Accommodation

The Agricultural lands extend to C. 68.4 acres (C. 27.7 hectares).

Dwelling (Widest points)

Ground Floor

Kitchen : 7.3m x 4.9m
 Utility & WC : 3.7m x 4.4m
 Living Room : 5.5m x 3.2m
 Hallway : 7.5m x 2.0m
 Sitting Room : 4.2m x 4.2m
 Dining Room : 3.4m x 3.0m

First Floor

Bedroom 1 : 4.1m x 2.8m Office: 2.6m x 2.4m
 Bedroom 2 : 3.2m x 2.9m
 Bathroom : 2.4m x 2.6m
 Bedroom 3 : 3.5m x 3.1m
 Master Bedroom : 3.5m x 4.2m
 Loft : 3.4m x 10.0m

Potential Replacement Dwelling Sites

The lands comprise 2 No. former residential dwellings which we understand may be suitable for replacement dwelling sites (subject to obtaining necessary planning approval).

Lots

Please Note—The vendors may consider selling the property in lots subject to offers and interest received from bonafide purchasers.

Further information and viewing (Strictly by appointment only) can be arranged by contacting our office to whom all offers should now be submitted.

Sale Details

Price on Application.

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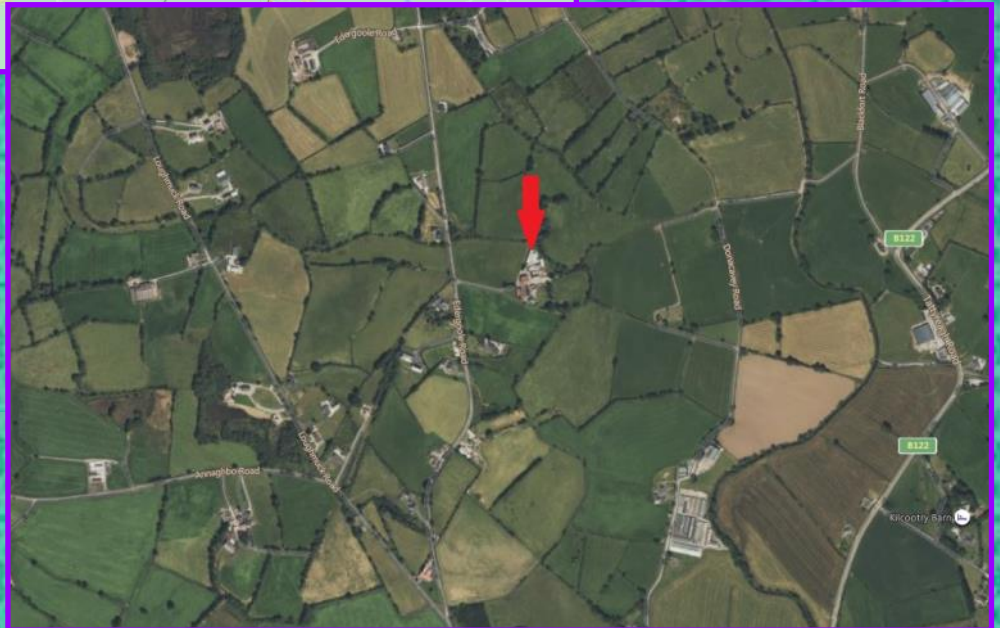
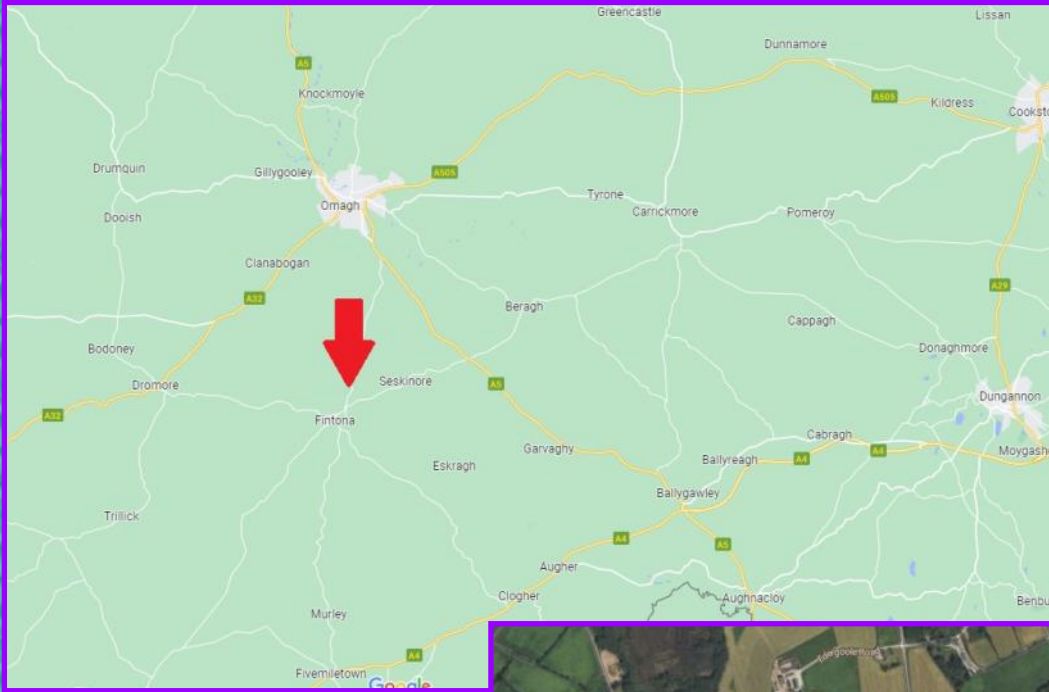
Indicative Spatial Boundary Maps (For Indicative Purposes Only)

Ortho View

OSNI VIEW



Location Maps



**FOR INDICATIVE
PURPOSES ONLY**

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