

**Tim Martin**  
— .co.uk



31 Tullykin Road  
Killyleagh  
BT30 9TW

Offers Around  
£700,000

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 91 878956

## SUMMARY

Situated in an area renowned for quality lands, we are delighted to offer this circa 61.75 acre farm to the market.

The property includes a traditional modernised farm house, range of outbuildings and lands surrounding the farmyard. The lands provide good grazing with plenty of shelter and are ideally suitable for grazing a suckler herd and/or sheep flock.

The property is convenient to Crossgar, Killyleagh and Downpatrick and affords the opportunity for those to purchase their own farm, extend their existing farm or purchase a farm for a family member.

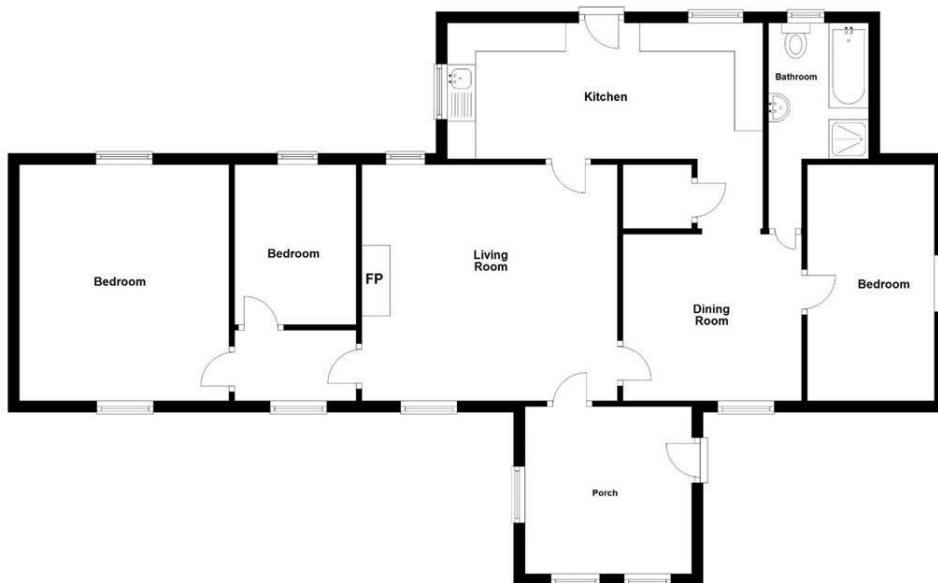
An old cottage is located on the farm and provides the, subject to planning, potential to construct a second home or sell off causing minimum disruption to the holding.

## FEATURES

- 61.75 acre Farm
- Modernised Cottage
- Living Room and Dining Room
- 3 Bedrooms
- Range of Outbuildings
- Lands Surround the Farmyard
- Old Cottage on the Farm providing Opportunity for a Second Home (subject to PP)

### Ground Floor

Approx. 96.0 sq. metres (1033.2 sq. feet)



Total area: approx. 96.0 sq. metres (1033.2 sq. feet)

Photography and Floor plans by housefyndi.co.uk #flyonthewallpropertymarketing  
Plan produced using PlanUp.

31 Tullykin Road, Killyleagh

## **Entrance Hall**

Ceramic tiled floor; panelled walls.

## **Living Room**

**13'9 x 12'9 (4.19m x 3.89m)**

Feature brick fireplace with enclosed cast iron stove on a slate hearth with back boiler; timber beamed mantle; wood laminate floor; painted timber tongue and groove ceiling; high level tv connection point; hotpress with copper cylinder and immersion heater.

## **Dining Room**

**11'6 x 9'7 (3.51m x 2.92m)**

Door to Bedroom 1.

## **Bedroom 1**

**13'6 x 7'9 (4.11m x 2.36m)**

TV aerial connection point.

## **Kitchen**

**18'2 x 6'7 (5.54m x 2.01m)**

1½ tub single drainer stainless steel sink unit with chrome swan neck mixer taps; good range of laminate eye and floor level cupboards and drawers; formica worktops; plumbed and space for washing machine and dishwasher; space for electric cooker with stainless steel extractor unit over; part tiled walls; ceramic quarry tiled floor; walk-in larder.

## **Bathroom**

**12'5 x 5'10 (I shaped - maximum measurements) (3.78m x 1.78m (I shaped - maximum measurements))**

Modern white suite comprising, panelled bath with chrome mixer taps and telephone shower attachment; folding glass shower door; low flush wc; vanity unit with wash hand basin and fitted chrome mono mixer tap, cupboards under; built-in cupboard; PVC tongue and groove ceiling; Mermaid clad walls.

## **Side Hallway**

Leading to:-

## **Bedroom 2**

**9'5 x 7'0 (2.87m x 2.13m)**

Painted tongue and groove ceiling.

## **Bedroom 3**

**14'5 x 12'1 (4.39m x 3.68m)**

Painted tongue and groove ceiling.

## **Outside**

Gravelled parking to side.

## **Gardens**

Lawns to front laid down in grass; flagged patio areas; flagged vegetable garden with raised timber enclosed beds; glasshouse.

## **Small Open Fronted Store**

## **Wash House**

**9'4 x 7'11 (2.84m x 2.41m)**

Single drainer stainless steel sink unit with mixer taps; range of laminate eye and floor level cupboards and drawers; formica worktops; ceramic tiled floor; light and power points.

## **Store**

**18'0 x 17'8 (5.49m x 5.38m)**

**Store****23'8 x 17'1 (7.21m x 5.21m)**

In need of repair.

Firebird oil fired boiler; PVC oil storage tank.

**Calf House**

Divided into 2 pens.

**Loft**

Approached via concrete steps.

**Lyn Shed****33'5 x 31'6 (10.19m x 9.60m)**

Divided into 2 pens.

**Byre****22'4 x 16'9 (6.81m x 5.11m)****Workshop****18'8 x 16'9 (5.69m x 5.11m)**

Light and power points; loft over.

**Meal House****16'4 x 14'10 (4.98m x 4.52m)**

Double doors; light point.

**Former Cottage****Cattle House****35'2 x 27'0 (10.72m x 8.23m)****Agricultural Lands**

The lands surrounding the farm house and outbuildings are sub-divided into convenient sized fields and are all laid down to grass and provide good grazing, with many of them suitable for cutting of silage. The lands enjoy frontage to the Scaddy and Cuttyshane Roads. Mains water is laid on to drinking troughs.

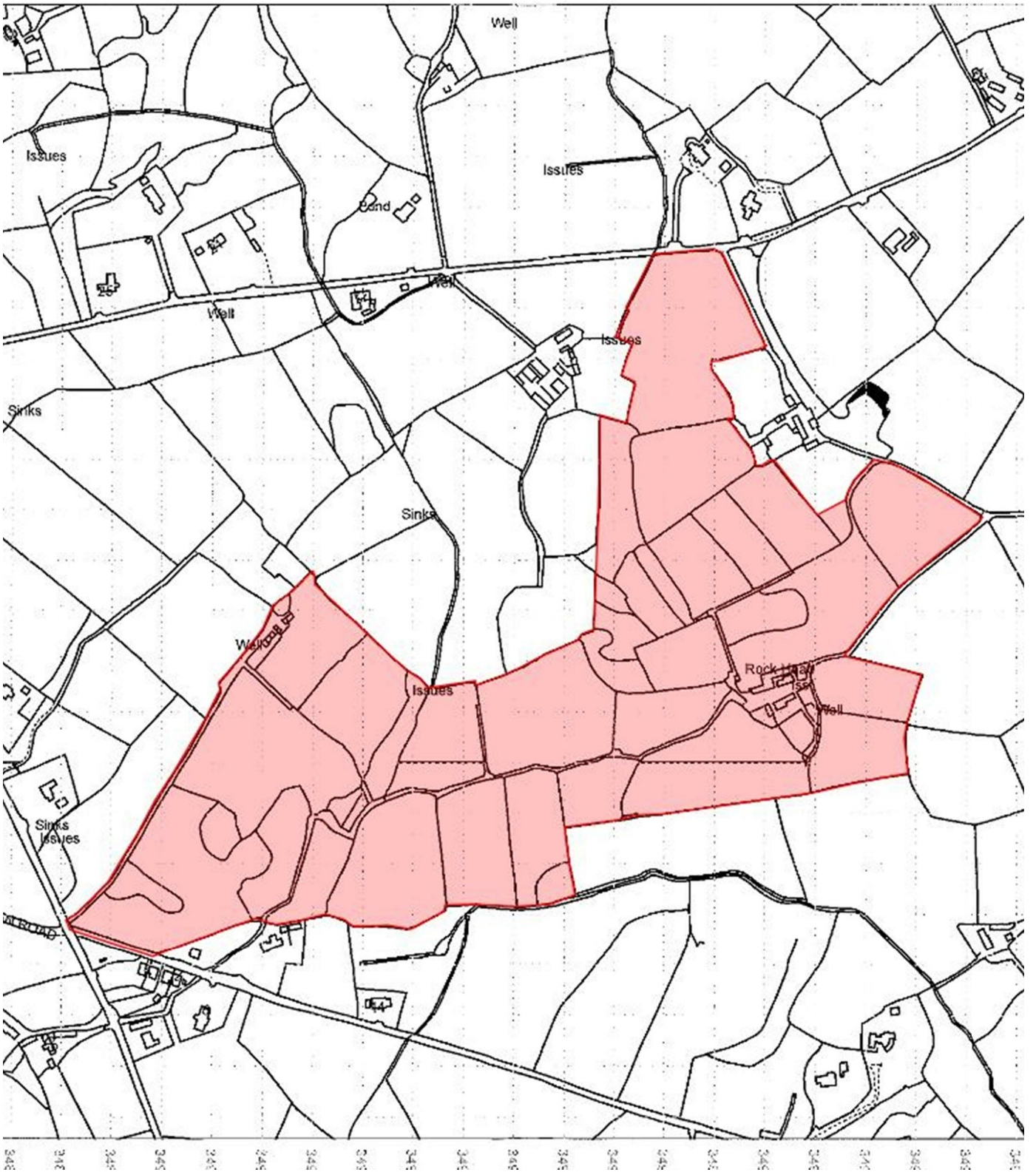
**Former Cottage**

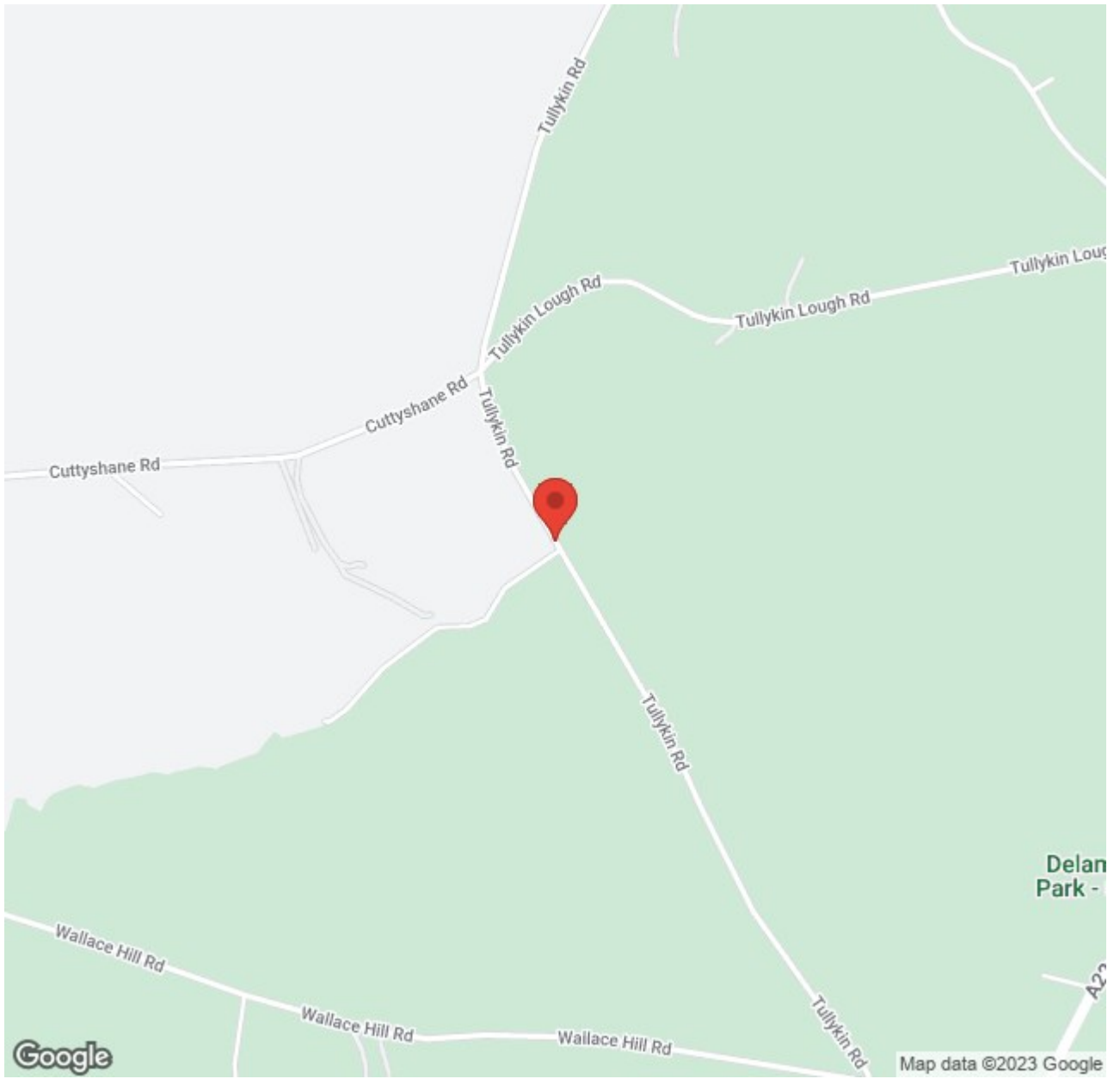
Accessed off the Wallace Hill Road.

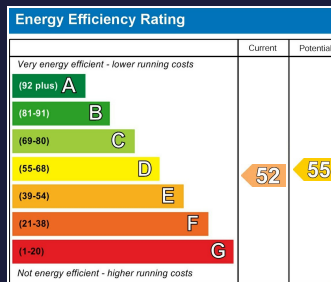
**Capital / Rateable Value**

£52,000. Rates Payable = £453.44 per annum (approximately)









Comber ■  
27 Castle Street, Comber, BT23 5DY  
T 028 91 8789596

Saintfield  
1B Main Street, Saintfield, BT24 7AA  
T 028 97 568300

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.