



## J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

**FOR SALE**  
**THORN COTTAGE**  
**18 CALHAME ROAD**  
**STRAID**  
**BALLYCLARE**



**A DELIGHTFUL SMALLHOLDING WITH PERIOD COTTAGE,  
OUTBUILDINGS & c. 7 ACRES OF SURROUNDING LAND**

**PRICE: O.I.R.O. £280,000**

**VIEWING: By appointment**

[www.jamcclelland.com](http://www.jamcclelland.com)



**An attractive smallholding with traditional four bedroom cottage, range of outbuildings and tin clad sheds together with c. 7 acres of good quality agricultural land.**

**The holding is well located approx. 1 mile from the village of Straid and approx. 2 ½ miles from Ballyclare town.**

**This is a choice smallholding and early inspection is highly recommended.**

#### Ground floor accommodation

##### **HALLWAY:**

Leading to staircase and the reception rooms.

##### **SITTING ROOM: 11'10 x 17'9**

With an open fire, tiled surround and hearth and double radiator.

##### **LIVING ROOM: 12' x 17'10**

With open fireplace, cornice, picture rail and double radiator.

##### **KITCHEN: 15' x 13'10**

Fitted kitchen with range of high and low level units, 1 ½ bowl stainless steel sink unit and double radiator.

#### First floor accommodation

##### **BEDROOM 1: 12' x 8'**

With single radiator.

##### **BEDROOM 2: 12' x 9'4**

With single radiator.

##### **BEDROOM 3: 12' x 8'7**

With single radiator

##### **BEDROOM 4: 12' x 8'10**

With single radiator.

##### **BATHROOM:**

Comprising bath, wash hand basin and wc.

Oil fired central heating throughout.

Well maintained garden to front and former orchard to side of the dwelling.

#### Outbuildings & Yard

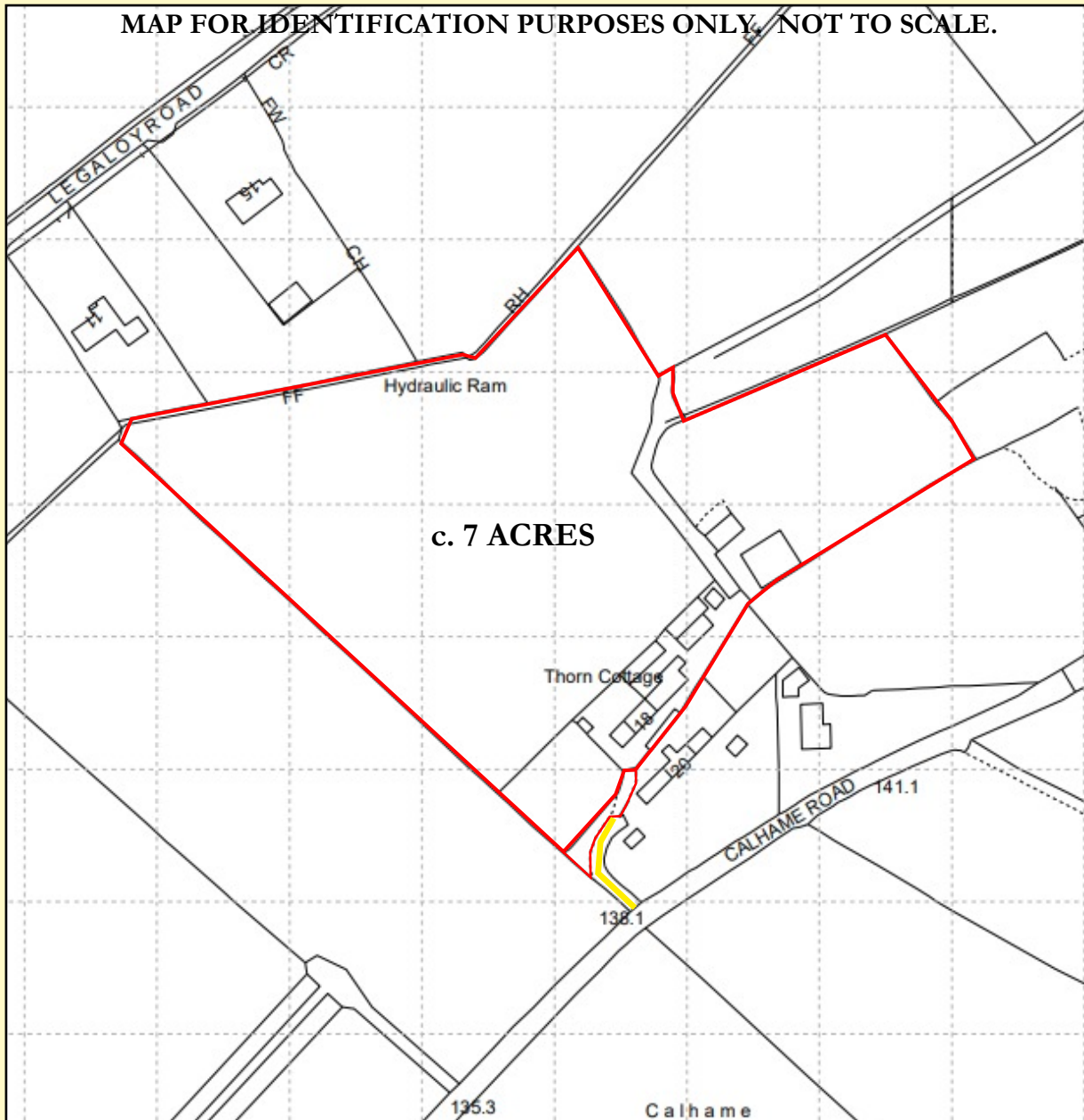
A range of traditional outbuildings to include a lofted barn, former byre and piggery.

**3 BAY COVERED SILO WITH LEAN TO SHED**

**4 BAY GENERAL PURPOSE SHED WITH LEAN TO SHED**



## LOCATION MAP



## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		52 E
21-38	F	25 F	
1-20	G		



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