

FOR SALE



25 MELLON PARK DRIVE | OMAGH | CO. TYRONE | BT78 5NE

Circa 26 acres / 10.52-hectare Farm

EXCELLENT COMPACT HOLDING WITH DWELLING



Farm Summary

- ✓ Well-presented pasture farm
- ✓ Circa 26 acres / 10.52 hectares
- ✓ Held in continuous block.
- ✓ Central service laneway.
- ✓ Traditional farmhouse
- ✓ Range of outbuildings

Location

The farm is situated in a convenient location some 1.5 miles from Omagh, just off the main A5 Road network.

Directions

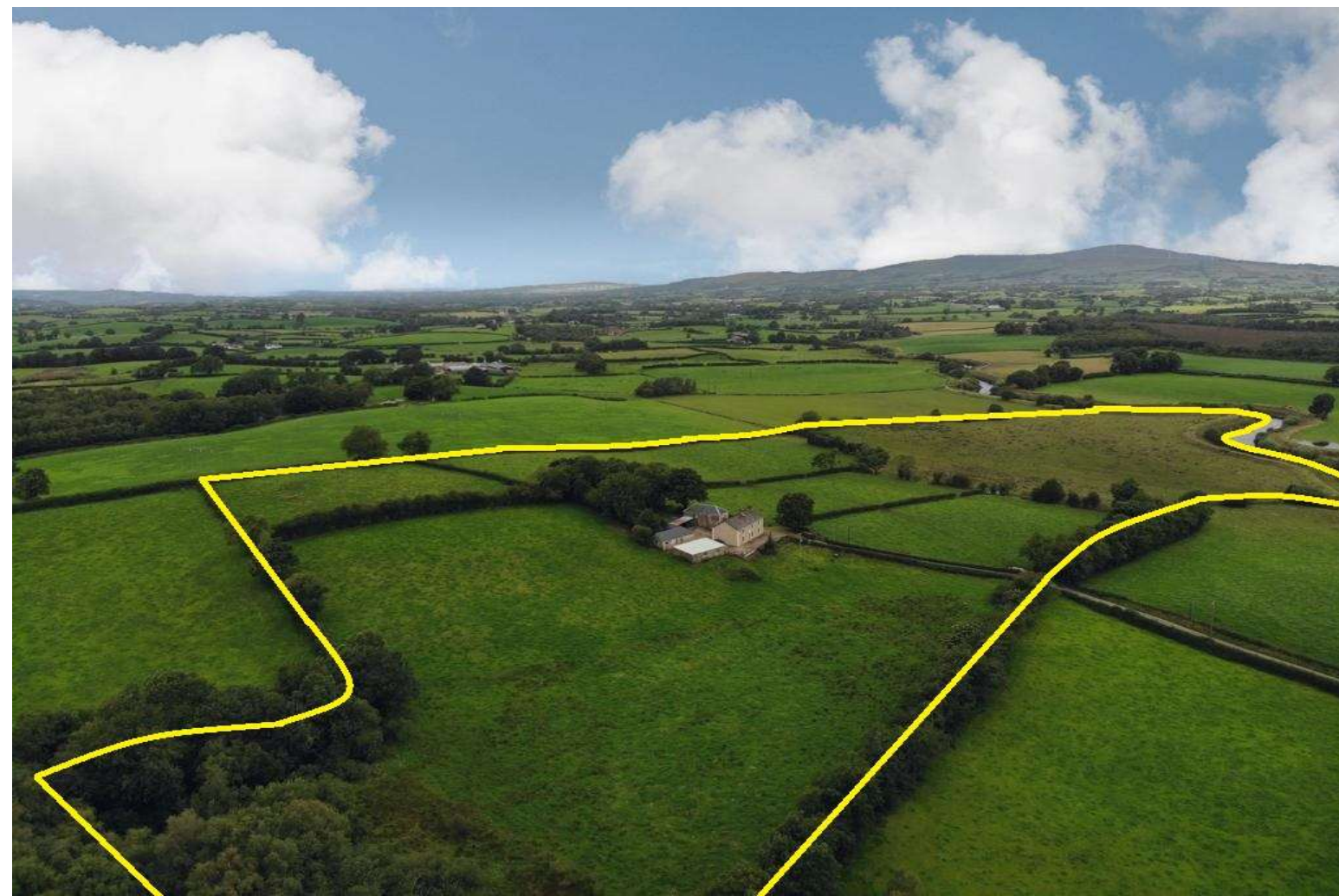
From Omagh – Travel towards L'Derry on the Beltany Rd/A5 from Omagh – proceed 0.5 miles from roundabout – turn left onto Mellon Park Drive (signed for Rugby Club) – proceed 0.8 miles and approach main farm laneway.

The Property

The farm is located on the periphery of Omagh some 1.5 miles from the town and benefiting from magnificent views over the surrounding countryside. Local amenities are easily accessible, with onward travel conveniently located close to the subject.

The sale represents an opportunity to acquire a well-established compact farm.





The Farmhouse is set on an elevated site with mature trees and expansive countryside views. The dwelling comprises of a traditional detached home which includes accommodation over two floors with living space on the ground floor and 5 bedrooms on the first floor, which is accessed via a fitted staircase.

The house occupies a prominent position with far-reaching views over open, rolling countryside and accessed by the main concrete driveway through entrance pillars. The house lies in the heart of farm and enjoys a access via adopted road to independent concrete driveway.

There is oil fired central heating and water heating from the Range cooker in the kitchen along with open fires in the reception rooms. A range of traditional outbuildings form the courtyard area to the rear and include a lofted stone barn, open shed, general store, and carport. The area is enclosed and creates a fine courtyard and includes ample parking for cars.



ACCOMMODATION:

ENTRANCE HALL:11'10" (LP) x 7'7" (WP)

LOUNGE:15'2" x 14' Open fire with tile surround

SITTING ROOM:15'5"(LP) x14'11"(WP) Open fire with feature brick surround

OPEN PLAN KITCHEN & DINING / LIVING AREA:20'2' (LP) x 12'3'(WP) High & low level fitted kitchen units with laminated wooden worktop, tiled back splash, oil fired range cooker, stainless steel sink, vinyl floor.

UTILITY / OFFICE: 15'6" x 6'7"

BOOT ROOM / WC: 7'11"(LP) x 6'10"(WP) wash area with separate WC

LANDING:

BEDROOM 1:12'1"(LP) x 12'2" (WP)

BEDROOM 2:15'5" (LP) x 9'3" (WP)

BEDROOM 3:14'11" (LP) x 8'10" (WP)

BEDROOM 4:13'1" (LP) x 10'9" (WP)

BEDROOM 5:11'11" (LP) x 10' (WP)

BATHROOM:8'11" (LP) x 8'4" (WP) Coloured suite with bath & separate shower,

CLOSET: 3'9" x 3'9"

CLOSET/HOTPRESS: Shelved

OUTSIDE

STONE BARN WITH LOFT: EXTERNAL STEPS.

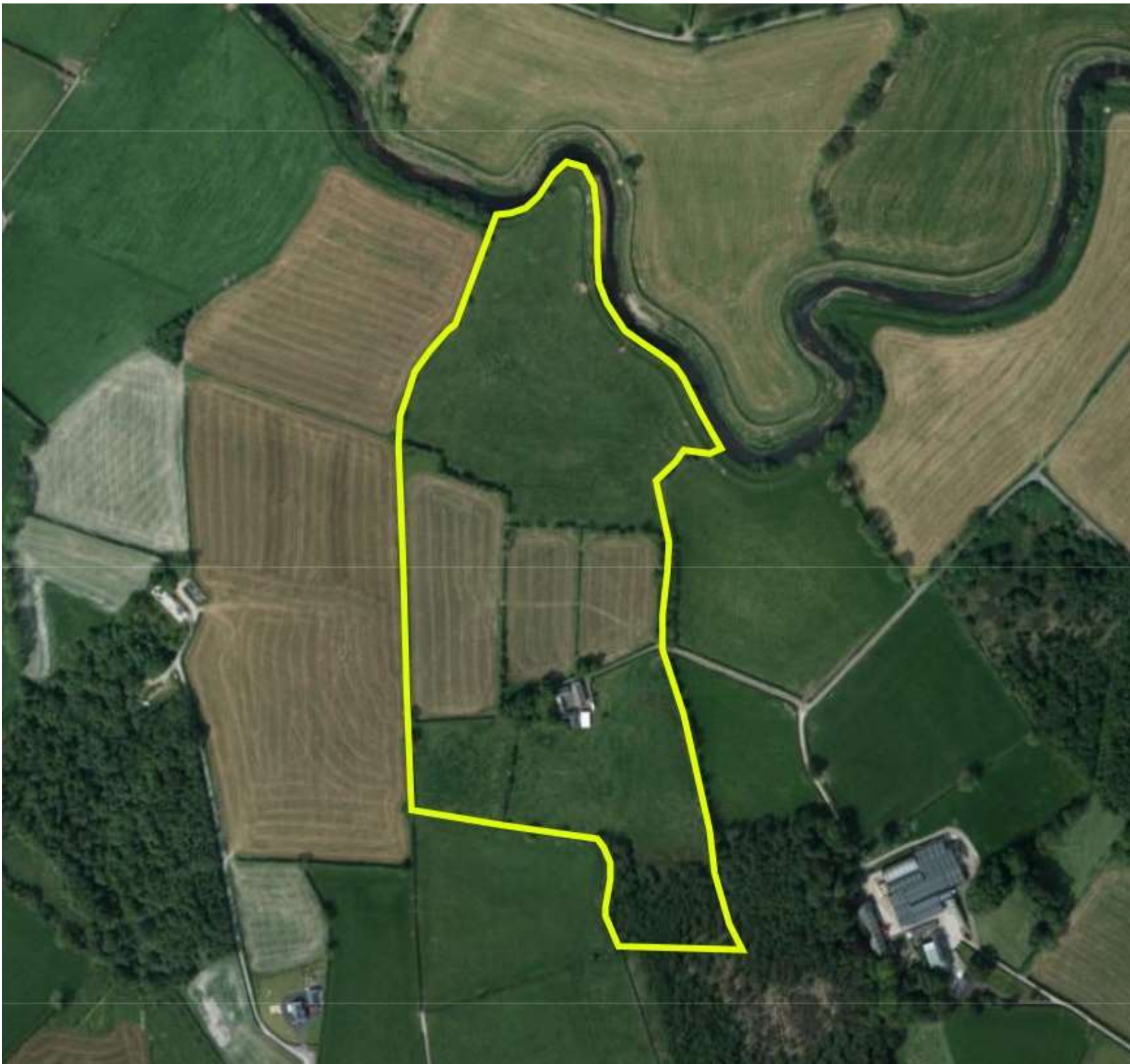
OPEN FRONT SHED

STABLES

SHED

CARPORT





Services

The property is supplied with mains water & electricity. Interested parties should satisfy themselves in relation to the adequacy of services.

Basic Payment Scheme

Entitlements are not included in the sale. The claim for the current year shall be retained by the vendor /tenant. The purchaser shall indemnify the vendor/tenant against any non-compliance from the date of completion.

Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether mentioned in these particulars or not.

Tenure & Possession

The Farm is sold Freehold with vacant possession available on completion.

Viewings

Viewings are strictly by appointment through the selling agents. Given the hazards of a working farm, viewers should take extra precaution regarding their own personal safety when viewing the property.

Plans, Areas, and Schedules

These are based on the Declaration of Identity and are for reference only. They have been carefully checked and computed by the selling agents, and the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Energy Performance Certificate

Band G

Asking Price

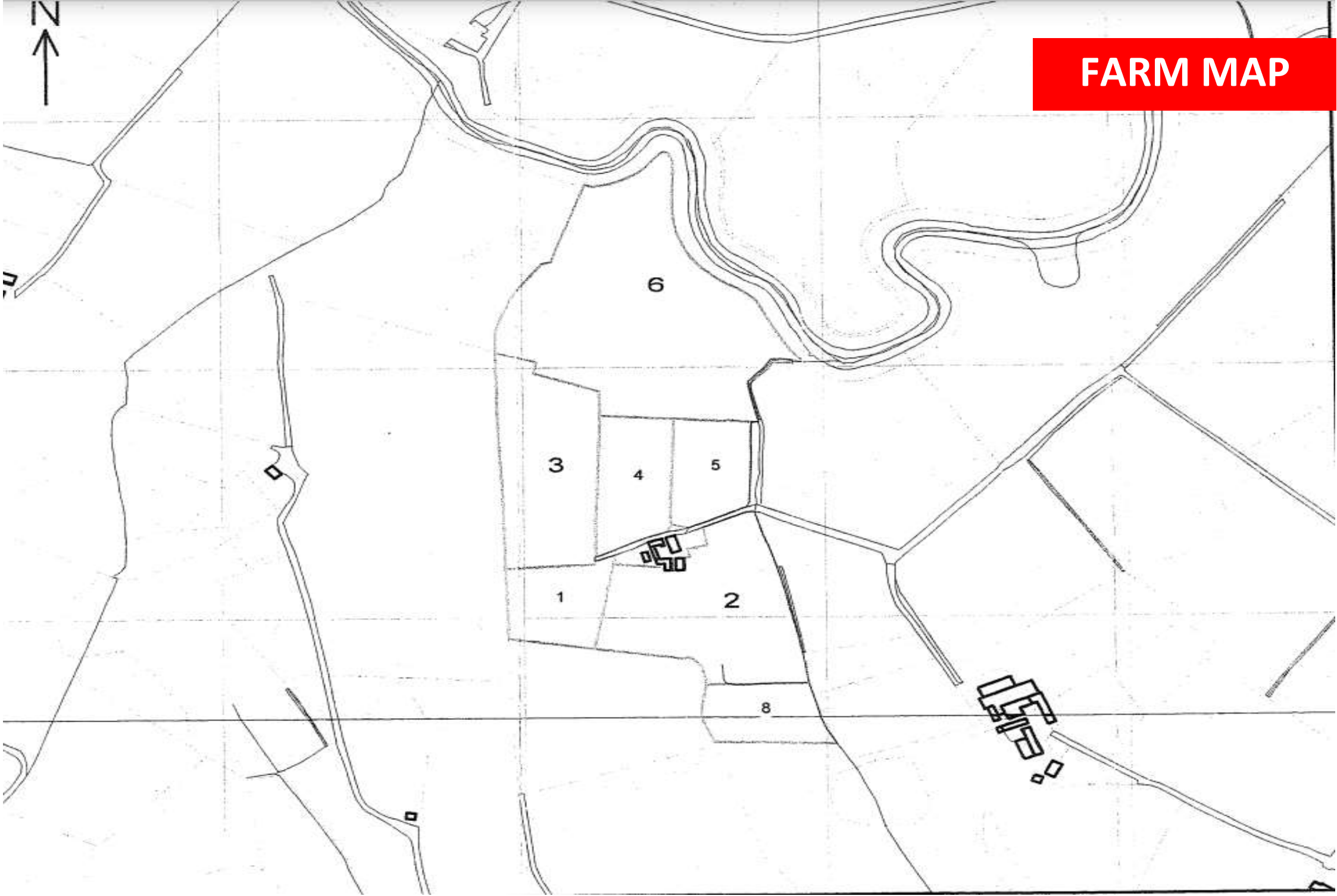
Price on application.

Financial Guarantee

All offers must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.



FARM MAP



Further Information

Please contact:



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