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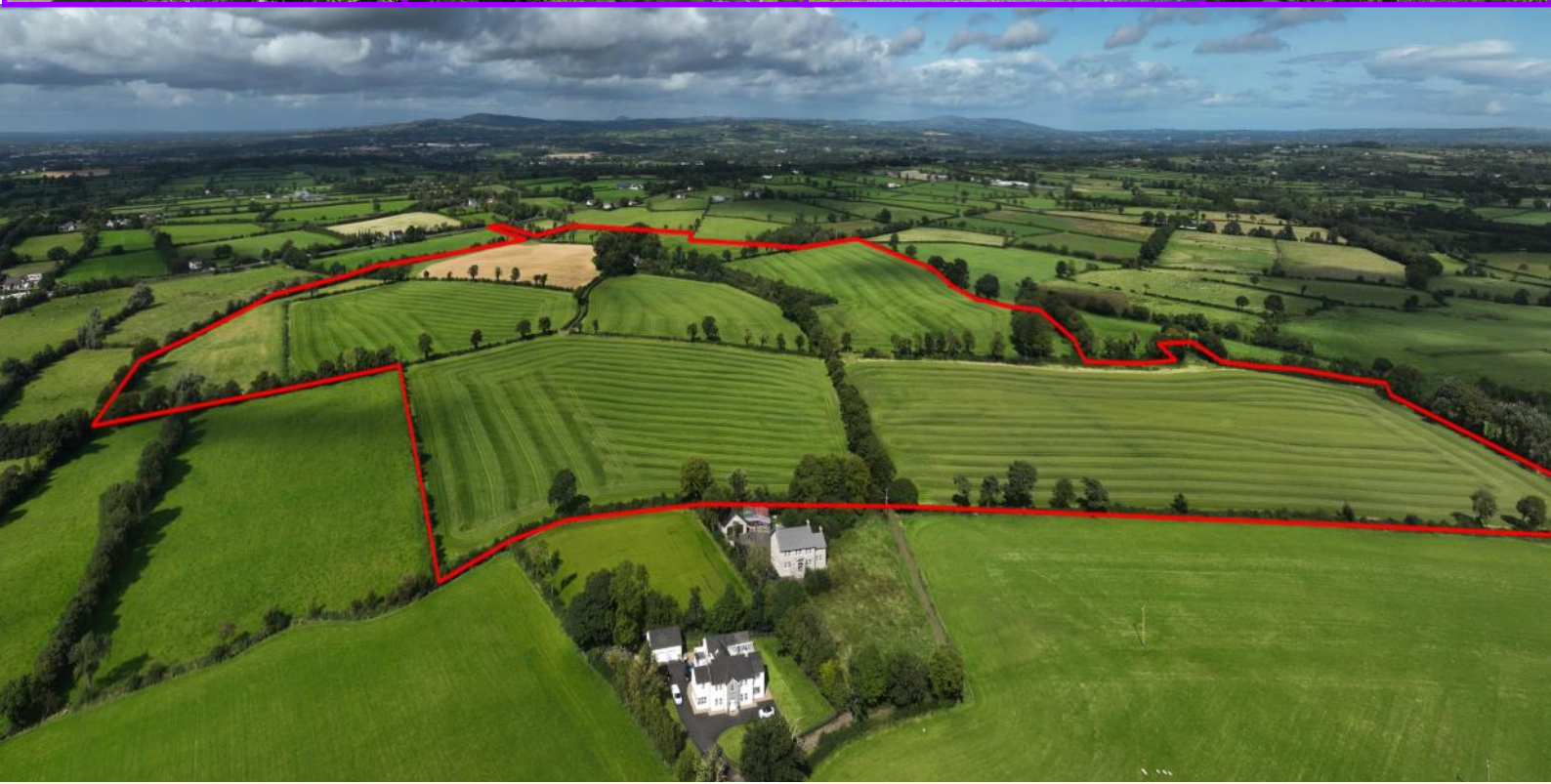
Your
Local
Property
Experts.

For Sale

Exceptional Prominently Located C. 100.2 Acre
Residential Arable Farm

‘Ballyrobin House’,
124 Ballyrobin Road,
Antrim,
BT41 4TF

AGRICULTURAL LANDS
WITH DWELLING





R.A. Noble & Co.

www.nobleauctioneers.co.uk

Location

This outstanding farm is situated in an excellent prominent location with private access from the main Ballyrobin Road. Belfast International Airport is located just C. 2 miles south west of the property, Templepatrick C. 3.5 miles north east and Belfast C. 15 miles south east thus presenting unrivalled accessibility regardless of destination across the province and including all major ports.

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EPC

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



Description

R A Noble & Co are delighted to be entrusted with the sale of this truly outstanding C. 100.2 acre farm. Rarely does an opportunity arise to purchase such a unique property as 'Ballyrobin House' and it's magnificent surrounding arable quality farmlands. Testament to how seldom such an opportunity arises is the fact that the property has been held in the current owners family name since 1921.

'Ballyrobin House'

This fine 7 bedroom dwelling never ceases to amaze with each room oozing with character, charm and endless potential. From original ceiling roses and corning to exquisite original marble fireplaces, the history of this pre-Georgian era home is fascinating.

The dwelling, which is privately nestled in amongst a charming traditional courtyard dates back over 400 years with the main front section of the house having been built on around 200 years ago within the Georgian era. The many outbuildings within the courtyard not only add to the charm of the property but offer suitable accommodation as stables/car storage etc. Words cannot fully capture the appeal of this significant property which was formerly owned by the great grandmother of the former Taoiseach of Ireland, Mr Garret Fitzgerald.

Internally, the 4 storey property retains many original features including 5 original marble fireplaces, 2 cast iron fireplaces, original ceiling roses, architrave & former servant bell pulley system. The dwelling has also however been modernised to include OFCH, single glazed timber framed windows, refurbished bathrooms, solid timber kitchen with electric hob, double electric oven and extractor fan.

Externally this beautiful stone built property has been entirely roofed with Bangor blue roof slates to include the courtyard outbuildings which add intriguing character to this original country house.

The grounds of this fabulous home are equally as endearing with a wide array of tree species on display to include an acer tree, Copper Beech & many other beech trees, roses and other perennials. The abundance of sheltered lawn space and private garden areas presents a vast array of features perfect to enable the next fortunate family to own this property the opportunity to add their story to the history of 'Ballyrobin House'.

We have measured the property in accordance with the RICS Code of measuring practice 6th Edition and would note the following approximate areas:-

Ground Floor

Kitchen : 5.11m x 5m
Reception : 5.3m x 4.6m
Living Room : 4.33m x 3.11m
Shower Room : 3.5m x 1.4m
Cellar: 5.0m x 4.0m

Scullery : 5.08m x 1.5m
Drawing Room: 4.4m x 4.1m
Dining area: 2.4m x 2.1m
Hall: 3.7m x 2.25m
WC/utility: 5.0m x 1.0m

Attic

Bedroom 6 : 4.37m x 3.6m
Bedroom 7 : 4.6m x 4.4m
Landing: 2.3m x 3.0m

First Floor

Bedroom 1 : 5m x 2.76m
Bathroom : 3.4m x 2.2m
Office : 3.4m x 1.9m

Bedroom 2 : 4.4m x 3.05m
WC : 3.4m x 0.9m
Landing: 1.5m x 5.0m

Second Floor

Bedroom 3 : 4.4m x 4.06m
Study/ Bedroom with built in storage space: 2.2m x 2.4m
Landing: 2.2m x 1.3m

Bedroom 4 : 4.66m x 3.7m
Cloakroom: 1.4m x 4.66m

Third Floor

Bedroom 5 : 4.37m x 3.05m
Landing : 2.3m x 1.1m

'The Grounds'

As a further compliment to this period property it is situated on C. 100.2 acres which comprises 8 large fields of outstanding arable quality, C. 2.1 acres woodland, a C. 0.7 acre garden and walls of a former dwelling and the main dwelling and grounds itself which occupy C. 2.5 acres.

The property is accessed via a private laneway from the Ballyrobin road but conveniently can also be accessed via a prescriptive right of way via a concrete laneway off the Carmavy road.

The lands are well serviced by internal hardcore laneways and the south border of the farm is bound by the tranquil Dunore river.

Development Potential

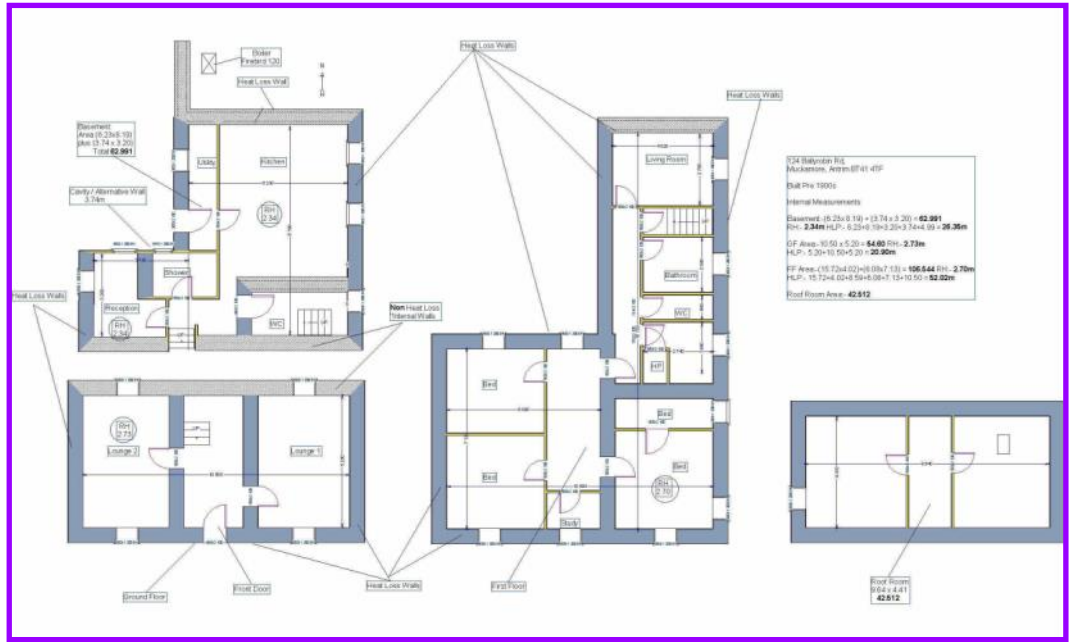
To the east boundary of the farm is the remains of a former dwelling which we understand may have formerly been accessed from the right of way laneway off the Carmavy road.

As the property is approached from the private laneway off the Ballyrobin road there remains intact a former stone dwelling which the current owners have submitted an outline planning application for a proposed replacement dwelling. Planning Reference Number: LA03/2023/0502/O.

We would advise interested parties to make their own enquiries on the future development potential of both former dwelling sites.



'Ballyrobin House' Floor Plans



Indicative Spatial Boundary Maps (For Indicative Purposes Only)

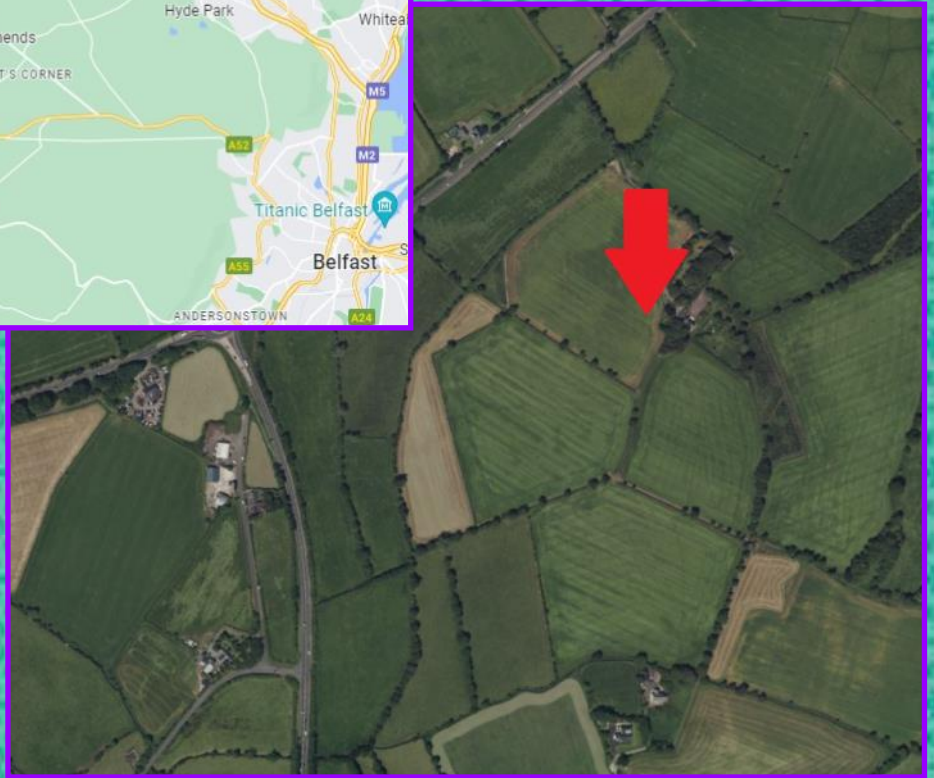
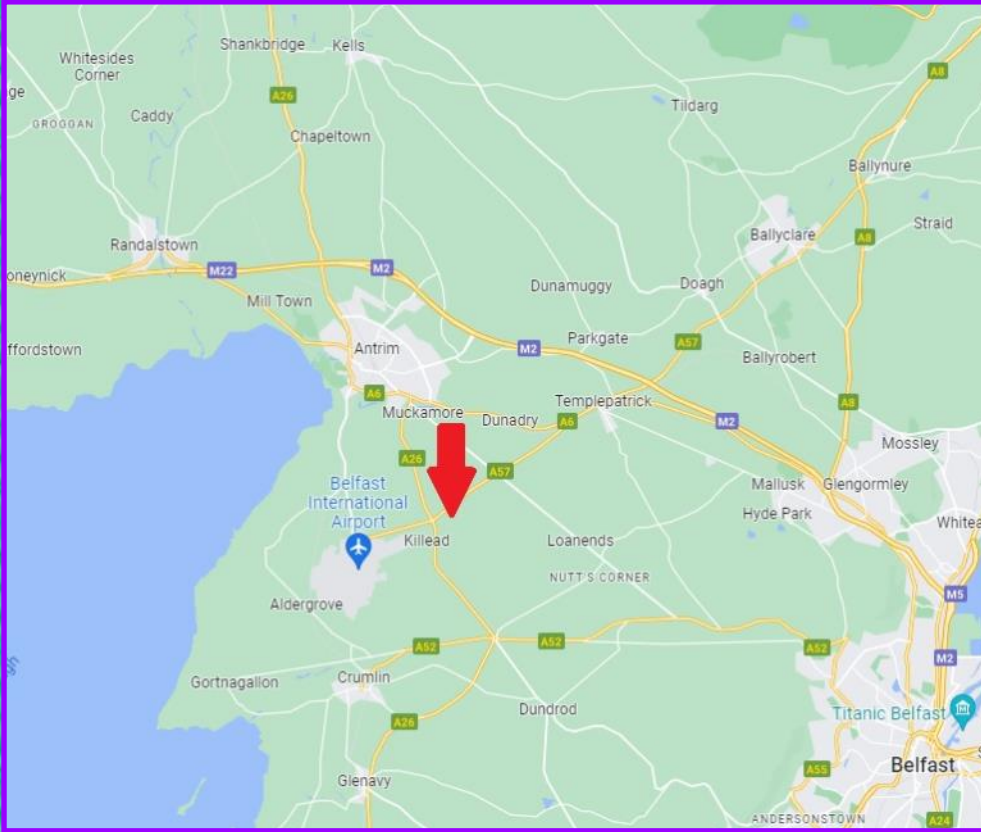
Ortho View



OSNI VIEW



Location Maps



FOR INDICATIVE
PURPOSES ONLY

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worldwide

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