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Your
Local
Property
Experts.

For Sale

Outstanding C. 88.3 Acre Dairy Farm

'Lakeview Dairy Farm',
17 Magheralough Road,
Trillick,
Omagh,
BT78 3SZ

AGRICULTURAL LANDS



For Sale

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EPC—TBC



Location

This impressive dairy farm is located in a highly sought after agricultural district renowned for its high yielding dairy enterprises. The farm is conveniently located on the Magheralough Road approximately 1 mile west of Trillick, 6.5 miles south of Dromore and 15 miles south of Omagh town.

Description

'Lakeview Dairy Farm' which overlooks Magheralough Lake comprises C. 88.3 acres top quality lands renowned for their free draining nature. The lands are held in an ideal block around the farmyard on either side of and fronting onto the Magheralough Road.

This complete modern dairy farm boasts numerous farm buildings to include:

- 11 year old 20 point Deval swing over parlour c/w ACR meters.
- C. 280 cubicle spaces.
- C. 2 million gallons slatted underground slurry storage including bubble system in main cow house tank.
- Borewell & mains water supply.
- New calf house.
- 75 x 120 outdoor silo pit.
- 35 x 50 outdoor silo pit.
- 4 bay x 3 bay wide machinery shed.
- Covered livestock handling facilities.
- 16 tonne, 2 No. 12 tonne & 7 tonne meal bins.

Dwelling at 17 Magheralough Road

This spacious C. 19 year old four bedroom bungalow which benefits from excellent views over the Magheralough can be included or excluded from the sale subject to requirements of genuine prospective purchasers.

The dwelling has been finished to a high standard to include a tarmac driveway and an attached single garage with roller shutter access. Internally the property boasts ceramic tile/solid wooden/carpet flooring, OFCH, DG PVC windows and doors, built in wardrobes, open fireplace, solid timber kitchen, Rayburn cooker (heating & cooker) and a solid fuel burning stove.

Cut roof trusts have also been installed with gavel windows in each side of the loft opening the potential for a loft conversion should this be desired.

Ground Floor

Hallway : 9.7m x 1.2m	Master Bedroom : 4.2m x 3.65m
Living Room : 4.8m x 4.47m	Ensuite : 2.9m x 2.1m
Entrance Hall : 2.63m x 2.1m	Bedroom 2 : 4.25m x 3.7m
Kitchen : 5.9m x 4.3m	Ensuite : 2.76m x 1.16m
Dining Room : 4.4m x 4.0m	Bedroom 3 : 4.0m x 3.7m
Sun Room : 4.0m x 3.7m	Bedroom 4 : 3.6m x 3.6m
Main Bathroom : 3.7m x 3.0m	Hotpress : 1.5m x 1.3m
	Built-in storage in bedrooms
Attached Garage : 7.4m x 5.0m	Utility : 2.6m x 2.4m
WC : 1.72m x 4.0m	Cupboard : 1.25m x 1.0m

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

Accommodation

The lands extend to C. 88.3 acres (35.74 hectares).

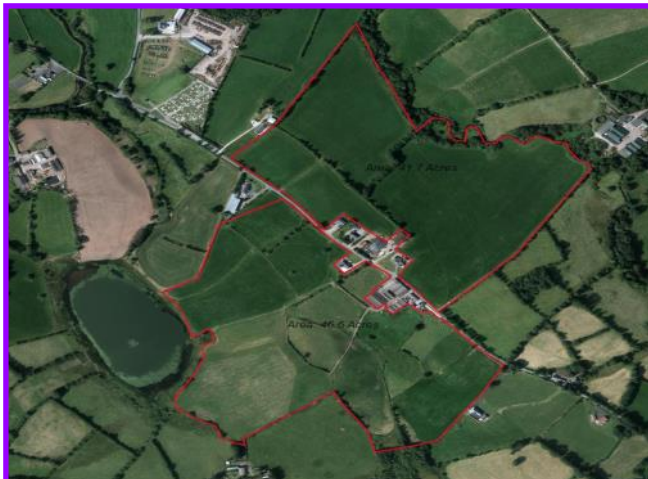
Sale Details

Price on Application.



Indicative Spatial Boundary Maps (For Indicative Purposes Only)

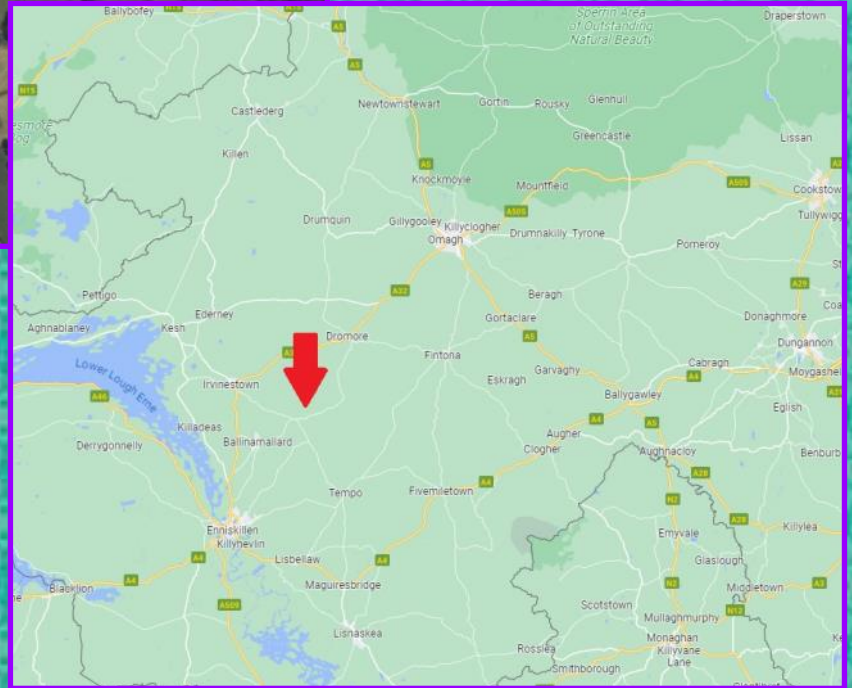
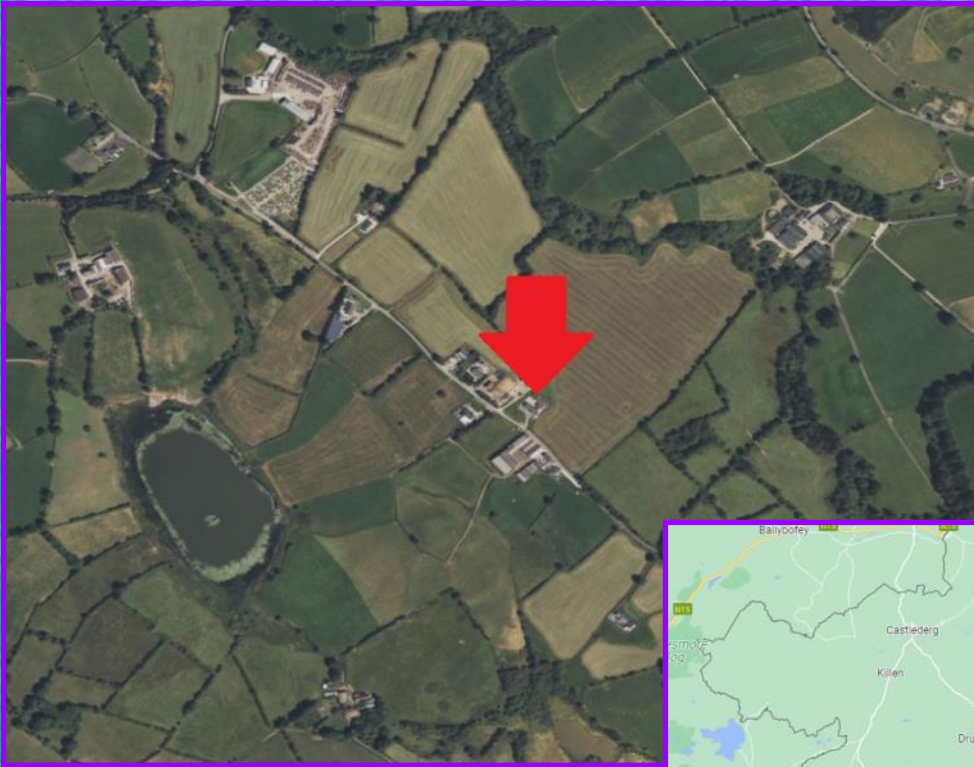
Ortho View



OSNI VIEW



Location Maps



**FOR INDICATIVE
PURPOSES ONLY**

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or would you like a Free valuation to advise what price you could expect if you decided to sell?

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