

**FOR SALE**



**71 CORNAVARRROW RD | DRUMQUIN | OMAGH | BT78 4RN**

**Circa 70 acres / 28.33-hectare Agricultural Holding**

**EXCELLENT COMPACT CUTTING/GRAZING FARM WITH BUNGALOW**





## Farm Summary

- ✓ Well-presented pasture farm
- ✓ Circa 70 acres / 28.33 hectares
- ✓ Held in continuous block.
- ✓ Road access throughout
- ✓ Attractive bungalow
- ✓ Can be offered as 1 or more lots.

### Location

The farm is situated in a convenient location some 4 miles SE of Drumquin. Local amenities are easily accessible, with onward travel conveniently located close to the subject.

### Directions

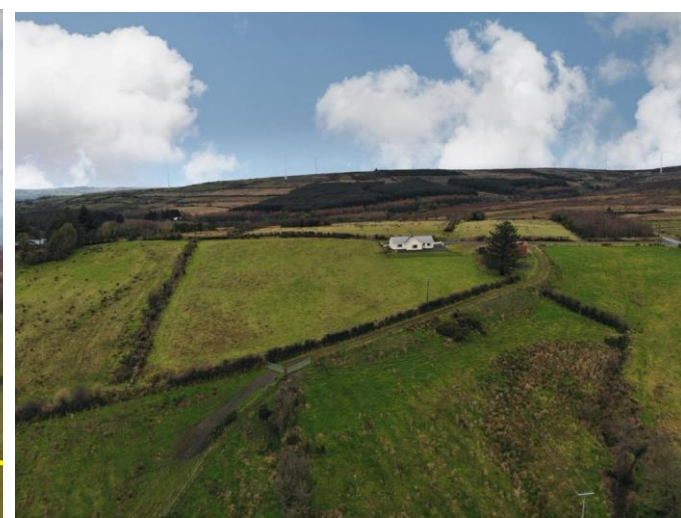
*From Drumquin – From McLaughlins Crossroads Shop - take Cornavarrow Road – proceed 2.2 miles – Bungalow entrance on right hand side.*

*From Omagh/Tattysallagh –From All Saints Primary School proceed SW for 2.4 miles – turn right onto Cornavarrow Road – proceed 0.3 miles – bungalow is left hand side.*

*The sale represents an opportunity to acquire a well-established farm with attractive bungalow.*







The lands are held in a continuous block with road networks running throughout for direct and easy access. The land is of a rolling topography and of varying cutting and grazing quality. Approximalty 8 acres of low-lying marsh lands lie to the southern boundary of the holding. The lands are bounded with stock fencing and mature hedgerows.

The bungalow is set on an elevated site with expansive countryside views and comprises of a traditional detached home of conventional construction, stone/block under pitched slate roof, which includes 3 bedrooms, large reception, and kitchen dining area. The property has been the subject of modernisation in recent years and has been mainiated to a good standard throughout. The dwelling occupies a prominent position with far-reaching views over open, rolling countryside and accessed by a tarmac driveway through entrance pillars. A large garden laid in lawns surrounds the bungalow. There is oil fired central heating and water heating from a condensing oil boiler along with an open fire in the lounge. An open fronted general purpose shed and well pump house is situated adjacent to the dwelling.





**ACCOMMODATION:**

**ENTRANCE HALL:**24'2" (LP) x 4'4" (WP)

**LOUNGE:**15'5" x 11'8" Open fire with surround & back boiler unit

**OPEN PLAN KITCHEN & DINING** 17'2" (LP) x 11'2"(WP) High & low level fitted kitchen units with laminated wooden worktop, tiled back splash, provision for appliances, stainless steel sink, vinyl floor.

**UTILITY:** 8'5" x6" Wall units

**REAR HALL :** 8'9" x 5'3"

**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)

**SHOWER ROOM:**12'2" (LP) x 6'2" (WP) white suite with shower unit

**CLOSET:**

**CLOSET/HOTPRESS:** Shelved

**OUTSIDE**

**BOILER STORE:** 8'9" x 5'3"

**SHED :** 45' x 20'

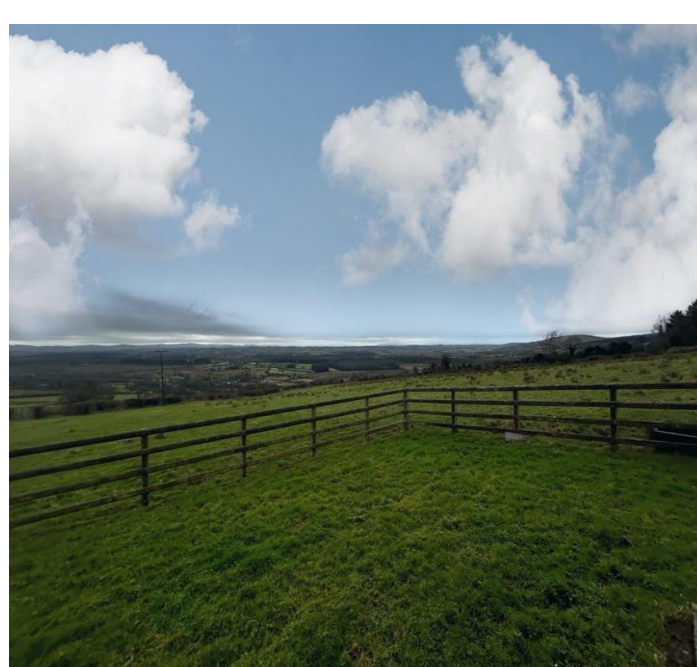
**WELL PUMP SHED**

**LAWNS**

**TARMAC DRIVEWAY**







### **Services**

The property is supplied with mains electricity and bore hole well water supply. 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. An access easement agreement in relation to a wind turbine transport route has been granted. Purchasers will have the benefit of any future payments of this agreement if use is required.

### **Tenure & Possession**

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

### **Lotting**

The farm may be offered in 1 or 2 lots.



## 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

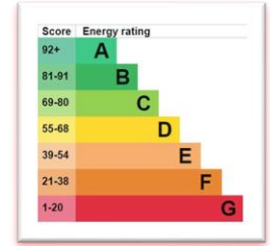
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## Asking Price

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.









## Further Information

*Please contact:*



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