

Tim Martin
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'Hilltop'
42 Templeburn Road
Crossgar
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**Offers Around
£795,000**

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SUMMARY

We are pleased to offer this quality 45 acre farm with substantial farm house and modern outbuildings to the market.

Set on an elevated position, enjoying far reaching views over the surrounding countryside, the lands surround the farm yard and enjoys frontage to the county road, approached via a private laneway to the house and yard and a second shared laneway combining to provide good access to the lands.

The spacious residence believed to be built in the Victorian era, retains many of its pleasing features which combined with the generous rooms is a fine family home.

Two modern portal framed outbuildings are suitable for a range of purposes including, horsing and handling of livestock and are enhanced with a number of traditional outbuildings.

The agricultural lands are sub-divided into convenient sized fields and are all laid down to grass and includes an area of woodland at the southern end of the farm.

The farm is convenient to Crossgar, Saintfield and Ballygowan and is an easy commute to Belfast.

FEATURES

- Quality 45 Acre Farm With Substantial Farm House & Modern Outbuildings
- Three Bedrooms
- Three Reception Rooms
- Shower Room To First Floor & Principal Bathroom To Second Floor
- Double Glazing And Oil Fired Central Heating
- Spacious Gardens Enclosed With Random Stone Walls
- Range Of Outbuildings
- Agricultural Lands Sub-Divided Into Convenient Sized Fields Extending to Circa 45 Acres
- Convenient To Crossgar, Saintfield And Ballygowan

Reception Hall

Victorian mosaic tiled floor; corniced ceiling.

Drawing Room 14'10 x 14'5 (4.52m x 4.39m)

Tiled fireplace and hearth with a Victorian marble surround; corniced ceiling; tv aerial connection point; archway through to:-

Dining Room 9'5 x 7'9 (2.87m x 2.36m)

Oak tongue and groove floor; corniced ceiling.

Family Room 14'2 x 9'9 (4.32m x 2.97m)

Sandstone fireplace on a quarry tiled hearth and hardwood mantle over.

Kitchen 14'5 x 14'2 (4.39m x 4.32m)

1½ tub single drainer stainless steel sink unit with mixer tap; good range of mid oak eye and floor level cupboards and drawers; formica worktops; integrated 'Creda Plan Europa' double electric ovens; 4 ring gas hob with beaten stainless steel extractor unit and light over; inglenook fireplace with enclosed cast iron stove with back boiler on a quarry tiled hearth; ceramic tiled floor; pine tongue and groove ceiling with LED spot lighting.

Sun Porch 7'3 x 6'5 (2.21m x 1.96m)

Quarry tiled floor; pine tongue and groove ceiling.

Rear Hall

Ceramic tiled floor; range of built-in cupboards; storage cupboard under stairs.

Shower Room 6'1 x 4'3 (1.85m x 1.30m)

White suite comprising, rectangular shower cubicle with 'Redring' electric shower; folding shower panel; close coupled wc; vanity unit with fitted sink and mono mixer tap, cupboards under; heated towel radiator; PVC tongue and groove ceiling with extractor fan and LED spot lighting; ceramic tiled floor; PVC clad walls.

Hardwood Furnished Staircase To ½ Landing

Feature stained glass window.

Bathroom 12'4 x 9'3 (3.76m x 2.82m)

White suite comprising, panel bath with brass pillar mixer taps and telephone shower attachment; close coupled wc; bidet; vanity unit with wash hand basin, cupboard under light and shaver socket over; ceramic tiled floor; tiled walls; hotpress with lagged copper cylinder and 'Willis' type immersion heater.

Bedroom 1 14'3 x 12'2 (4.34m x 3.71m)

Victorian painted cast iron and embossed fireplace with botanical tiled panels and tiled hearth.

Bedroom 2 14'3 x 12'2 (4.34m x 3.71m)

Victorian painted cast iron and embossed fireplace with botanical tiled panels and tiled hearth.

Bedroom 3 14'11 x 14'4 (4.55m x 4.37m)

Outside

Concrete drive to farm yard with a range of outbuildings including:-

Boiler House 10'9 x 5'7 (3.28m x 1.70m)

Multi-fuel boiler and 'Firebird Popular' oil fired boiler.

Loft 13'6 x 10'8 (4.11m x 3.25m)

Built-in workbenches; fluorescent light; power point; radiator.

Well

Enclosed with sandstone on a quarry tiled patio to front.

Wash House 10'9 x 7'5 (3.28m x 2.26m)

Range of eye and floor level cupboards and drawers; single drainer stainless steel sink unit with mixer taps; formica worktops; plumbed for washing machine and tumble dryer; fluorescent light; tiled walls and floor.

Front Gardens

Lawns enclosed with random stone walls; PVC oil storage tank; views over the surrounding countryside to the Antrim Hills.

Garage 20'2 x 10'3 (6.15m x 3.12m)

Fluorescent light; power points; roller door.

Store 32'3 x 16'1 (9.83m x 4.90m)

Roller door; light and power points.

Portal Framed Machinery Shed 61'7 x 39'3 (18.77m x 11.96m)

LED lighting and power points.

Portal Framed Sheep House 76'10 x 46'3 (23.42m x 14.10m)

Partially enclosed for housing of sheep; ample light and power points; 3 concrete drinking troughs; concrete floor.

Agricultural Lands

The lands are sub-divided into convenient sized fields and are all laid down to grass. The lands enjoy access from the farm yard, country road and from a second shared laneway at the eastern side of the farm. A woodland is situated at the southern end of the farm. The lands are thought suitable for cutting, grazing and/or arable purposes.

Capital / Rateable Value

£148,000 = Rates Payable £1438.26 Per Annum (Approx.)









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	48
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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