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# For Sale

## Excellent C. 47 Acre Residential Farm

15 Derrybrusk Road,  
Tamlaght,  
Co Fermanagh,  
BT74 4LF

AGRICULTURAL LANDS



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#### AGRICULTURAL LANDS

EPC—TBC

#### Location

This property is located in a popular rural location off the Derrybrusk Road approximately C. 6 miles from Enniskillen and C. 4 miles from Lisbellaw. Despite its peaceful countryside location it also boasts convenient accessibility to both Enniskillen and the local village of Lisbellaw with both located within a short drive from the holding.

#### Description

This excellent C. 47 acre residential farm presents a rare opportunity to acquire an established farm in this sought after area.

The main holding is accessed via private concrete laneway from the Derrybrusk Road with C. 5.4 acres accessed via short right of way laneway from the Derrybrusk Road.

The agricultural lands comprise a mix of lands from top quality pasture suitable for silage cutting to some rough grazing meadow lands.

The farmyard which occupies a central elevated position on the farm is well equipped to include:

- Two 4 bay roofed silos.
- Three 4 bay slatted livestock sheds.
- Three bay barn.

The lands also benefit from frontage to Lough Erne and therefore may have potential for installing a jetty for private leisure/other recreational uses.

#### Dwelling

The beautiful 2 storey detached dwelling which benefits from exquisite uninterrupted views over Drumcullion Lough provides spacious accommodation over ground and first floor. (Floor Plan overleaf).

The solid country kitchen/utility area has been tastefully designed leading into the beautiful dining room. A further living room provides excellent entertaining space with 3 double bedrooms on the first floor including an ensuite and master bedroom.

This property boasts unrivalled privacy yet does not disappoint in terms of convenience and therefore we would recommend contacting our office early to arrange viewing to avoid disappointment.

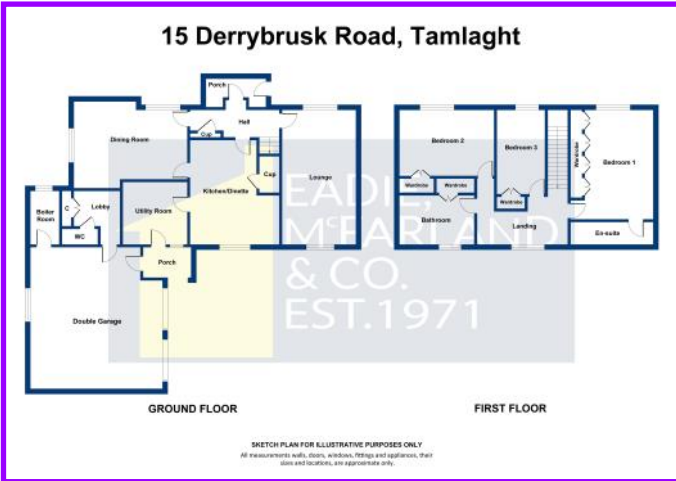
#### Accommodation

The farm extends to approximately 47 Acres (19 Hectares).





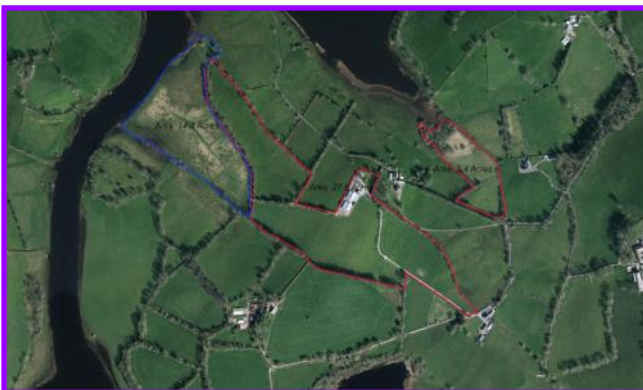
**Floor Plan**



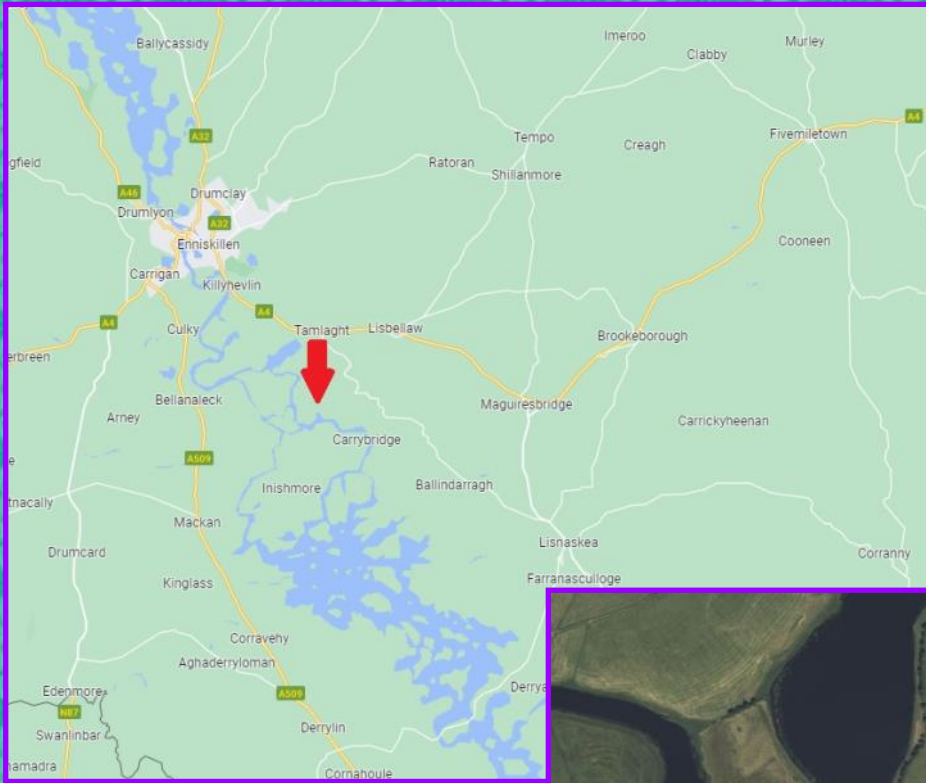
**Indicative Spatial Boundary Maps (For Indicative Purposes Only)**

Ortho View

OSNI VIEW



# Location Maps



FOR INDICATIVE  
PURPOSES ONLY

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## MISREPRESENTATION ACT 1967

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