



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

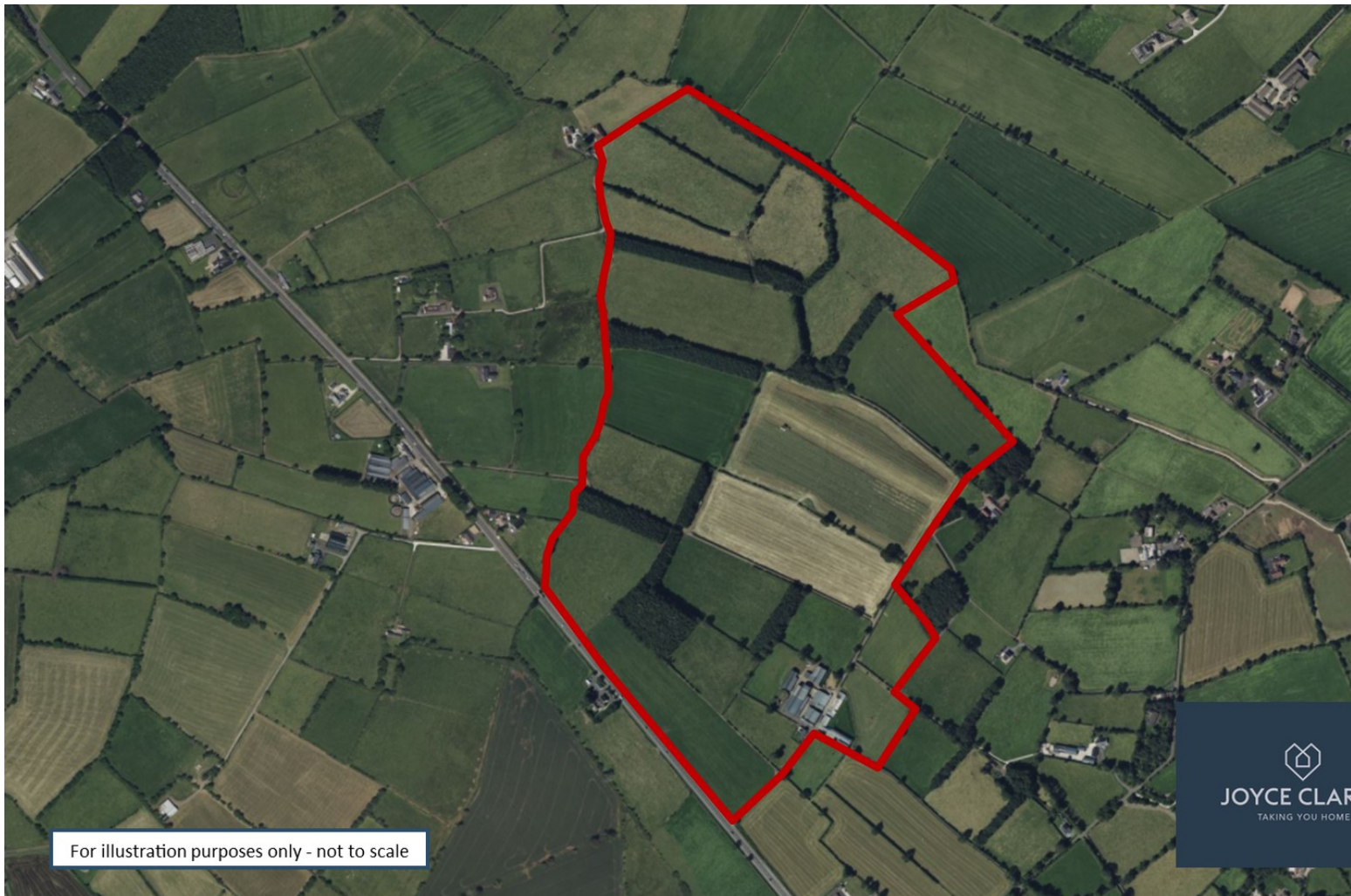
17 Tully Road

Nutts Corner

Crumlin

BT29 4SW

Bedroom	4
Reception	3
Bathroom	2



For illustration purposes only - not to scale

JOYCE CLARKE
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Super opportunity to acquire outstanding farm extending to C.134 acres with four bedroom farmhouse and full range of livestock & machinery buildings

P.O.A.

Viewing strictly by appointment only

Opening Times

Monday to Friday 9:00am - 5.30pm
Saturday 10:00am - 12.00pm
Sunday Closed

Open during lunchtime

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TAKING YOU HOME

17 Tully Road is a well known farm in a sought after location extending to approximately 134 acres of prime agricultural land all in permanent pasture. All of the land lies in one block with excellent laneways internally making moving livestock and machinery very straightforward. The farm steading is in the heart of the holding with a four bedroom detached farmhouse with generous gardens adjacent to the farm yard. The footprint of farm buildings together with the internal laneways enable the farm to be suitable for dairy / beef or would be ideal for an anaerobic digester. The traditional farmhouse has retained many of it's original features such as high ceilings and fireplaces in the bedrooms. It offers flexible accommodation for your family including full ground floor living if required. The Tully Road is well placed for travel to Antrim, Belfast and Crumlin in addition to being strategically placed close to arterial roads. The International airport is just a few minutes away by car.

This sale is chain free. Viewing is by appointment through the sales agent.



- Rare opportunity to acquire highly productive farm extending to C134 acres in a much sought after location
- C.134 acres of prime agricultural land in one block with internal laneways throughout
- Traditional four bedroom detached farmhouse with original period features
- Excellent range of farm buildings to include slatted sheds, slurry store, collecting yard, machinery stores and general purpose buildings
- Stock proof fencing and water access throughout
- Super location within easy reach of main arterial road networks, and towns of Crumlin, Antrim with Belfast just 12 miles away
- Excellent road frontage
- Chain free



ENTRANCE HALL

uPVC part glazed entrance door leading to hallway. Terraza floor. Double panel radiator.

DRAWING ROOM

3.66m x 5.51m (12' 0" x 18' 1")

Dual aspect room. Wooden fireplace with tiled hearth and surround, open fire. Three double panel radiators. Ceiling rose and cornicing.

DINING ROOM

2.83m x 5.02m (9' 3" x 16' 6")

Tiled fireplace and hearth. Double panel radiator. Ceiling rose and cornicing.

LIVING ROOM

4.15m x 5.06m (13' 7" x 16' 7")

Dual aspect reception room. Multi fuel stove set on tiled hearth. Terraza floor. Storage closets leading to kitchen and dining room.

KITCHEN DINING

3.05m x 6.78m (10' 0" x 22' 3")

Triple aspect room. Range of high and low level units and breakfast bar. Rayburn range. Normande oven and four ring ceramic hob with extractor over. Stainless steel sink and drainer with mixer taps. Normande dishwasher. Fridge freezer. Terraza flooring. Double panel radiator.

UTILITY ROOM

3.24m x 3.45m (10' 8" x 11' 4")

Storage units with stainless steel sink and drainer and mixer taps. Space for tumble dryer and washing machine. Tiled flooring with part tiled walls. Part glazed uPVC door to side.

BOOT ROOM

2.51m x 2.93m (8' 3" x 9' 7")

Tiled floor. Double panel radiator. Boiler.

SHOWER ROOM

0.79m x 2.06m (2' 7" x 6' 9")

Fully tiled suite comprising of mains fed shower, floating sink. WC. Extractor

LANDING

Access to roofspace. Hotpress. Two single panel radiators.



MASTER BEDROOM

5.52m x 3.69m (18' 1" x 12' 1")

Dual aspect double bedroom. Feature fireplace. Two double panel radiators.

BEDROOM TWO

2.71m x 4.50m (8' 11" x 14' 9")

Front aspect double bedroom. Built in storage. Double panel radiator.

BEDROOM THREE

2.77m x 4.54m (9' 1" x 14' 11")

Front aspect double bedroom. Feature corner set fireplace. Built in storage. Two double panel radiators.

BEDROOM FOUR

2.08m x 2.56m (6' 10" x 8' 5")

Side aspect double bedroom. Corn fireplace with electric insert fire. Double panel radiator.

BATHROOM

2.08m x 2.56m (6' 10" x 8' 5")

Moulded bath with mixer tap and RedRing electric shower over. Sink with mixer tap and vanity unit. Double panel radiator. Part tiled walls. Feature wall panelling. Window.

WC

0.84m x 1.58m (2' 9" x 5' 2")

Dual flush WC. Window

OUTSIDE

Spacious gardens laid in lawn with mature plants and trees.

FARM BUILDINGS

Comprehensive range of farm buildings with total flexibility to suit a number of systems including dairy, beef sheep and equine.

- Large clear span general purpose sheds ideal for machinery storage.
- Slatted livestock housing
- Selection of looseboxes
- Collecting yard and cattle handling area with crush
- Slurry lagoon
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