

**Tim Martin**  
.co.uk



7 Nursery Road  
Ballyhalbert  
BT22 1BQ

Price Guide  
£5,150,000

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 91 878956

## SUMMARY

RESIDENCE, FARMYARD WITH EXTENSIVE OUTBUILDINGS & HIGH QUALITY AGRICULTURAL LANDS EXTENDING TO c. 232 ACRES

For Sale as a Whole or in Lots

Ballyhemlin House, built around 1977/78 to an exceptionally high standard, is set with a southerly aspect overlooking the private landscaped gardens, enclosed with a fine stand of Field Maples, Birch, Alder trees and manicured Castlewellan Gold hedging.

Internally the spacious layout includes reception hall, three formal receptions, generous well appointed, integrated kitchen with oil fired Aga, adjoining laundry room and cloakroom. Four double bedrooms, including principal bedroom en suite, deluxe family bathroom and study are accessed on the spacious landing.

The property is fitted with oil fired heating and double glazing in hardwood window frames.

The extensive range of outbuildings were designed to house a two hundred head dairy herd with followers and are clustered around concrete yards.

The parlour and dairy were decommissioned some years ago, which could be easily recommissioned, if desired.

Cubicle houses, collecting yards over slurry tanks, cattle courts, covered and open silos, straw house, grain silos, bull and calf housing remain in good condition and are equally suitable for other enterprises.

The exceptional lands, intersected by country roads and internal lanes, are substantially level and divided into large fields with mains water laid onto drinking troughs. The lands are in an area renowned for grass production and are equally suitable for cereal and / or vegetable production. The Ards Peninsula has one of the lowest rain falls in the Province and is an almost frost free area.

## FEATURES

## **History**

The Ards Peninsula, renowned for its quality arable lands, has been populated from early times, through to the early 1800's when the farm holding is recorded on the first ordnance survey maps.

In more recent times the farm has been owned and farmed, largely by two families, over the last 100 years. The Northern Ireland Act of 1925 allowed tenant farmers to purchase their land, when it was then acquired by the Ross Family. It was later purchased by the Hall family in 1959. The original farm extended to some 113 acres and since that time additional lands have been bought.

The eastern end of the farm includes a portion of what was Ballyhalbert RAF airfield, which was active during second world war. The airfield accommodated squadrons of the RAF, Polish forces, servicemen from Australia, New Zealand, Canada, America WAAF and Royal Navy Personnel.

The original farmhouse was demolished around 1977/78 and the current spacious residence built.

## **Situation**

Ballyhemlin House is located a short distance from Ballyhalbert, Ballywalter and Kircubbin, with a selection of local shops and amenities. Portaferry is some 10 miles to the south offering convenience stores, post office, restaurants and pubs with sailing club, aquarium and ferry connecting Strangford and East Down.

The farm is 13 miles from Newtownards providing a good range of public authority offices, services, shops and amenities. George Best Belfast City Airport, connecting to the UK and Europe, is some 24 miles away.

The Ards Peninsula offers a fine selection of primary, grammar and secondary schools, National Trust properties, artisan shops, sporting and leisure activities enhanced by exceptional coastal walks.

Strangford Lough is an area of outstanding natural beauty and is a home to a very diverse population of wildlife, visiting wildfowl, flora and fauna.

## **Ballyhemlin House**

Ballyhemlin House, built around 1977/78 to an exceptionally high standard, is set with a southerly aspect overlooking the private landscaped gardens, enclosed with a fine stand of Field Maples, Birch, Alder trees and manicured Castlewellan Gold hedging.

Internally the spacious layout includes reception hall, three formal receptions, generous well appointed, integrated kitchen with oil fired Aga, adjoining laundry room and cloakroom. Four double bedrooms, including principal bedroom en suite, deluxe family bathroom and study are accessed on the spacious landing.

The property is fitted with oil fired heating and double glazing in hardwood window frames.

An integral garage is approached from the rear driveway, with a formal asphalt drive leading from the country road to the parking area to the front of the residence.

## **Farm Yard**

The extensive range of outbuildings were designed to house a two hundred head dairy herd with followers and are clustered around concrete yards.

The parlour and dairy were decommissioned some years ago, which could be easily recommissioned, if desired.

Cubicle houses, collecting yards over slurry tanks, cattle courts, covered and open silos, straw house, grain silos, bull and calf housing remain in good condition and are equally suitable for other enterprises.

## **Agricultural Lands**

The exceptional lands, intersected by country roads and internal lanes, are substantially level and divided into large fields with mains water laid onto drinking troughs. The lands are in an area renowned for grass production and are equally suitable for cereal and / or vegetable production. The Ards Peninsula has one of the lowest rain falls in the Province and is an almost frost free area.

## **Entrance Hall**

**8'10 x 7'6 (2.69m x 2.29m)**

Slate tiled floor; corniced ceiling; 2 wall lights.

## **Reception Hall**

Corniced ceiling; centre ceiling rose; double telephone connection point; Beam vacuum point; storage cupboard under stairs.

## **Drawing Room**

**19'10 x 16'9 (6.05m x 5.11m )**

(Including Bay Window)

Carved white marble fireplace and hearth; cast iron brass dog grate with coal effect fire; corniced ceiling; centre ceiling rose; 5 amp lamp sockets.

## **Family Room**

**15'0 x 10'10 (4.57m x 3.30m)**

Sandstone fireplace with sandstone and quarry tiled hearth; hardwood mantle; matching tv stand; corniced ceiling; centre ceiling rose; telephone and tv aerial connection point.

## **Dining Room**

**16'7 x 14'4 (5.05m x 4.37m)**

Carved white marble fireplace and hearth with cast iron and brass dog grate with coal effect fire; corniced ceiling; centre ceiling rose.

## **Rear Hall**

Ceramic tiled floor; beauty board clad walls; Beam vacuum point.

## **Rear Porch**

Ceramic tiled floor; mat recess.

## **Cloakroom**

**6'4 x 5'9 (1.93m x 1.75m)**

Cream suite comprising, close coupled wc; pedestal wash hand basin with brass mixer tap; hardwood tongue and groove walls; built-in cloak cupboard and shelves; built in cupboard and shelves; boiler cupboard with 'erroli oil fired boiler; ceramic tiled floor; shaver socket.

## **Kitchen**

**18'2 x 13'3 (5.54m x 4.04m)**

Double drainer compound sink unit with chrome mixer taps; extensive range of mild oak shaker style eye and floor level cupboards and drawers; matching glazed display cupboards and open display shelves; Corian worktops; plumbed for dishwasher; 2 oven racing green oil fired Aga; Creda Plan double electric ovens; microwave; 4 ring ceramic hob with extractor unit over; yellow pine tongue and groove ceiling with spotlights; integrated Neff fridge; tv aerial connection point.

## Laundry Room

11'2 x 6'9 (3.40m x 2.06m)

Single drainer stainless steel sink unit; range of oak shaker style eye and floor level cupboards; formica worktops; plumbed and space for washing machine and tumble dryer; ceramic tiled walls and floor.

## Hardwood painted staircase to:-

### First Floor / Landing

13'6 x 6'10 (4.11m x 2.08m)

Hotpress with copper cylinder and Willis type immersion heater and shelving; linen cupboard with shower pump and Beam vacuum point.

### Bedroom 1

13'4 x 11'0 (4.06m x 3.35m )

Two reading lights.

### Bathroom

13'1 x 16'9 (maximum measurements) (3.99m x 5.11m (maximum measurements))

White suite comprising tiled panel bath with gold plated pillar mixer taps, telephone shower attachment and matching side handles; vanity unit with recessed wash hand basin, matching taps; cupboards and drawers under; illuminated mirror over; shaver socket; close coupled wc; ceramic tiled walls and floor; 12v spotlights.

### Bedroom 2

14'3 x 13'9 (4.34m x 4.19m)

Two double and one single built-in wardrobes with cupboards over.

### Principal Bedroom (En Suite)

16'1 x 14'2 (4.90m x 4.32m)

Double and single built-in wardrobes; 2 wall lights; telephone point.

### Shower Room

11'5 x 6'1 (maximum measurements) (3.48m x 1.85m (maximum measurements))

White suite comprising rectangular wet room with shower thermostatically controlled power shower; bidet with chrome mixer taps; close coupled wc; vanity unit with recessed wash hand basin and marble surround; fitted with chrome taps; cupboards and drawers under; illuminated mirror and shaver socket over; ceramic tiled walls and floor; extractor fan.

### Study

7'8 x 7'4 (2.34m x 2.24m)

Built-in formica topped workstation; range of eye and floor level cupboards and a formica worktop.

### Bedroom 4

15'0 x 10'9 (4.57m x 3.28m )

Two reading lights.

### Outside

Asphalt illuminated drive from country road leading to ample parking at the front of the residence. Asphalt drive leading from farmyard to the rear of the property and to:-

### Garage

18'6 x 11'9 (5.64m x 3.58m)

Attached garage approached from rear bitmac drive from farm yard.

### Gardens

Spacious gardens to front and rear laid out in lawns and partially enclosed with manicured Castlewella Gold hedging; granite fountain; fine stand of Field Maple, Alder and Birch trees with rendered archways swathed in Clematis leading to:-



## Rear Garden

Laid out in lawns, Yorkstone patio; Cedar summerhouse enclosed with green and purple Maple and Chestnut trees.

## Summerhouse

11'3 x 9'0 (3.43m x 2.74m)

## Concrete Farm Yard

Enclosed by a range of outbuildings including:

## Wash House

15'6 x 15'4 (4.72m x 4.67m)

L shaped - maximum measurements  
Glazed Belfast sink; ceramic wash hand basin; light and power.

## Office

8'3 x 7'11 (2.51m x 2.41m)

## Office

15'1 x 9'1 (4.60m x 2.77m)

## Double Garage

19'1 x 15'7 (5.82m x 4.75m)

Twin aluminium roller doors; light and power; separate low flush wc.

## Former Parlour

78'2 x 20'8 (23.83m x 6.30m)

## Former Dairy

21'5 x 15'10 (6.53m x 4.83m)

Double roller door; fluorescent lighting; single drainer stainless sink unit.

## Generator House

13' x 6'8 (3.96m x 2.03m)

Sliding door.

## Rest Room / Store

10'3 x 6'8 (3.12m x 2.03m)

## Workshop

31'7 x 16'10 (9.63m x 5.13m)

Roller door; light and power.

## Oil House

39'7 x 15' (12.07m x 4.57m)

Double sliding door; light.

## Collecting Yard

33' x 19'4 (10.06m x 5.89m)

With slatted floor over slurry tank.

## Cubicle House

114' x 75' (34.75m x 22.86m)

132 cubicles; portal framed; feed rack; concrete water drinker.

## Feed Passage

90 x 13 (27.43m x 3.96m)

With built in trough.



**Cattle Court**  
90' x 34' (27.43m x 10.36m)

**Feed Passage**  
90' x 35 (27.43m x 10.67m)

**Cattle Court**  
90 x 34 (27.43m x 10.36m)

**Collecting Yard**  
33 x 19'4 (10.06m x 5.89m)  
With slatted floor over slurry tank.

**Feed Yard**  
53' x 24'6 (16.15m x 7.47m)

Built-in feed troughs.

**Holding Pen**  
26'10" x 18'4 (8.18m x 5.59m)

Shute and cattle crush.

**Machinery Shed**  
29'6 x 20'7 (8.99m x 6.27m)

**Calving Pen**  
30'3 x 14'6 (9.22m x 4.42m)

Concrete water drinker.

**Workshop**  
73'9 x 62' (22.48m x 18.90m)

Ample light and power; electric roller door.

**Range Of 4 Calf Pens**  
14'3 x 9'8 (average) (4.34m x 2.95m (average))

Automatic water drinker; hay racks.

**Bull Pen**  
13'8 x 12'9 (4.17m x 3.89m)

Feed trough; auto water drinker; hay rack.

**Calf Cubicle House**  
37 cubicles; slatted floor to slurry tank; built-in feed trough.

**Calf House**  
29'9 x 15'10 (9.07m x 4.83m)

**Meal House**  
29'8 x 10'10 (9.04m x 3.30m)

**Lyn Shed**  
47' x 27' (14.33m x 8.23m)

Built-in feed trough.

**Top Yard**

**Lean To Store**  
14'9 x 7'4 (4.50m x 2.24m)



## Enclosed Concrete Yards

### Straw House

120 x 43'3 (36.58m x 13.18m)

Silage passage; concrete drinking troughs.

### Cattle House

74 x 42'4 (22.56m x 12.90m)

Portal framed, feed trough.

### Open Clamp Silo

57 x 41'9 (17.37m x 12.73m)

Concrete floor.

### Silo

165 x 42'9 (50.29m x 13.03m)

### Two Tower Grain Stores

Circa 50T capacity.

### Agricultural Lands

The lands, surrounding the farmyards, are of exceptional quality. Currently all in grass, the fields enjoy extensive frontage to the Nursery and Ballyhemlin Roads, with lanes intersecting the land to provide good access. Much of the lands are level, with mains water laid on to large drinking troughs. The lands have been regularly reseeded to maximise production of silage and grazing, but are equally suitable for cereal and vegetable crop production.

## GENERAL REMARKS AND STIPULATIONS

### Entitlements

Single Farm Payment Entitlements are included in the sale.

### Viewing

Strictly by appointment with Tim Martin & Co. Due to the hazards of a working farm, we ask you to be vigilant when making your inspection for your own safety, especially around the farmyard.

### Directions

The postcode of Ballyhemlin House is BT22 1BQ

### Local Authority

Ards and North Down Borough Council  
Email: [enquiries@ardsandnorthdown.gov.uk](mailto:enquiries@ardsandnorthdown.gov.uk)  
0300 013 3333

### Services

Water - mains  
Sewage - septic tank  
Heating - oil fired heating  
EPC

### Please Note

The selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

### Minerals and Sporting Rights

Minerals and Sporting Rights are vested in the Land Purchase Commission of Northern Ireland as per The Land Act 1925.

### Fixtures and Fittings

All fixtures and fittings are as contained in the property.







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

Comber ■  
27 Castle Street, Comber, BT23 5DY  
T 028 91 8789596

Saintfield  
1B Main Street, Saintfield, BT24  
7AA  
T 028 97 568300

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