



54 Lower Ballyboley Road, Ballyclare, BT39 9UQ

Offers in the region of £750,000



Enjoying picturesque rural surroundings off the Lower Ballyboley Road, Ballyclare, this desirable holding is comprised of a detached dwelling, range of useful outbuildings and circa 43.55 acres of agricultural land, all under grass at present with the majority suitable for cutting and grazing.

The detached three bedroom dwelling house (circa 1500 sq ft) offers comfortable living accommodation in close proximity to the farm yard and outbuildings, and enjoys a pleasant outlook over the surrounding countryside.

Whether your aim is to embrace the farming lifestyle, enjoy the tranquillity of the countryside, or explore equestrian activities, this property may be the one you've been waiting for.

Access to the property is provided via a shared laneway. The holding has a well water supply and effluent discharge is to a septic tank.

Property Features

- Attractive farm holding
- Detached three bedroom dwelling house of circa 1,500 sq ft
- Circa 43.55 acres of agricultural land, all under grass at present, majority suitable for cutting and grazing.
- Extensive range of useful outbuildings, with excellent provision for equestrian use
- The dwelling house features the following:
- Living Room
- Open plan Kitchen/Dining Area with separate Utility Room
- Three well proportions first floor bedrooms
- Family bathroom
- Oil fired heating system / PVC double glazed external doors and windows



Accommodation

(Dimensions and Areas are approximate)

Ground Floor

Entrance Hall 9'10" x 4'10" (3.01 x 1.49)

PVC front door and sidelights.

Tiled floor.

Hall 13'11" x 5'11" (4.26 x 1.82)

Wood effect laminate flooring.

Living Room 17'7" x 11'1" (5.36 x 3.4)

Adam style fireplace surround with a granite hearth.

Recessed ceiling lighting.

Kitchen/Dining Room 17'7" x 11'10" (5.38 x 3.62)

Fitted with a range of oak eye and low level units. Laminate work surfaces with tiled splashback areas over. Oil fired Rayburn Range 600 series (provided heating and hot water) with an integrated extractor fan over. Integrated appliances include fridge/freezer and dishwasher. Recessed ceiling lighting. Tiled floor.



Back Hall 3'5" x 3'4" (1.06 x 1.03)

Tiled floor.

Utility Room 10'11" x 7'0" (3.35 x 2.14)

Fitted with a range of shaker style eye and low level units. Laminate work surfaces with matching upstands. Space for fridge/freezer. Plumbed for washing machine with space for tumble dryer. integrated oven and gas hob with extractor canopy over. Heated towel rail. Tiled floor. PVC back door.



First Floor

Landing 16'0" x 5'11" (4.88 x 1.81)
Built in wardrobe.

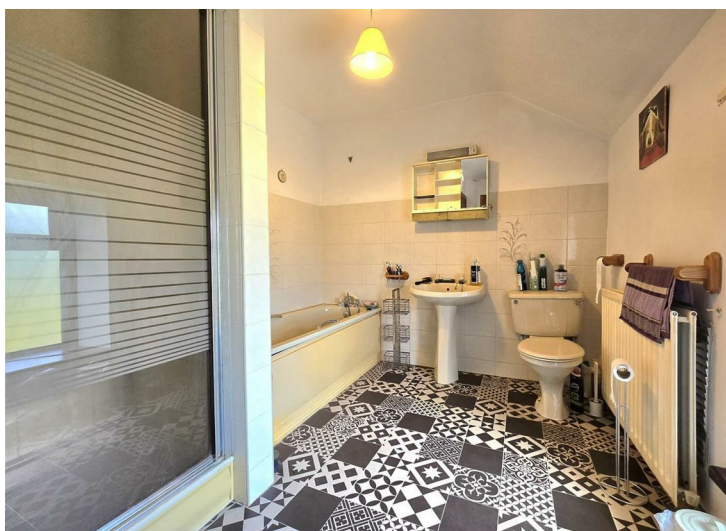
Bedroom 1 12'1" x 8'4" (3.69 x 2.55)
Wood effect laminate flooring.

Bedroom 2 12'1" x 9'3" (3.7 x 2.84)

Bedroom 3 10'11" x 9'4" (3.33 x 2.86)
Built in wardrobes

Bathroom 11'2" x 8'1" (max) (3.42 x 2.48 (max))

Fitted with a cream suite, including a bath, shower cubicle, W/C and wash hand basin. Tiled splash back areas. Built in airing cupboard.



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		38
(21-38) F	7	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	



Lands

The farm is held in a compact block, approached by a shared lane from the country road. Fields are all under grass at present with the majority suitable for cutting and grazing. There are no BPS entitlements available for transfer. Please note, maps are for identification purposes only.

Services

The holding has a well water supply and effluent discharge is to a septic tank.

Field Schedule (DARD Measure)

Field 1: 0.63HA/1.55 Acres

Field 2: 0.41HA/1.01 Acres

Field 3: 0.43HA/1.06 Acres

Field 4: 0.47HA/1.16 Acres

Field 5: 0.44HA/1.08 Acres

Field 6: 0.4HA/0.98 Acres

Field 7: 1.62HA/4 Acres

Field 9: 0.68HA/1.68 Acres

Field 10: 0.48HA/1.18 Acres

Field 11: 1.61HA/3.97 Acres

Field 13: 1.46HA/3.6 Acres

Field 16: 1.87HA/4.62 Acres

Field 17: 0.88HA/2.17 Acres

Field 18: 0.69HA/1.7 Acres

Field 19: 1.35HA/3.33 Acres

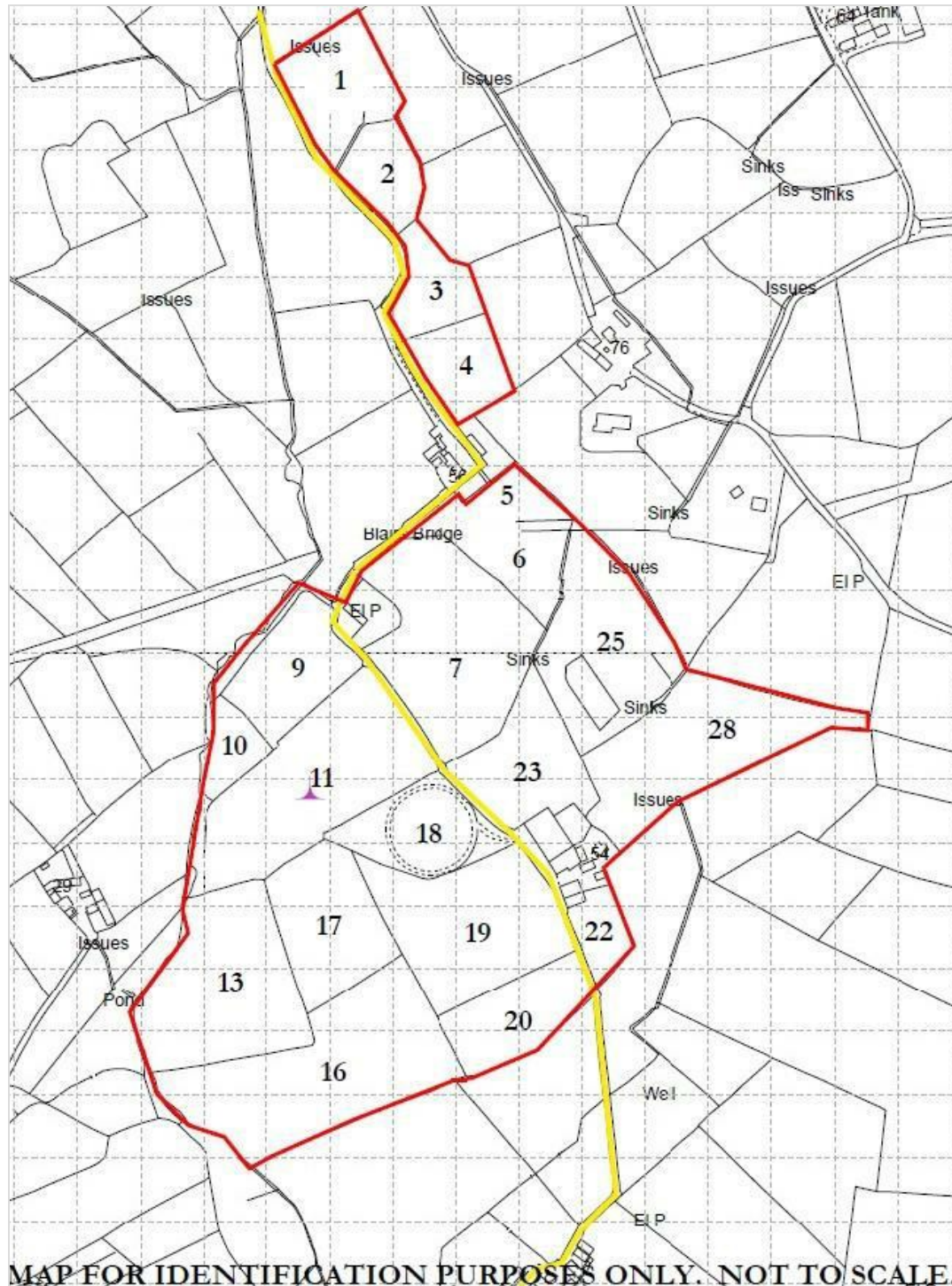
Field 20: 0.62HA/1.53 Acres

Field 22: 0.24HA/0.59 Acres

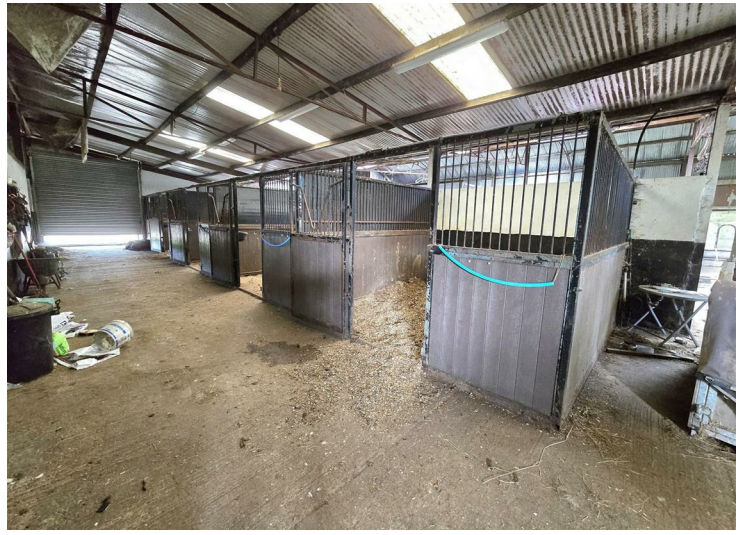
Field 23: 0.75HA/1.85 Acres

Field 25: 1.26HA/3.11 Acres

Field 28: 1.37HA/3.38 Acres



Joint Selling Agents: J A McClelland & Sons



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