



J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

FOR SALE

**54 LOWER BALLYBOLEY ROAD
BALLYCLARE BT39 9UQ**



**A DESIRABLE HOLDING WITH DETACHED DWELLING, RANGE OF
USEFUL OUTBUILDINGS & c. 43.55 ACRES OF LAND IN A GOOD
FARMING DISTRICT NEAR BALLYCLARE**

**PRICE: O.I.R.O. £750,000
VIEWING: By appointment**

www.jamcclelland.com



Accommodation (Dimensions are approximate)

ENTRANCE HALL 9'10 x 14'10

PVC front door, side lights and tiled floor.

HALL 13'11 x 5'11

Wood effect laminate flooring.

LIVING ROOM 17'7 x 11'1

Adam style fireplace surround with a granite hearth, recessed ceiling lighting.

KITCHEN/ DINER 17'7 x 11'10

Fitted with range of oak eye and low level units, laminate work surfaces with tiled splash back areas. Oil fired 'Rayburn Range' 600 series (heating & hot water) with an integrated extractor fan over. Integrated appliances include fridge/freezer and dishwasher. Recessed ceiling lighting and tiled floor.

BACK HALL 3'5 x 3'4

With tiled floor.

UTILITY ROOM 10'11 x 7'

Fitted with range of shaker style eye and low level units. Laminate works 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, heated towel rail, tiled floor and PVC back door.

First floor accommodation

LANDING 16' x 5'11

Built in wardrobe.

BEDROOM 1 12'1 x 5'11

Wood effect laminate flooring.

BEDROOM 2 12'1 x 9'3

BEDROOM 3 10'11 x 9'4

Built in wardrobes.

BATHROOM 11'2 x 8'1 (max.)

Fitted with a cream suite, including a bath, shower cubicle, wc and wash hand basin. Tiled splash back areas and built in airing cupboard.

Farmyard & outbuildings

Range of traditional stone built farm steading adjacent to the dwelling house.

CATTLE SHED 50' x 20' with solid floor and divided into two sheds.

FORMER PIGGERY 50' x 15 1/2'

Solid floor with six block built pens.

CATTLE SHED 45' x 22' slatted with side feed passage.

GENERAL PURPOSE SHED 38' x 73'

Roller shutter door, pedestrian entrance, solid floor, office/kitchen with stainless steel sink unit and cupboards. Currently houses a horse walker (available by separate neg.)

Range of interconnecting solid floor sheds to include:

ROUND ROOF SHED 60' x 18' with 5 stables.

LEAN TO SHED 60' x 22' with 5 stables.

LAYING IN SHED 60' x 22' roller shutter door.

LEAN TO SHED 60' x 21' roller shutter door & 5 stables.

MACHINERY SHED 73' x 29'

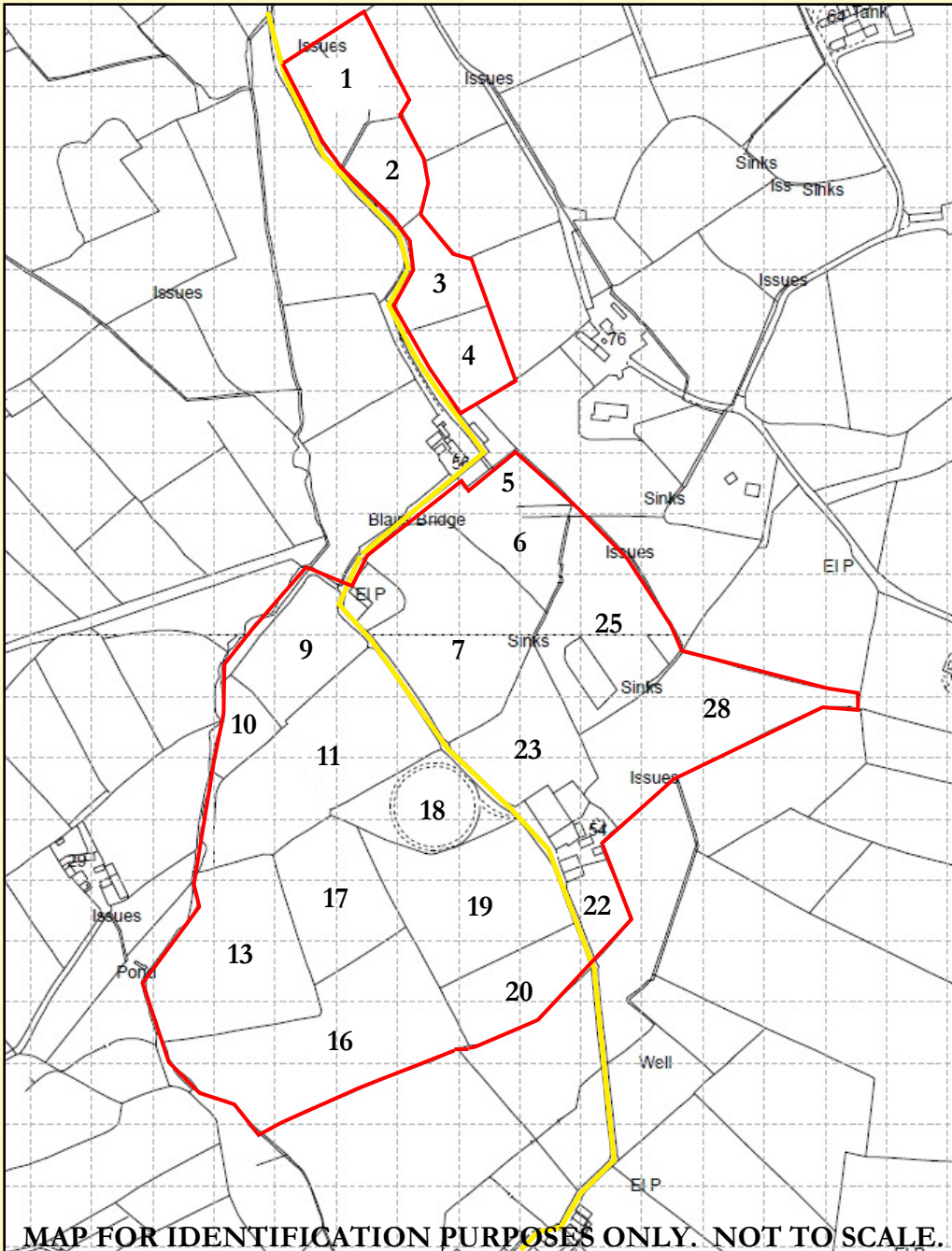
GENERAL PURPOSE SHED 38' x 17' round roof shed with earthen floor.

*Note horse walker & stables available by separate negotiation, if required.



FARM MAP

FIELD SCHEDULE



Field No.	Hectares	Acres
1	0.63	1.55
2	0.41	1.01
3	0.43	1.06
4	0.47	1.16
5	0.44	1.08
6	0.4	0.98
7	1.62	4
9	0.68	1.68
10	0.48	1.18
11	1.61	3.97
13	1.46	3.6
16	1.87	4.62
17	0.88	2.17
18	0.69	1.7
19	1.35	3.33
20	0.62	1.53
22	0.24	0.59
23	0.75	1.85
25	1.26	3.11
28	1.37	3.38

(DARD MEASURE)

Lands

The farm is held in a compact block, approached by a shared lane from the county road. Fields are all under grass at present with the majority suitable for cutting and grazing.

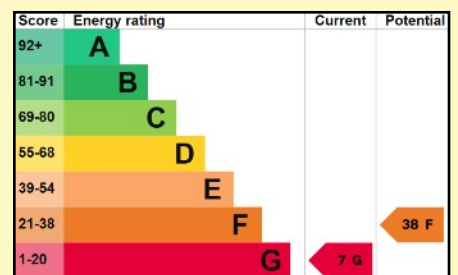
Services

The holding has a well water supply and a septic tank.

Basic Payment Scheme

There are no BPS entitlements available for transfer.

Energy Performance Certificate



**JOINT SELLING AGENT: HARRY CLARKE & CO.
ESTATE AGENTS, BALLYMENA**

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