

Tim Martin
.co.uk



Rock Cottage
45 Manse Road
Crossgar
BT30 9LY

Offers Around
£700,000

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SUMMARY

We are pleased to offer this former equine stud extending to circa 49.397 acres with cottage, range of stabling, stores and lym shed.

The residence is in need of extensive renovation and is set back from the county road with two former petrol pumps at the roadside.

The stabling and stores are clustered around the concrete courtyard and an enclosed concrete yard providing an ideal opportunity for those with equestrian interests to re-commission the facilities.

The agricultural lands are contained in three blocks and are currently all laid down to permanent pasture and are thought suitable for grazing, cutting and/or arable purposes.

The farm provides an opportunity for those wishing to purchase a farm as a permanent home or extend their existing holding.

FEATURES

- Former Equine Stud Extending To Circa 49.397 Acres Or Thereabouts.
- Cottage (In Need Of Extensive Renovation)
- 1 Bedroom
- 2 Reception Rooms
- Bathroom
- Stabling And Stores Clustered Around A Courtyard And Enclosed Concrete Yard
- Two Former Petrol Pumps
- Agricultural Lands Laid Down To Permanent Pasture And Though Suitable For Cutting, Grazing And/OR Arable Purposes
- Lands Enjoy Good Frontage To The Manse, Carrickmannon And Thornyhill Roads
- An Opportunity To Purchase A Farm Or Extend An Existing Holding

Ground Floor

Approx. 104.0 sq. metres (1119.7 sq. feet)



First Floor

Approx. 54.0 sq. metres (581.5 sq. feet)



Entrance Porch

Entrance Hall

Bedroom 1

11'11 x 11'1 (3.63m x 3.38m)

Tiled fireplace.

Living Room

13'7 x 11'11 (4.14m x 3.63m)

Tiled fireplace.

Bathroom

7'6 x 6'1 (2.29m x 1.85m)

White suite comprising, panelled bath with Redring Plus 85 electric shower unit over; pedestal wash hand basin; low flush wc.

Hotpress

Copper cylinder with Willis type immersion heater.

Rear Hall

Built-in cloak cupboard.

Sitting Room

18'1 x 11'11 (5.51m x 3.63m)

Tiled fireplace.

Kitchen

14'9 x 13'0 (4.50m x 3.96m)

Range of laminate high and low level cupboards and drawers with double drainer stainless steel sink unit with mixer taps; formica worktops; double electric oven; ceramic hob with extractor unit over; space for fridge/freezer; tiled floor; part tiled walls; fluorescent lighting; door to rear yard.

Cloakroom

10'2 x 5'11 (3.10m x 1.80m)

Low flush wc; tiled floor; built-in cupboard and shelves.

Outside

Concrete courtyard; oil storage tank; oil fired boiler.

Open Fronted Garage

19'6 x 11'3 (5.94m x 3.43m)

Open Fronted Garage

20'7 x 7'7 (6.27m x 2.31m)

Range of 10 Stables

Range of 3 Stores

Rear Yard

3 Bay Hay Shed

44'8 x 24'0 (13.61m x 7.32m)

Sliding doors; gravel floor; light and power points; water trough.

Range of 5 Stables

Tack Room

Garden

Garden to front of property.

Former Petrol Pumps

Agricultural Lands

The agricultural lands are all in permanent pasture and are contained in three blocks. The lands are divided into convenient sized fields and enjoy good frontage to the Manse, Carrickmannon and Thornyhill Roads with the majority having access to the county road or farmyard. The lands appear to be in good heart and are thought suitable for cutting, grazing and/or cropping.

Capital / Rateable Value

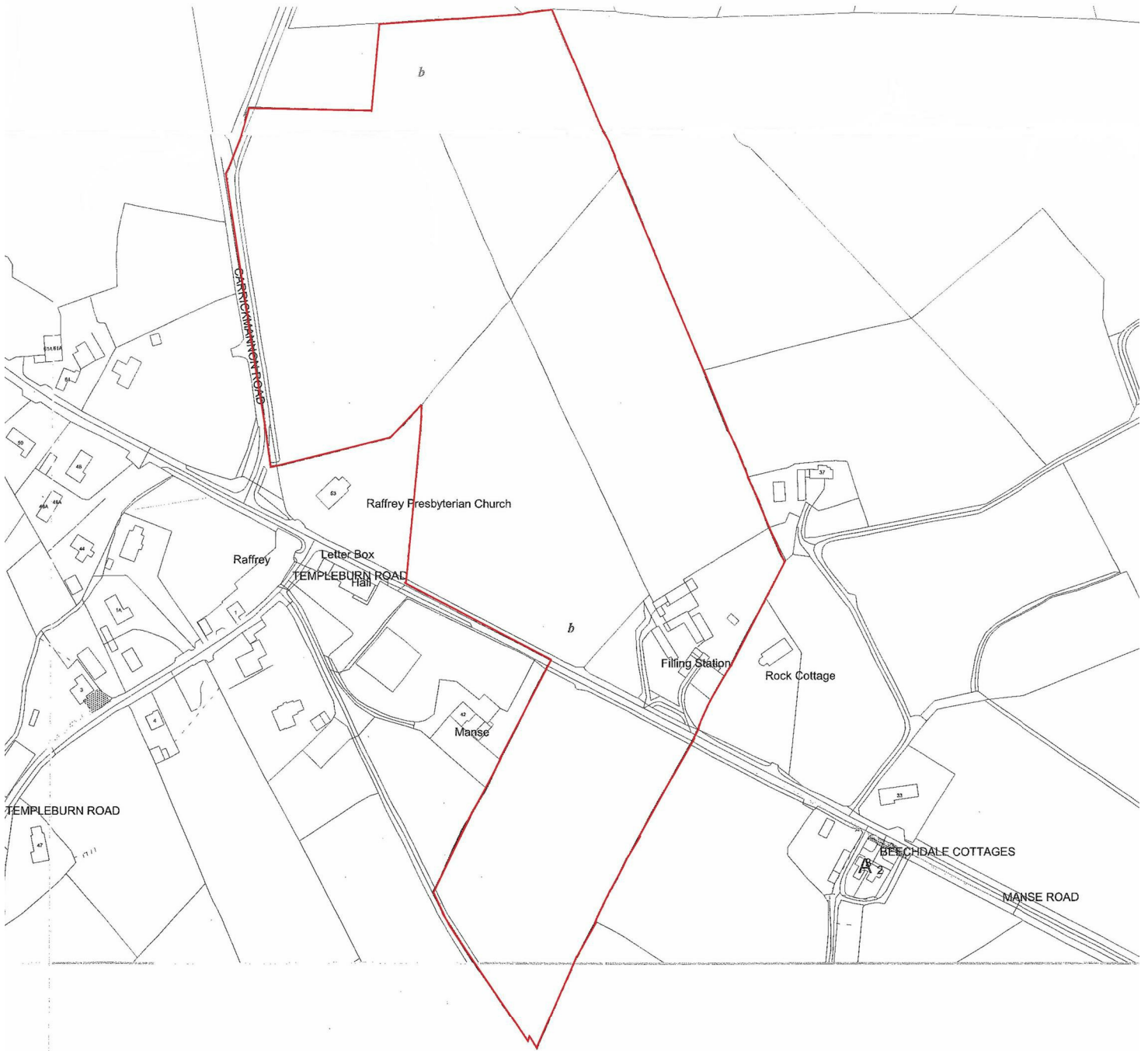
£155,000. Rates Payable = £1506.29 per annum (approximately)











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

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Comber
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