

## 45 MANSE ROAD

Crossgar BT30 9LY

- Former Equine Stud Circa 49.397
- One Bedroom
- Two Reception Rooms
- Bathroom
- Stabling And Stores Surrounding Courtyard
- Two Former Petrol Pumps
- Agricultural Lands Laid Down To Permanent Pasture
- Cottage
- Lands enjoy good Frontage To The Manse, Carrickmannon and Thornyhill Roads
- An Opportunity To Purchase A Farm Or Extend An Existing Holding

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>			50
(39-54) <b>E</b>			
(21-38) <b>F</b>		21	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

**Offers Around £700,000**

# 45 Manse Road

, Crossgar, BT30 9LY



## Entrance Porch

## Entrance Hall

## Bedroom 1

11'10" x 11'10" (3.63m x 3.63m )

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

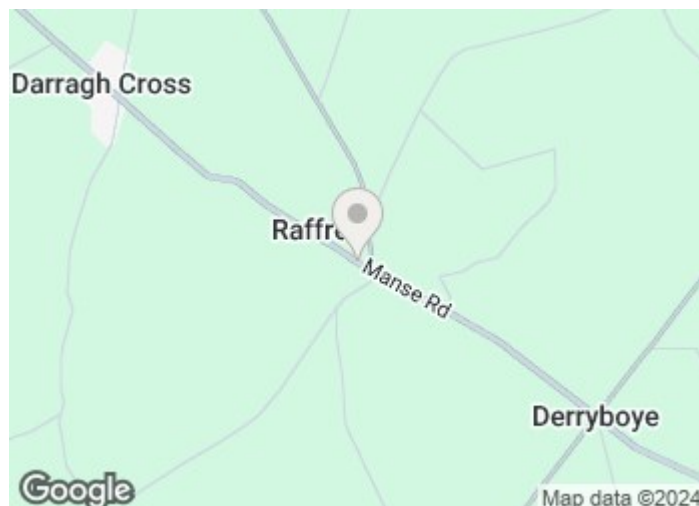
## Garden

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 country roads or farmyard. The lands appear to be in good heart and are thought suitable for cutting, grazing and/or cropping.



## Directions



# Floor Plan

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