



ULSTER PROPERTY SALES

UPS

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G
50	21

Northern Ireland

EU Directive 2002/91/EC

45 Manse Road, Crossgar, BT30 9LY

Offers Around £700,000

45 Manse Road, Crossgar, BT30 9LY

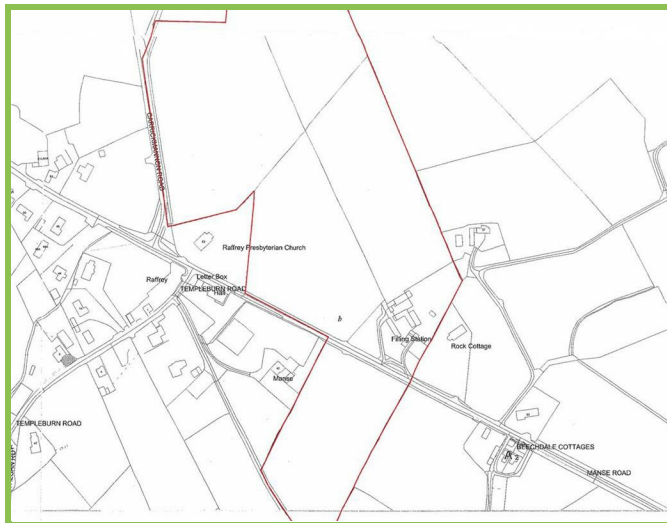
We are pleased to offer this former equine stud extending to circa 49.397 acres with cottage, range of stabling, stores and lym shed.

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.



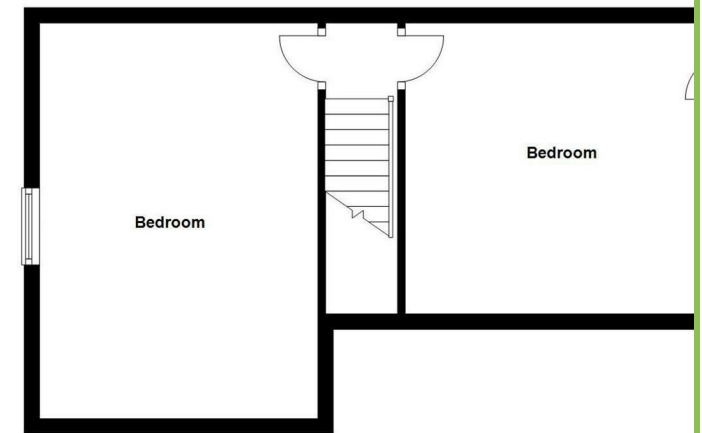
Ground Floor

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

11'10" x 11'10"

Tiled fireplace

Living Room

13'7" x 11'11"

Tiled fireplace

Bathroom

7'6" x 6'1"

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"

Tiled fireplace

Kitchen

14'9" x 13'0"

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"

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"

Open Fronted Garage

20'7" x 7'7"

Range of 10 stables

Range of 3 stores

Rear yard

3 Bay hay shed

44'8" x 24'0"

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.







Please note we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

NETWORK STRENGTH - LOCAL KNOWLEDGE

ULSTER PROPERTY SALES

UPS

2 Main Street
Ballynahinch
County Down
BT24 8DN

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9047 1515