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Offers Over
£700,000

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SUMMARY

RESIDENCE, FARMYARD WITH EXTENSIVE OUTBUILDINGS & HIGH QUALITY AGRICULTURAL LANDS EXTENDING TO c. 10.25 ACRES

Ballyhemlin House, built around 1977/78 to an exceptionally high standard, is set with a southerly aspect overlooking the private landscaped gardens, enclosed with a fine stand of Field Maples, Birch, Alder trees and manicured Castlewellan Gold hedging.

Internally the spacious layout includes reception hall, three formal receptions, generous well appointed, integrated kitchen with oil fired Aga, adjoining laundry room and cloakroom. Four double bedrooms, including principal bedroom en suite, deluxe family bathroom and study are accessed on the spacious landing.

The property is fitted with oil fired heating and double glazing in hardwood window frames.

The extensive range of outbuildings were designed to house a two hundred head dairy herd with followers and are clustered around concrete yards.

The parlour and dairy were decommissioned some years ago, which could be easily recommissioned, if desired.

Cubicle houses, collecting yards over slurry tanks, cattle courts, covered and open silos, straw house, grain silos, bull and calf housing remain in good condition and are equally suitable for other enterprises.

The exceptional lands, are substantially level with mains water laid onto drinking troughs. The lands are in an area renowned for grass production and are equally suitable for cereal and / or vegetable production. The Ards Peninsula has one of the lowest rain falls in the Province and is an almost frost free area.

FEATURES

- Detached Residence with Substantial Outbuildings and Lands Extending to c. 10.25 acres
- Farmhouse Style Kitchen with Three Generous Reception Rooms
- Four Double Bedrooms including Master En Suite
- Generous Gardens Surrounding the Property with Summer House
- Extensive Range of Outbuildings including Former Milking Parlour and Dairy
- Workshops, Garaging and Lysin Sheds all in Good Condition
- c 10.25 acres of Agricultural Lands Accessed from the Farmyard
- Additional Lands Available if Desired

Situation

Ballyhemlin House is located a short distance from Ballyhalbert, Ballywalter and Kircubbin, with a selection of local shops and amenities. Portaferry is some 10 miles to the south offering convenience stores, post office, restaurants and pubs with sailing club, aquarium and ferry connecting Strangford and East Down.

The farm is 13 miles from Newtownards providing a good range of public authority offices, services, shops and amenities. George Best Belfast City Airport, connecting to the UK and Europe, is some 24 miles away.

The Ards Peninsula offers a fine selection of primary, grammar and secondary schools, National Trust properties, artisan shops, sporting and leisure activities enhanced by exceptional coastal walks.

Strangford Lough is an area of outstanding natural beauty and is a home to a very diverse population of wildlife, visiting wildfowl, flora and fauna.

Ballyhemlin House

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Internally the spacious layout includes reception hall, three formal receptions, generous well appointed, integrated kitchen with oil fired Aga, adjoining laundry room and cloakroom. Four double bedrooms, including principal bedroom en suite, deluxe family bathroom and study are accessed on the spacious landing.

The property is fitted with oil fired heating and double glazing in hardwood window frames.

An integral garage is approached from the rear driveway, with a formal asphalt drive leading from the country road to the parking area to the front of the residence.

Farm Yard

The extensive range of outbuildings were designed to house a two hundred head dairy herd with followers and are clustered around concrete yards.

The parlour and dairy were decommissioned some years ago, which could be easily recommissioned, if desired.

Cubicle houses, collecting yards over slurry tanks, cattle courts, covered and open silos, straw house, grain silos, bull and calf housing remain in good condition and are equally suitable for other enterprises.

Entrance Hall 8'10 x 7'6 (2.69m x 2.29m)

Slate tiled floor; corniced ceiling; 2 wall lights.

Reception Hall

Corniced ceiling; centre ceiling rose; double telephone connection point; Beam vacuum point; storage cupboard under stairs.

Drawing Room 19'10 x 16'9 (6.05m x 5.11m)

(Including Bay Window)

Carved white marble fireplace and hearth; cast iron brass dog grate with coal effect fire; corniced ceiling; centre ceiling rose; 5 amp lamp sockets.

Family Room 15'0 x 10'10 (4.57m x 3.30m)

Sandstone fireplace with sandstone and quarry tiled hearth; hardwood mantle; matching tv stand; corniced ceiling; centre ceiling rose; telephone and tv aerial connection point.

Dining Room 16'7 x 14'4 (5.05m x 4.37m)

Carved white marble fireplace and hearth with cast iron and brass dog grate with coal effect fire; corniced ceiling; centre ceiling rose.

Rear Hall

Ceramic tiled floor; beauty board clad walls; Beam vacuum point.

Rear Porch

Ceramic tiled floor; mat recess.

Cloakroom 6'4 x 5'9 (1.93m x 1.75m)

Cream suite comprising, close coupled wc; pedestal wash hand basin with brass mixer tap; hardwood tongue and groove walls; built-in cloak cupboard and shelves; built in cupboard and shelves; boiler cupboard with 'eroli oil fired boiler; ceramic tiled floor; shaver socket.

Kitchen 18'2 x 13'3 (5.54m x 4.04m)

Double drainer compound sink unit with chrome mixer taps; extensive range of mild oak shaker style eye and floor level cupboards and drawers; matching glazed display cupboards and open display shelves; Corian worktops; plumbed for dishwasher; 2 oven racing green oil fired Aga; Creda Plan double electric ovens; microwave; 4 ring ceramic hob with extractor unit over; yellow pine tongue and groove ceiling with spotlights; integrated Neff fridge; tv aerial connection point.

Laundry Room 11'2 x 6'9 (3.40m x 2.06m)

Single drainer stainless steel sink unit; range of oak shaker style eye and floor level cupboards; formica worktops; plumbed and space for washing machine and tumble dryer; ceramic tiled walls and floor.

Hardwood painted staircase to:-**First Floor / Landing 13'6 x 6'10 (4.11m x 2.08m)**

Hotpress with copper cylinder and Willis type immersion heater and shelving; linen cupboard with shower pump and Beam vacuum point.

Bedroom 1 13'4 x 11'0 (4.06m x 3.35m)

Two reading lights.

Bathroom 13'1 x 16'9 (maximum measurements) (3.99m x 5.11m (maximum measurements))

White suite comprising tiled panel bath with gold plated pillar mixer taps, telephone shower attachment and matching side handles; vanity unit with recessed wash hand basin, matching taps; cupboards and drawers under; illuminated mirror over; shaver socket; close coupled wc; ceramic tiled walls and floor; 12v spotlights.

Bedroom 2 14'3 x 13'9 (4.34m x 4.19m)

Two double and one single built-in wardrobes with cupboards over.

Principal Bedroom (En Suite) 16'1 x 14'2 (4.90m x 4.32m)

Double and single built-in wardrobes; 2 wall lights; telephone point.

Shower Room 11'5 x 6'1 (maximum measurements) (3.48m x 1.85m (maximum measurements))

White suite comprising rectangular wet room with shower thermostatically controlled power shower; bidet with chrome mixer taps; close coupled wc; vanity unit with recessed wash hand basin and marble surround; fitted with chrome taps; cupboards and drawers under; illuminated mirror and shaver socket over; ceramic tiled walls and floor; extractor fan.

Study 7'8 x 7'4 (2.34m x 2.24m)

Built-in formica topped workstation; range of eye and floor level cupboards and a formica worktop.

Bedroom 4 15'0 x 10'9 (4.57m x 3.28m)

Two reading lights.

Outside

Asphalt illuminated drive from country road leading to ample parking at the front of the residence. Asphalt drive leading from farmyard to the rear of the property and to:-

Garage 18'6 x 11'9 (5.64m x 3.58m)

Attached garage approached from rear bitmac drive from farm yard.

Gardens

Spacious gardens to front and rear laid out in lawns and partially enclosed with manicured Castlewellan Gold hedging; granite fountain; fine stand of Field Maple , Alder and Birch trees with rendered archways swathed in Clematis leading to:-

Rear Garden

Laid out in lawns, Yorkstone patio; Cedar summerhouse enclosed with green and purple Maple and Chestnut trees.

Summerhouse 11'3 x 9'0 (3.43m x 2.74m)

Concrete Farm Yard

Enclosed by a range of outbuildings including:-

Wash House 15'6 x 15'4 (4.72m x 4.67m)

L shaped - maximum measurements

Glazed Belfast sink; ceramic wash hand basin; light and power.

Office 8'3 x 7'11 (2.51m x 2.41m)

Office 15'1 x 9'1 (4.60m x 2.77m)

Double Garage 19'1 x 15'7 (5.82m x 4.75m)

Twin aluminium roller doors; light and power; separate low flush wc.

Former Parlour 78'2 x 20'8 (23.83m x 6.30m)

Former Dairy 21'5 x 15'10 (6.53m x 4.83m)

Double roller door; fluorescent lighting; single drainer stainless sink unit.

Generator House 13' x 6'8 (3.96m x 2.03m)

Sliding door.

Rest Room / Store 10'3 x 6'8 (3.12m x 2.03m)

Workshop 31'7 x 16'10 (9.63m x 5.13m)

Roller door; light and power.

Oil House 39'7 x 15' (12.07m x 4.57m)

Double sliding door; light.

Collecting Yard 33' x 19'4 (10.06m x 5.89m)

With slatted floor over slurry tank.

Cubicle House 114' x 75' (34.75m x 22.86m)

132 cubicles; portal framed; feed rack; concrete water drinker.

Feed Passage 90 x 13 (27.43m x 3.96m)

With built in trough.

Cattle Court 90' x 34' (27.43m x 10.36m)**Feed Passage 90' x 35 (27.43m x 10.67m)****Cattle Court 90 x 34 (27.43m x 10.36m)****Collecting Yard 33 x 19'4 (10.06m x 5.89m)**

With slatted floor over slurry tank.

Feed Yard 53' x 24'6 (16.15m x 7.47m)

Built-in feed troughs.

Holding Pen 26'10 x 18'4 (8.18m x 5.59m)

Shute and cattle crush.

Machinery Shed 29'6 x 20'7 (8.99m x 6.27m)**Calving Pen 30'3 x 14'6 (9.22m x 4.42m)**

Concrete water drinker.

Workshop 73'9 x 62' (22.48m x 18.90m)

Ample light and power; electric roller door.

Range Of 4 Calf Pens 14'3 x 9'8 (average) (4.34m x 2.95m (average))

Automatic water drinker; hay racks.

Bull Pen 13'8 x 12'9 (4.17m x 3.89m)

Feed trough; auto water drinker; hay rack.

Calf Cubicle House

37 cubicles; slatted floor to slurry tank; built-in feed trough.

Calf House 29'9 x 15'10 (9.07m x 4.83m)**Meal House 29'8 x 10'10 (9.04m x 3.30m)****Lyin Shed 47' x 27' (14.33m x 8.23m)**

Built-in feed trough.

Top Yard**Lean To Store 14'9 x 7'4 (4.50m x 2.24m)****Enclosed Concrete Yards****Straw House 120 x 43'3 (36.58m x 13.18m)**

Silage passage; concrete drinking troughs.

Cattle House 74 x 42'4 (22.56m x 12.90m)

Portal framed; feed trough.

Open Clamp Silo 57 x 41'9 (17.37m x 12.73m)

Concrete floor.

Silo 165 x 42'9 (50.29m x 13.03m)

Two Tower Grain Stores

Circa 50T capacity.

Agricultural Lands

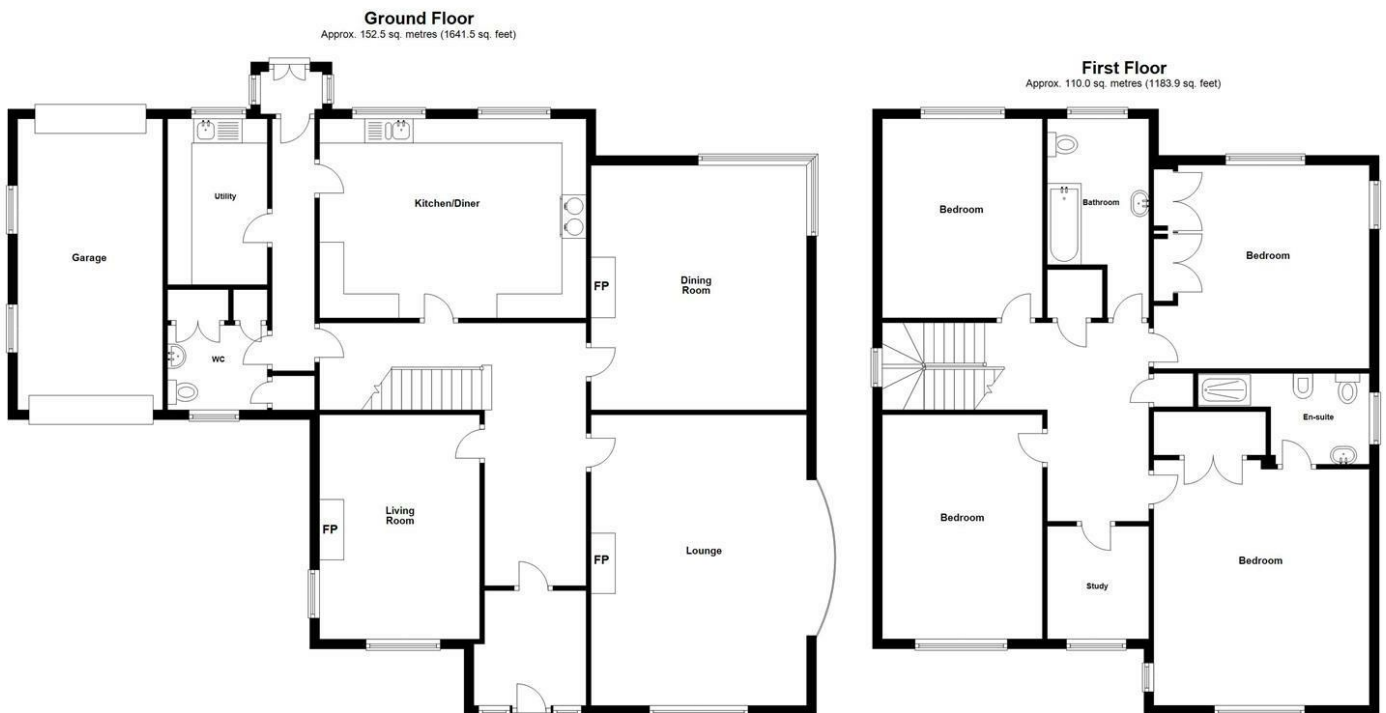
The lands are of exceptional quality.

Viewing

Strictly by appointment with Tim Martin & Co. Due to the hazards of a working farm, we ask you to be vigilant when making your inspection for your own safety, especially around the farmyard.

Please Note

The selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

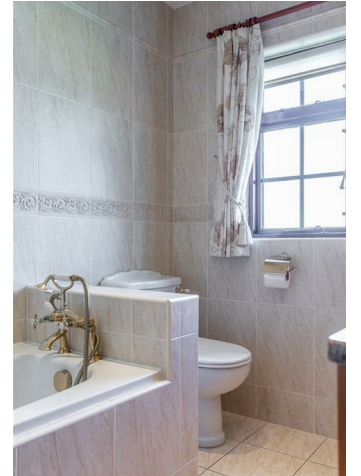


Total area: approx. 262.5 sq. metres (2825.5 sq. feet)

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Plan produced using PlanUp.

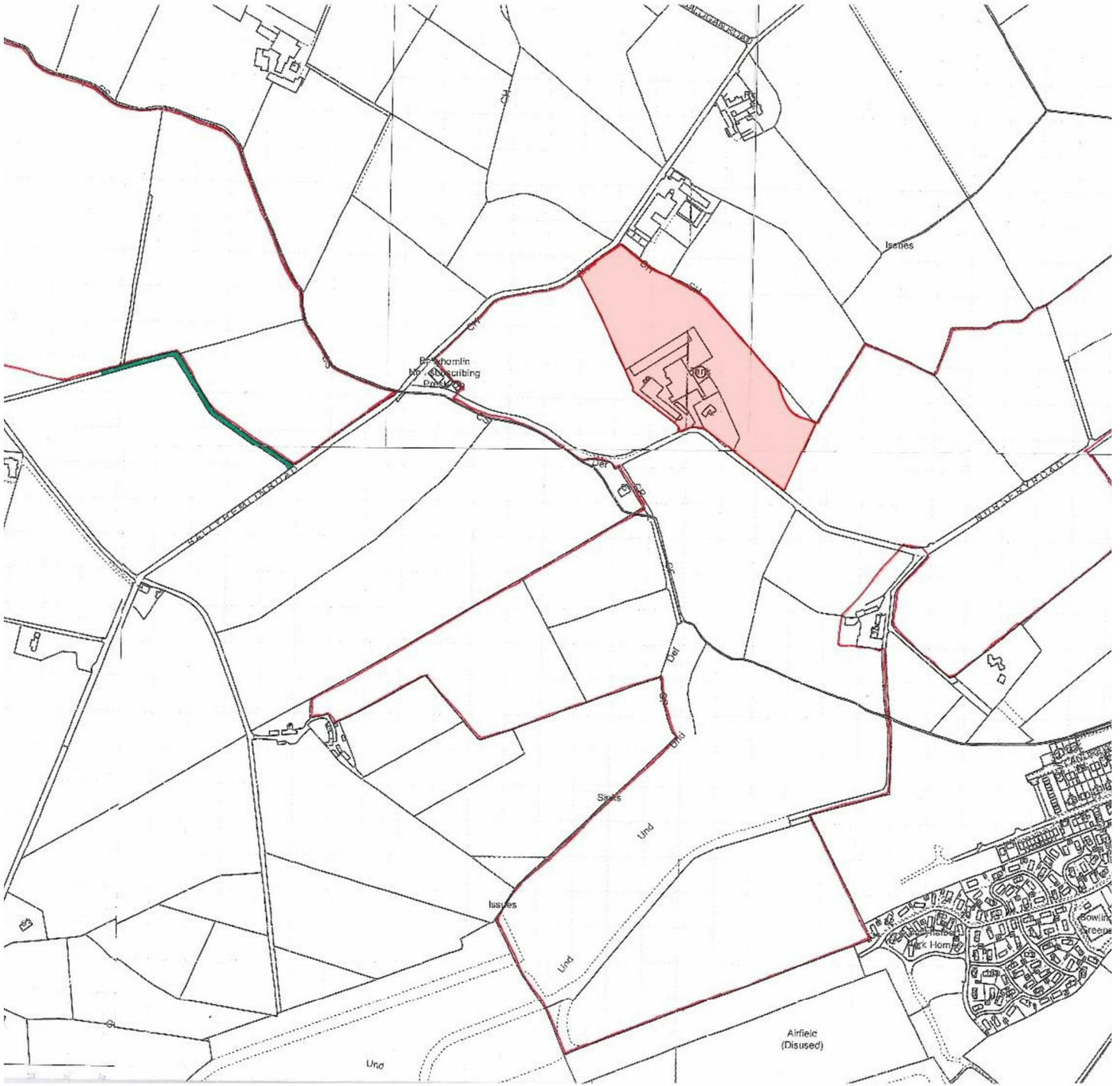
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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