



J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

FOR SALE

**‘THE LAURELS’
15 BARNISH ROAD,
KELLS, BALLYMENA**



**AN ATTRACTIVE HOLDING WITH TRADITIONAL FARM RESIDENCE,
RANGE OF STEADING & c. 32.6 ACRES OF AGRICULTURAL LAND
SUITABLE FOR CUTTING & GRAZING**

(AVAILABLE IN ONE OR MORE LOTS)

GUIDE PRICE: £465,000

Or in lots as follows:

Lot 1 £110,000 - House, farm buildings & paddock set on c. 1.5 acres

Lot 2 £265,000 - c. 24 acres of agricultural land

Lot 3 £90,000 - c. 7 acres of agricultural land

VIEWING: By appointment

www.jamcclelland.com



An attractive holding set in a convenient location approx. 3 ½ miles from Kells and approx. 8 miles from Ballymena. The farmhouse comprises a traditional stone built dwelling in need of significant repair and modernisation, or suitable for a replacement dwelling, subject to the necessary planning permissions and consents being obtained. There is a range of traditional steading to include former byre, stables, a tin clad general purpose shed and some block built buildings. The land extends to c. 32.6 acres, all held in a compact block, partly intersected by the Barnish Road. Early inspection is highly recommended.

Accommodation

GLAZED ENTRANCE PORCH:

Leading to: -

SITTING ROOM: 13' x 10'8

With open fire, tiled hearth and surround.

LIVING ROOM: 17'2 x 9'

With open fire, tiled hearth and surround.

KITCHEN: 13'6 x 5'5

Range of fitted high and low level units, stainless steel sink unit and connecting door to adj. shed.

First floor accommodation

BEDROOM 1: 13'5 x 5'8

BEDROOM 2: 13'4 x 10'5 with open fireplace

BEDROOM 3: 11' x 6'8

BATHROOM

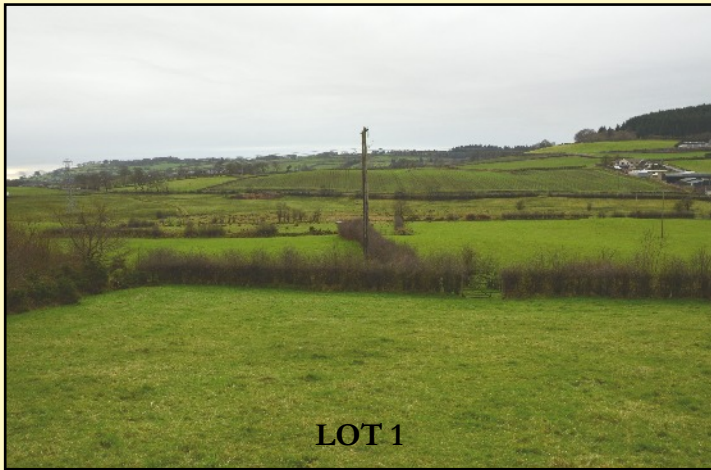
With three piece suite comprising wc, wash hand basin and bath.

OIL FIRED CENTRAL HEATING

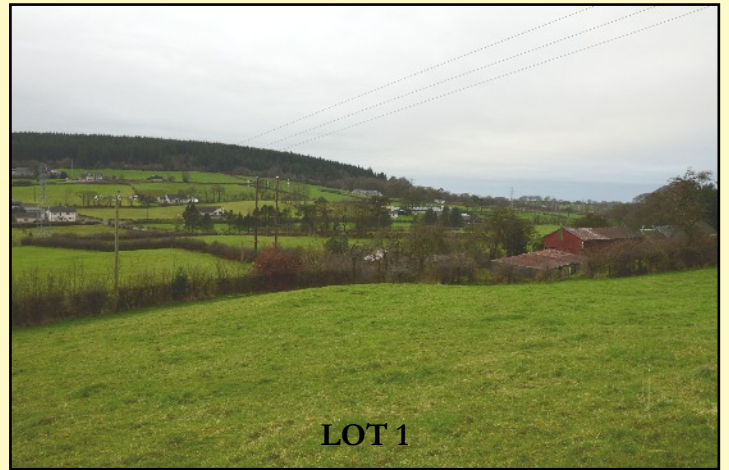
SINGLE GLAZED SASH WINDOWS



LOT 2



LOT 1



LOT 1

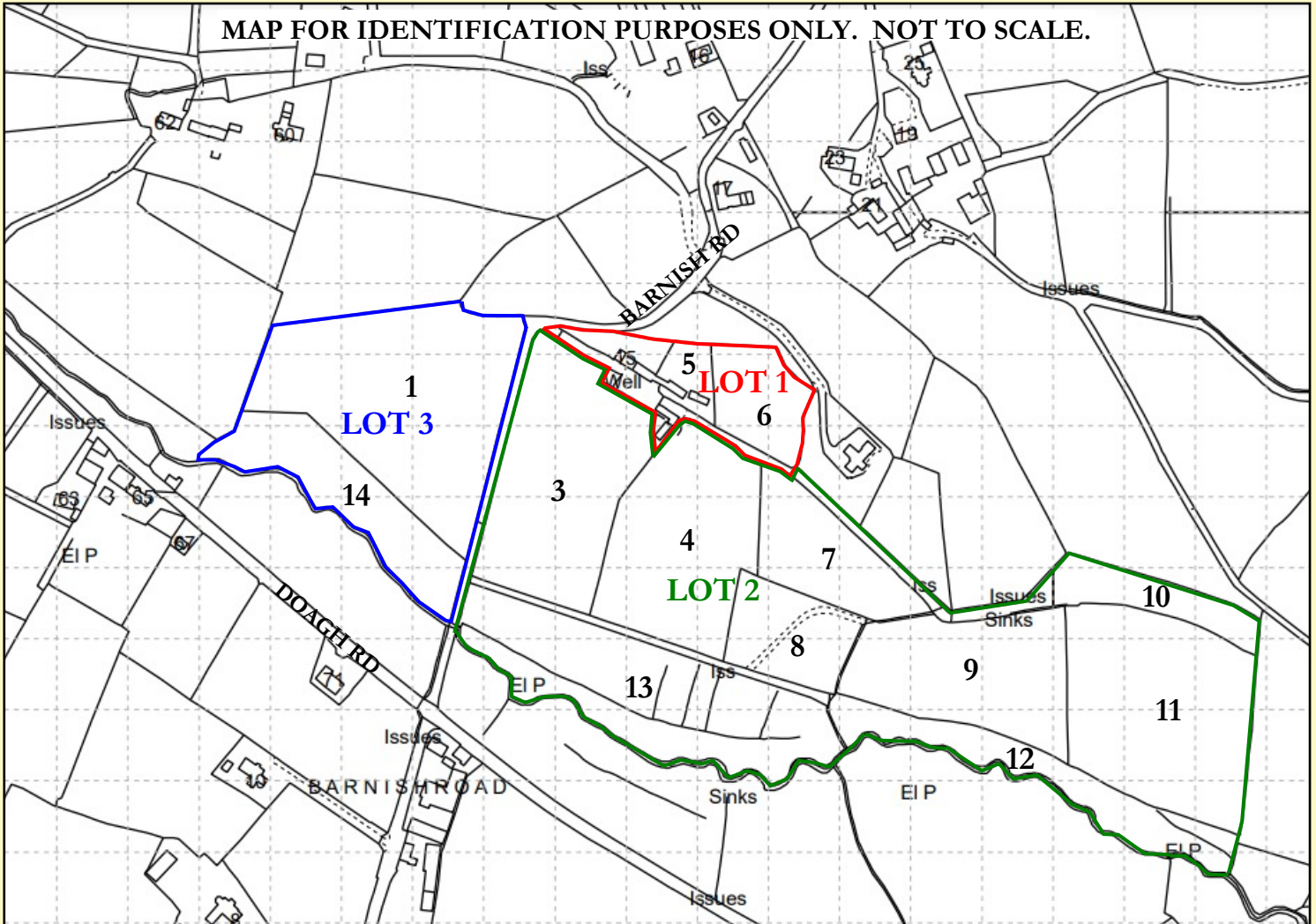


LOT 3



VIEW FROM LOT 1

LOCATION MAP



ENERGY PERFORMANCE CERTIFICATE

(Awaiting EPC)

Water: Mains water to house, natural water supply to fields.

Note: The vendor reserves the right to retain a visibility splay out of Lot 2 for the purchaser of Lot 1, if required.

FIELD NUMBER	HECTARES	ACRES
5	0.111	0.274
6	0.422	1.042
3	1.503	3.713
4	1.35	3.335
7	0.649	1.603
8	0.542	1.339
9	1.171	2.893
10	0.44	1.087
11	1.682	4.156
12	0.698	1.724
13	1.825	4.509
1	2.018	4.986
14	0.786	1.942

(Source: DARD measure 2013)



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