

**Tim Martin**  
— .co.uk



31 Leverogue Road  
Drumbo  
Lisburn  
BT27 5PP

Offers Around  
£1,200,000

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 91 878956

## SUMMARY

Set on, without a doubt one of the finest settings in the district. This fine, 53 acre, farm enjoys exceptional views over the surrounding countryside from the Lagan Valley, Belfast City and Lough and Antrim Hills beyond to the North, the Dromara Hills and Mourne Mountains to the South, Scrabo Tower and surrounding countryside to the East and large parts of Co. Down to the West.

The farm includes a spacious two storied farmhouse in need of renovation, range of traditional outbuildings and high quality lands surrounding the residence and farm yards.

The lands appear to be in good heart and thought suitable for grazing, cutting and / or arable purposes. The lands include an area of natural native trees providing great cover for wildlife.

This is a quality farm which provides an ideal home for the family with a desire to acquire a forever home and / or those with a desire to farm or run a stud farm. Convenient to Belfast and Lisburn, the property enjoys easy access to the motorway network, good schools, sport facilities and shopping.

## FEATURES

- Exquisite Farm extending to circa 53 acres or thereabouts
- Detached farm House (In Need of Modernisation)
- 4 Bedrooms
- Dining, Drawing and Sitting Rooms
- Generous Gardens Surrounding the Property
- Extensive Range of Worktops, Garages and Outbuildings (In need of modernisation)



### **Entrance Porch**

**5'11 x 5'10 (1.80m x 1.78m )**

Quality tiled floor; mat recess; wall light; storage cupboard under stairs.

### **Drawing Room**

**14'6 x 14'0 (4.42m x 4.27m )**

Tiled fireplace with pine surround; corniced ceiling; 2 wall lights.

### **Living Room**

**14'3 x 13'0 (4.34m x 3.96m )**

Tiled fireplace; corniced ceiling.

### **Sitting Room**

**14'5 x 13'0 (4.39m x 3.96m )**

Tiled fireplace; corniced ceiling; fluorescent light.

### **Shower Room**

**10'1 x 4'9 (3.07m x 1.45m )**

Wet room shower room with thermostatically controlled shower; fitted glass shower panel; close coupled WC; vanity unit with fitted wash hand basin and cupboards under; vertical chrome heated towel radiator; tiled walls and floor; 12 volt ceiling lighting; extractor fan; illuminated bathroom cabinet.

### **Back Hallway**

Tiled floor and walls.

### **Kitchen**

Single drainer stainless steel sink unit with mixer taps; range of wood laminate eye and floor level cupboards and drawers; formica worktops; integrated Baumatic electric under oven and four ring electric solid state hob with pull-out canopy and extractor unit over; space for a Rayburn cooker; tiled walls; plumbed for washing machine.

### **First Floor / Landing**

#### **Bedroom 1**

**15'11 x 14'1 (4.85m x 4.29m )**

Range of furniture including, two double and two single wardrobes with cupboards under; dressing table with fitted mirror and drawers under; cupboards over; fluorescent light.

#### **Bedroom 2**

**13'10 x 9'4 (4.22m x 2.84m )**

#### **Bedroom 3**

**13'11 x 6'2 (4.24m x 1.88m )**

Two build in wardrobes; hotpress with copper cylinder.

### **Bathroom**

**9'8 x 7'1 (2.95m x 2.16m )**

Maximum Measurements

Primrose coloured suite comprising panel bath with mixer taps and telephone shower attachment with soap recess over; pedestal wash hand basin with splashback; fitted mirror, shelf and holders over; ½ tiled walls.

### **Separate WC**

**5'7 x 2'11 (1.70m x 0.89m )**

White close coupled WC; ½ tiled walls; recessed toilet roll holder; PVC tiled floor.

#### **Bedroom 4**

**9'9 x 7'4 (2.97m x 2.24m )**

Built in wardrobe with cupboard over.

#### **Outside**

Double wrought Iron gates with bitmac drive leading to concrete yard partially enclosed with a range of outbuildings including:- Gardens to side laid out in lawns and planted with a selection of shrubs; concrete patio.

#### **Garage**

Roller door.

#### **Two Pig House**

#### **Milk House**

#### **Workshop**

#### **Store**

#### **Rear Concrete Yard**

Range of outbuildings including:-

#### **Four Pig Houses**

#### **Midden**

#### **Stable**

Steps to:-

#### **Loft**

**45'0 x 17'4 (13.72m x 5.28m )**

Light points.

#### **Range of Three Pig Houses**

#### **Three Bay Hayshed**

**45'0 x 25'0 (approx) (13.72m x 7.62m (approx) )**

Siding doors; concrete floor.

#### **Open Link Hayshed**

**25'0 x 15'0 (7.62m x 4.57m )**

#### **Lying In Shed**

With built in hayrack and meal trough; sliding door. (In need of repair)

#### **Top Yard**

#### **Garage and Workshop**

#### **Lower Yard**

#### **Range of Five Pig Fattening Houses**

#### **Range of Six Pig Fattening Houses**

#### **Lands**

Currently let in conacre.

The agricultural lands surrounding the farmyard are sub-divided into 9 fields, all of which are currently laid out to permanent pasture, the remaining lands are planted in mature native trees. The remaining agricultural lands are sub-divided into convenient sized fields with mains water laid onto drinking troughs. these lands are thought suitable for cutting, grazing and / or arable purposes. A number of the fields enjoy the benefit of good frontage to the country road with access also available off the farmyard to a number of the fields.



**Tenure**  
Freehold

**Capital / Rateable Value**

£200,000. Rates Payable = £1,740.00 per annum (approx)



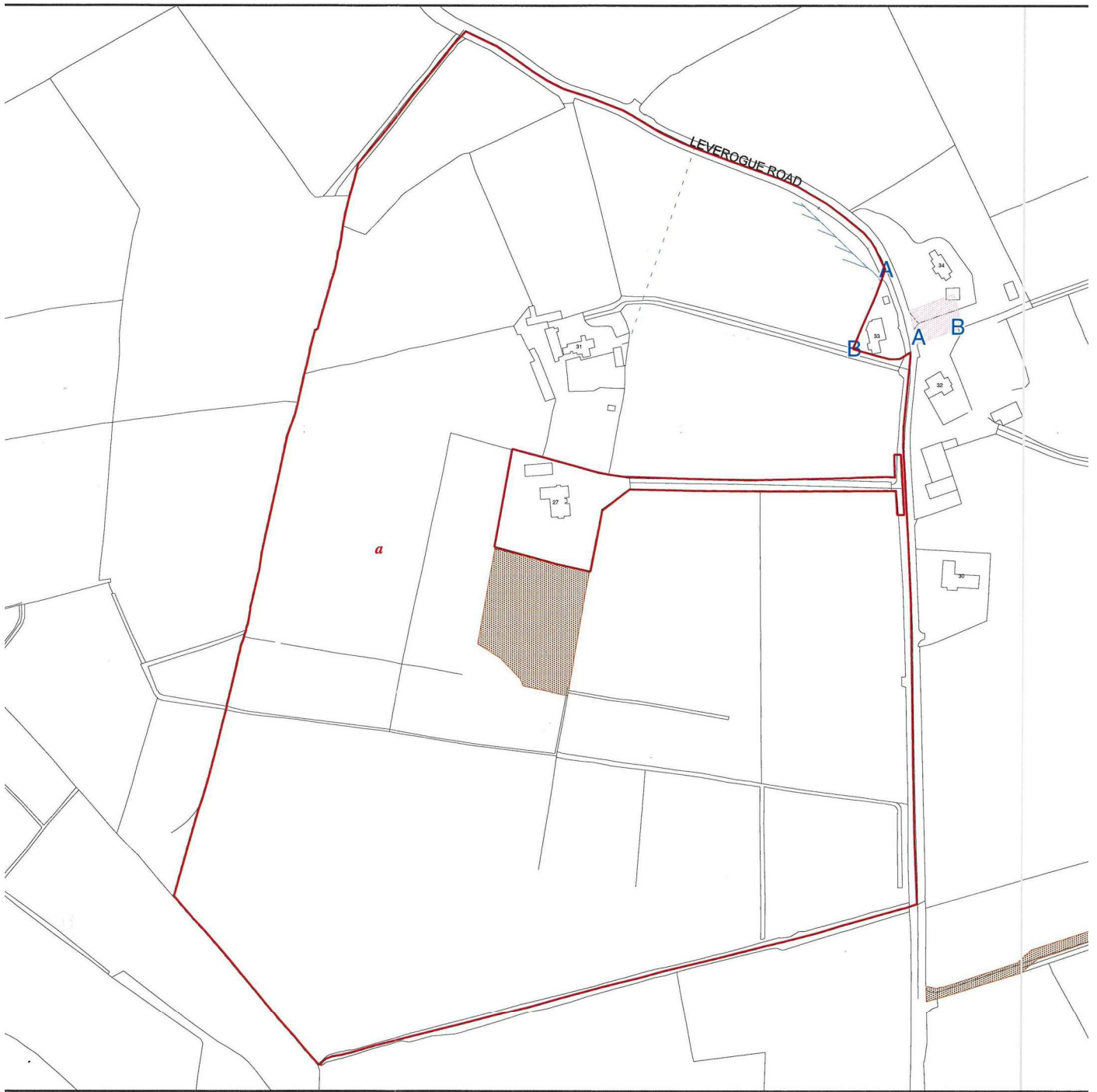












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		46	54
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

Comber  
 27 Castle Street, Comber, BT23 5DY  
 T 028 91 8789596

Saintfield  
 1B Main Street, Saintfield, BT24  
 7AA  
 T 028 97 568300

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.