



**J. A. McClelland & Sons**

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

**FOR SALE**

**56 LONGMORE ROAD  
BROUGHSHANE**

**AN EXCELLENT OPPORTUNITY TO PURCHASE A RENOWNED HILL FARM  
EXTENDING TO CIRCA 107 ACRES WITH A WELL MAINTAINED FARMHOUSE &  
RANGE OF OUTBUILDINGS**



[www.jamcclelland.com](http://www.jamcclelland.com)





An excellent hill farm in a good farming district, close to Broughshane and Ballymena. The holding comprises a traditional farmhouse with two reception rooms, large kitchen/diner and first floor accommodation with three bedrooms and family bathroom.

Outside, there is a large garden and range of general purpose farm buildings and stone built barns. The land is all in good heart and held in a single block mostly accessible from the farmyard and internal laneways.

This is a fantastic opportunity to purchase a well maintained holding in a highly scenic location with great views towards Slemish and the Antrim Hills. Early inspection is highly recommended.

**GUIDE PRICE: £1,100,000**

**VIEWING: Strictly by appointment**

## Accommodation

### Ground Floor

#### ENTRANCE HALL:-

Entrance via PVC front door, tiled floor, stairs to first floor.

#### LIVING ROOM:- 14'8 x 11'10

Open fireplace and tiled hearth, cornice, radiator and wooden floor.

#### SITTING ROOM:- 14'4 x 15'2

Tiled fire with wooden surround, electric fire inset, mirrored recess shelved display, cornice, radiator, access to understairs cupboard.

#### KITCHEN:- 15'9 x 14'2 + 11'9 x 9'

PVC rear door, ceiling lights, walls part tiled, 1 ½ bowl stainless steel sink unit, a range of wall and base units with work surfaces, 'Belling'





integral electric oven, gas hob with extractor, space for dishwasher, plumbed for washing machine, radiator and tiled floor.

UTILITY ROOM:- Accessed off the kitchen with a separate wc and wash hand basin, oil fired boiler and door to the yard.

### **First Floor Accommodation**

BEDROOM 1:- 11'4 x 10'9

With built-in bedroom suite with two robes and cupboards above.

BEDROOM 2:- 11'7 x 14'2

With built-in bedroom suite with robes and cupboards, double aspect windows.

BEDROOM 3:- 15'8 x 11'10



Master bedroom with built in robes, drawers and shelving

BATHROOM:- Modern suite comprising, free standing bath, wash hand basin and heated towel rail.

SEPARATE WC:- adjoining the main bathroom.

SHOWER ROOM:- Shower cubicle

SHELVED CUPBOARD OFF LANDING

OIL FIRED CENTRAL HEATING THROUGHOUT

UPVC DOUBLE GLAZED WINDOWS THROUGHOUT

NATURAL SPRING WATER SUPPLY





## Outside

The property is approached by a private lane from the county road with good parking to the front and rear of the house, there is a well maintained garden to the front bounded by a dry stone wall and a further access via a shared lane for a third party with lands to the rear of the holding.

## Farmyard & Outbuildings

RANGE OF TRADITIONAL STONE BUILT FARM STEADING: - To include lofted barn, loose boxes and workshop.

ROUND ROOF SHED: - 48' x 20' General purpose tin clad shed with concrete floor.

FORMER BYRE: - With concrete floor.

GENERAL PURPOSE SHED: - 5 bay shed with concrete floor and electric lighting.

STOCK HANDLING FACILITIES: - With race, cattle crush and sheep dipper.

ROUND ROOF SHED: - 60' x 22' Tin clad shed with earthen floor.

## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		42 E
21-38	F	35 F	
1-20	G		













### FIELD SCHEDULE

Field No.	Hectares	Acres
1	0.696	1.719
2	3.322	8.208
4	0.563	1.391
5	3.324	8.213
9A	16.126	39.847
9B	3.534	8.732
11	1.271	3.14
12	0.901	2.226
13	0.883	2.181
14	1.598	3.948
15	1.418	3.5
16	1.867	4.613
20	0.095	0.234
21	0.945	2.335
24	1.345	3.323
25	1.589	3.926
26	0.879	2.172
27	1.988	4.912
28	0.61	1.507
30	0.059	0.145

Source: DARD measure 2012





Title: - Title enquiries to Mr M Borland of Conway, Todd & Co., Solicitors, Antrim.

## J. A. McClelland & Sons

Incorporating J. M. Wreath & Co.

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