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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.

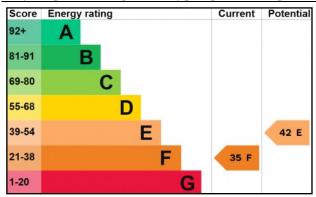
FORMER BYRE: - With concrete floor.

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









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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