

Tim Martin
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**101 Carrickmannon Road
Ballygowan
BT23 6JR**

**Offers Around
£485,000**

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SUMMARY

Situated in a prominent position at Carrickmannon crossroads. We are pleased to offer this circa 17.48 acres small holding as a whole or in two lots.

The property includes a two storied farm house adjoining labour cottage, range of agricultural outbuildings and lands. Enjoying good frontage in two blocks situated to the rear of the farmyard and enjoying good frontage to the station road.

The principle residence offers accommodation on two floors, is fitted with oil fired central heating and double glazing.

The lands are currently laid down to grass and are thought suitable for cutting, grazing and or arable crops.

Situated convenient to Saintfield, Ballygowan and Balloo, the property is convenient to Belfast.

Lot 1 - House, Yard and 2.05 acres £275,000

Lot 2 - Agricultural Lands extending to 15.43 acres £210,000

FEATURES

- Sold as a Whole or in Two Lots
- Circa 17.48 Acres Small Holding
- Two Storied Farm House Adjoining Labour Cottage, Range of Agricultural Outbuildings and Lands.
- Four Good Sized Bedrooms
- Two Bathrooms
- Oil Fired Heating
- Double Glazing
- Gardens to Front and Rear
- Close To Local Primary and Secondary Schools
- Convenient To Ballygowan, Saintfield, Killinchy And Belfast

Entrance Hall

Storage cupboard under stairs.

Sitting Room

14'11 x 10'5 (4.55m x 3.18m)

Tiled fireplace.

Living Room

9'11 x 8'3 (3.02m x 2.51m)

Tiled fireplace.

Kitchen

13'2 x 10'10 (4.01m x 3.30m)

Single drainer stainless steel sink unit; range of laminate eye and floor level cupboards and drawers; formica worktops; Esse oil fired Range; fluorescent lighting; part tiled walls; extractor fan.

First Floor

Landing

Hotpress with insulated copper cylinder and Willis type immersion heater; built in wardrobe.

Bedroom 1

14'4 x 14'0 (4.37m x 4.27m)

Tiled fireplace; double built-in wardrobe; reading light.

Bathroom

8'0 x 6'10 (2.44m x 2.08m)

White suite comprising panelled bath, mixer taps and telephone shower attachment; pedestal wash hand basin; low flush WC; half tiled walls; electric wall heater; electric shaver socket.

Bedroom 2

14'10 x 9'3 (4.52m x 2.82m)

Double built-in wardrobe; tiled fireplace.

Outside

Bitmac drive and concrete drive to front of residence providing ample parking.

Gardens

Enclosed gardens to front and rear laid out in lawns; oil fired boiler; PVC oil storage tank; cow tail pump.

Former Labourers Cottage

Situated to the side of the main residence.

Living Room

15'0 x 8'10 (4.57m x 2.69m)

Tiled fireplace.

Store

8'6 x 5'9 (2.59m x 1.75m)

Bedroom 1

9'11 x 8'5 (3.02m x 2.57m)

Bedroom 2

17'8 x 8'3 (5.38m x 2.51m)

Rear Yard

Accessed from the rear of the residence and from the Carrickmannon road, enclosed by a range of traditional outbuildings of random stone construction with slated roofs.

Boiler House

Warmflow oil fired boiler

Coal House**Garage**

14'4 x 8'4 (4.37m x 2.54m)

Double doors.

Garage

13'11 x 10'0 (4.24m x 3.05m)

Double doors.

8 Stall Byre**2 Pig Houses****Tractor House**

13'11 x 11'5 (4.24m x 3.48m)

Two sets of double doors.

Calf House**2 Small Stores****Agricultural Lands**

The agricultural lands enjoy the benefit of good frontage to the Station road and are sub divided into convenient sized fields, all of which are laid down to permanent pasture. The lands appear to be in good heart and are fenced with natural thorn hedging providing good shelter and secure boundaries.

Tenure

Freehold

Capital / Rateable Value

£160,000. Rates Payable = £1,526.08 Per Year (Approx)









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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