

Tim Martin
— .co.uk



141 Belfast Road
Saintfield
BT24 7HF

Offers Around
£525,000

www.timmartin.co.uk
Telephone 028 97 568300

SUMMARY

We are pleased to offer this exceptional c. 23.5 acre farm with a fine Victorian farmhouse and range of agricultural outbuildings clustered around two yards, ideally located almost equal distance between Saintfield and Carryduff.

The farm, situated adjacent to Millenium Integrated Primary School, is accessed from Lisdoonan Road, with lands situated to either side of the county road.

The spacious residence includes a formal drawing room, family room, integrated kitchen with adjoining utility room, four double bedrooms and bathroom. Oil fired heating and partial double glazing is fitted with the remaining windows being the original sash windows.

The extensive outbuildings originally housed a dairy herd and include a selection of cubicle houses, lyin sheds, machinery shed, stores and workshops.

The lands are currently all laid down to grass and can be accessed from the farmyard, approach laneway and county road affording easy access to the majority of the fields.

The property is situated a short distance from Belfast, the George Best City Airport, top grammar schools and sports facilities and offers a rare opportunity to acquire a fine family home surrounded by the farm land.

FEATURES

- Fine Victorian Farmhouse
- Formal Drawing Room and Living Room
- Integrated Kitchen with Adjoining Utility Room
- Four Double Bedrooms
- Oil Fired Central Heating and Partial Double Glazing, Partial Original Sash Windows
- Extensive Range of Agricultural Outbuildings
- Agricultural Lands Extending to Circa 23.5 Acres
- Ideally Situated Between Saintfield and Carryduff
- Short Distance From Belfast City, Airport, Top Grammar Schools and Sports Facilities
- A Rare Opportunity To Aquire A Fine Family Home and Agricultural Lands

Reception Hall

Storage cupboard under stairs; pitch pine tongue and groove ceiling with matching cornice; dado rail.

Drawing Room

23'10 x 14'2 (7.26m x 4.32m)

Tiled fireplace and hearth; hardwood surround; pine tongue and groove ceiling with matching cornice.

Living Room

14'3 x 14'2 (4.34m x 4.32m)

Tiled fireplace and hearth; pine tongue and groove ceiling; matching cornice; picture light.

Kitchen

12'0 x 11'10 (3.66m x 3.61m)

1½ tub single drainer stainless steel sink unit with mixer taps; range of laminate eye and floor level cupboards and drawers with matching leaded glazed display cupboards; eye level plate racks; cream two oven oil fired AGA; integrated Phillips double electric oven; Phillips 4 ring solid state hob; plumbed for washing machine; timber beamed ceiling; Terrazzo tiled floor; pine tongue and groove panelled and part tiled walls to dado rail; LED lighting.

Utility Room

9'11 x 9'1 (3.02m x 2.77m)

Range of wood laminate eye and floor level cupboards with matching glazed display cupboards; Terrazzo tiled floor.

Rear Hallway

10'9 x 9'1 (3.28m x 2.77m)

Oak tongue and groove floor with mat recess; wood laminate panelled walls; storage cupboard; picture rail.

Mahogany and Pine Furnished Staircase

Leading to first floor.

First Floor

Landing

Painted tongue and groove ceiling; dado rail.

Bedroom 1

14'3 x 14'2 (4.34m x 4.32m)

Embossed cast iron fireplace with tiled panels and painted slate surround; painted tongue and groove ceiling.

Bedroom 2

14'2 x 12'6 (4.32m x 3.81m)

Embossed cast iron fireplace with tiled panels and painted slate surround; painted tongue and groove ceiling.

Bedroom 3

13'6 x 9'2 (4.11m x 2.79m)

Two double built-in wardrobes; knee hole dressing table with two sets of four drawers, mirror and strip light over; range of eye level cupboards; painted tongue and groove ceiling.

Bedroom 4

14'1 x 10'10 (4.29m x 3.30m)

Bathroom

11'11 x 8'6 (3.63m x 2.59m)

White suite comprising panel bath with chrome taps and matching side handles; recessed soap holder; rectangular shower cubicle with PVC panelled walls; Mira Elite SE electric shower unit; glass shower door; pedestal wash hand basin; ceramic tiled walls; pine tongue and groove ceiling; chrome heated towel radiator; hotpress with insulated copper cylinder and immersion heater.

Separate WC

6'2 x 3'0 (1.88m x 0.91m)

WC with concealed cistern; pine tongue and groove wall panelling to dado rail.

Gardens

Situated to the front and sides of the residence, the gardens are laid out in lawns and are bordered by a fine stand of native trees, planted with a selection of shrubs and enclosed by Berberis and Privet hedges.

Solar Panels

16 solar panels

Outside

Concrete lane leading from the county road to a cattle grid and bitmac farmyard, partially enclosed with a range of outbuildings including:-

Boiler House

Oil fired boiler.

WC

White close coupled wc.

Store

14'9 x 9'8 (4.50m x 2.95m)

Light point.

Store

24'0 x 15'0 (7.32m x 4.57m)

Approximately.

Workshop / Garage

20'0 x 14'9 (6.10m x 4.50m)

Part lofted; sliding door; light point

Former Dairy

18'6 x 13'1 (5.64m x 3.99m)

Barn

29'5 x 17'2 (8.97m x 5.23m)

Approached from stone steps; sliding door.

Store

43'0 x 26'0 (13.11m x 7.92m)

Sliding door.

Workshop

13'8 x 11'3 (4.17m x 3.43m)

Approached from store.

Two Bay Hay Shed

30'7 x 24'2 (9.32m x 7.37m)

Sliding doors; tungsten light.

Rear Yard

Garage

Roller door.

Store

15'0 x 12'3 (4.57m x 3.73m)

Light point.

Dairy

16'1 x 14'4 (4.90m x 4.37m)

Sliding door.

Cubicle House

52'0 x 51'7 (15.85m x 15.72m)

Accommodates 36 cows (approximately); concrete drinking trough; slatted passages; vented roof.

Cattle Chute & Crush

Lyin Shed

50'3 x 16'6 (15.32m x 5.03m)

Partially lofted; partially slatted floor over slurry tank; partially vented roof.

Silo

75'0 x 22'6 (22.86m x 6.86m)

Silo

75'0 x 23'4 (22.86m x 7.11m)

Lyin Shed

90'0 x 29'3 (27.43m x 8.92m)

Concrete drinking trough; vented roof; fluorescent light.

Gravelled Storage Yard

Agricultural Lands

Accessed from the approach laneway with good frontage to the Lisdonnan road. The lands are all currently laid down to grass with mains water laid onto drinking troughs. The lands are thought suitable for grazing. The lands appear to be fenced for livestock.

Tenure

Freehold

Capital / Rateable Value

£240,000. Rates Payable £2183.52 Per Annum (Approximately)







