

Tim Martin
co.uk



**Yard and Agricultural Lands at
141 Belfast Road
Saintfield
BT21 7HE**

£200,000

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SUMMARY

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

The agricultural lands extend to c. 22 acres, are currently all laid down to grass and can be accessed from the county road affording easy access to the majority of the fields.

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 Acquire A Fine Family Home and Agricultural Lands

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

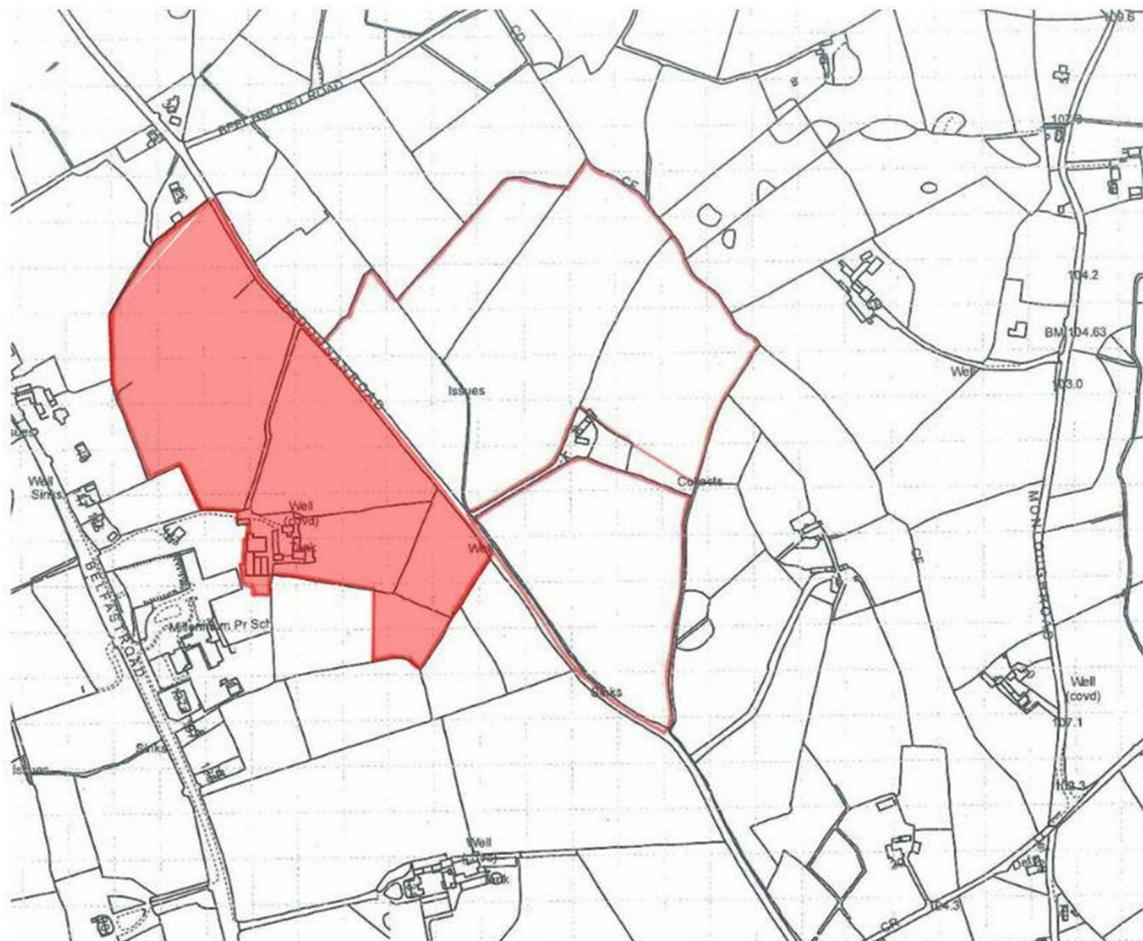
90'0 x 29'3 (27.43m x 8.92m)

Concrete drinking trough; vented roof; fluorescent light.

Gravelled Storage Yard

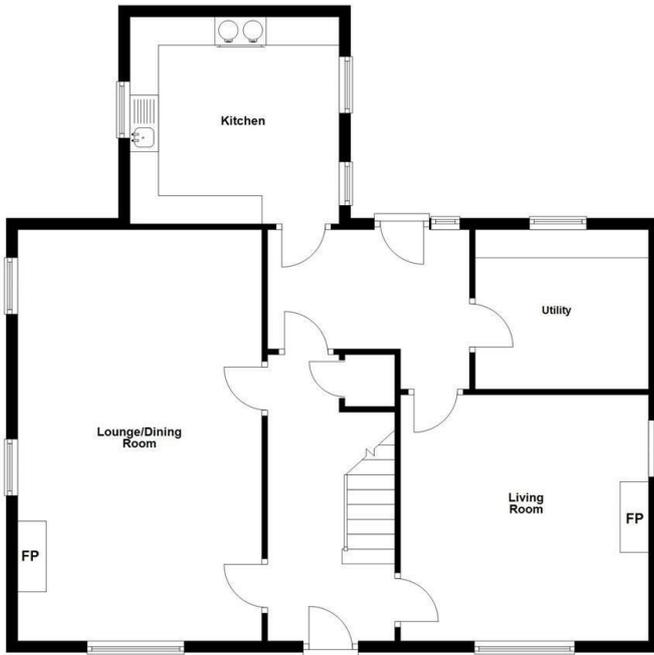






Ground Floor

Approx. 94.2 sq. metres (1013.9 sq. feet)



First Floor

Approx. 94.2 sq. metres (1013.9 sq. feet)



Total area: approx. 188.4 sq. metres (2027.9 sq. feet)



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	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
			72

Saintfield
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Comber
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