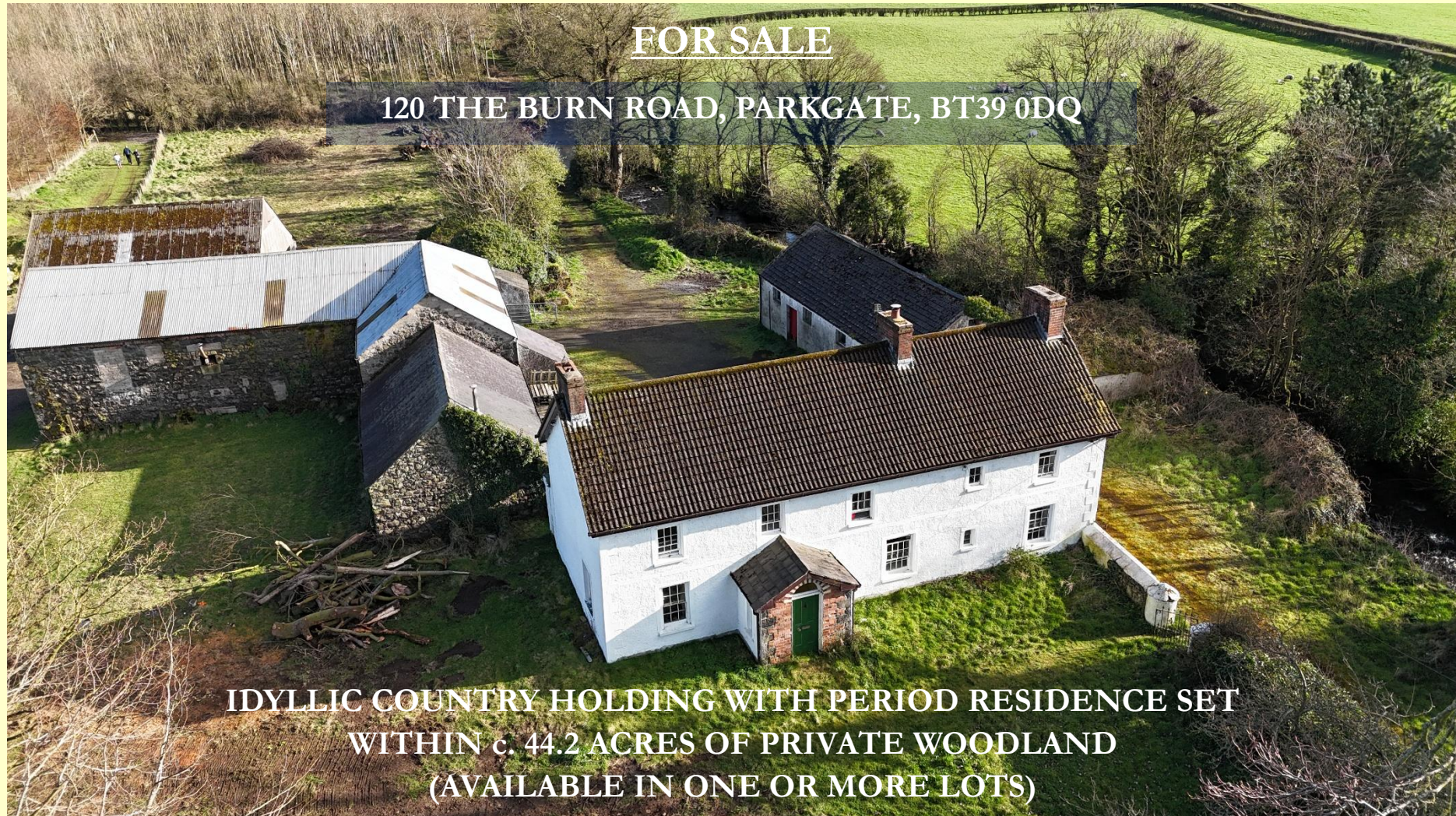




J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents



FOR SALE

120 THE BURN ROAD, PARKGATE, BT39 0DQ

IDYLLIC COUNTRY HOLDING WITH PERIOD RESIDENCE SET
WITHIN c. 44.2 ACRES OF PRIVATE WOODLAND
(AVAILABLE IN ONE OR MORE LOTS)

www.jamcclelland.com



This landmark residence is superbly located just 15 minutes from Belfast International Airport and 25 minutes from Belfast City Centre whilst enjoying a peaceful countryside setting. Rarely does such a unique property enter the market with a balance of seclusion and accessibility.

A period residence full of character which retains much of its original charm although in need of complete refurbishment. Alternatively, the property offers potential as a spectacular replacement dwelling site.

SALES DETAILS

VIEWING: Strictly by Appointment

GUIDE PRICE: O.I.R.O £450,000

ACCOMMODATION

GROUND FLOOR

Kitchen 12'5 x 11'3 with Rayburn Royal solid fuel stove

Working Kitchen 6'8 x 7'8 single stainless steel sink unit, range of high and low level units

Living Room 15'1 x 10'11 Open fire, cornice, picture railing and window shutters

Sitting Room 16'4 x 8'9 cast iron open fire



FIRST FLOOR

Bedroom 1	11'6 x 8'11 cast iron fire place with wooden surround
Bedroom 2	11'5 x 6'2
Bedroom 3	12'2 x 11'4
Bathroom	8'7 x 5'8 with wash hand basin, WC and bath
Bedroom 4	8'11 x 10'2

Store

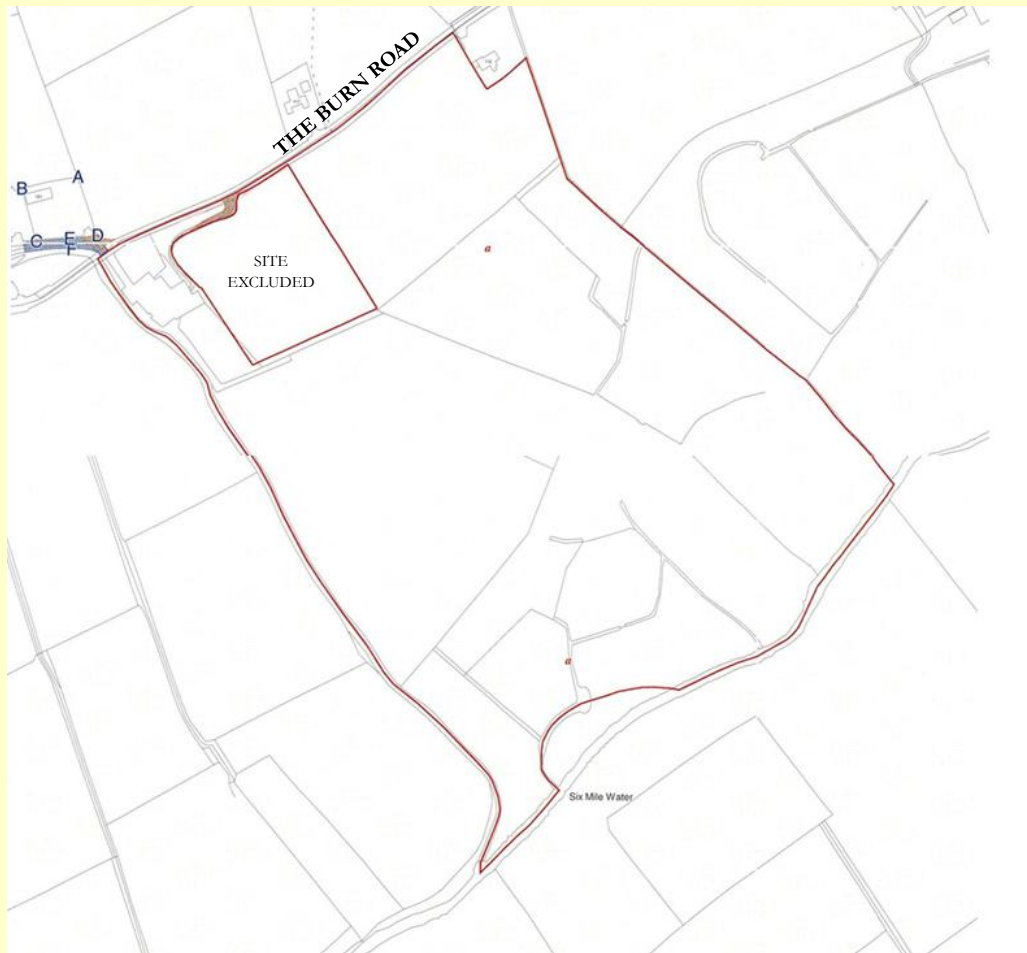


OUTBUILDINGS

Traditional general purpose store	18 x 28
Former stable and carriage house	38 x 18
Stone built lofted barn	43 x 25
Pitched roof shed	36 x 37.5
Row of stone built outbuildings	21 x 47

LAND

The holding is bounded by 2 rivers, one home to wild trout and salmon complimented by mixed species woodland established in 2000 the holding is a haven for nature lovers. The grounds provide unparalleled natural beauty surrounding the dwelling or alternatively offers potential to pursue commercial opportunities.



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Incorporating J. M. Wreath & Co.

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