



J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

FOR SALE

**226 LISNEVENAGH ROAD,
ANTRIM, BT41 2JT**



**3 BEDROOM FARMHOUSE, WITH RANGE OF TRADITIONAL
OUTBUILDINGS AND C. 34.20 ACRES OF AGRICULTURAL LAND**

www.jamcclelland.com



Attractive well maintained holding c. 4 miles from Antrim and c. 7 miles from Ballymena, comprising a detached 3 bedroom farmhouse requiring renovation (or may be suitable for replacement dwelling subject to obtaining the necessary planning consents) together with a range of useful farm buildings surrounded by a block of productive agricultural land extending to 34.20 acres.

SALES DETAILS

VIEWING: Strictly by Appointment

GUIDE PRICE: O.I.R.O £500,000

ACCOMODATION

GROUND FLOOR

Timber porch with double radiator

Kitchen/Dining Area 15'8 x 13'7 with range of high & low level units and walk in pantry

Sitting Room 14'0 x 8'11 open fire with wooden mantel and single radiator

Living Room 14'7 x 11'0 with solid fuel Rayburn stove with back burner

Bathroom with bath, WC, wash hand basin and shelved hotpress

Study / Bedroom 4 14'0 x 5'3 with single radiator

Understairs cupboard



FIRST FLOOR

Bedroom 1	10'1 x 7'0
Bedroom 2	14'0 x 9'0 with built in wardrobes
Bedroom 3	9'9 x 11'0 with built in wardrobe and single radiator
Bathroom	with shower cubicle, WC, WHB and shelved laundry cupboard

EPC

Current: 25F

Potential: 78C

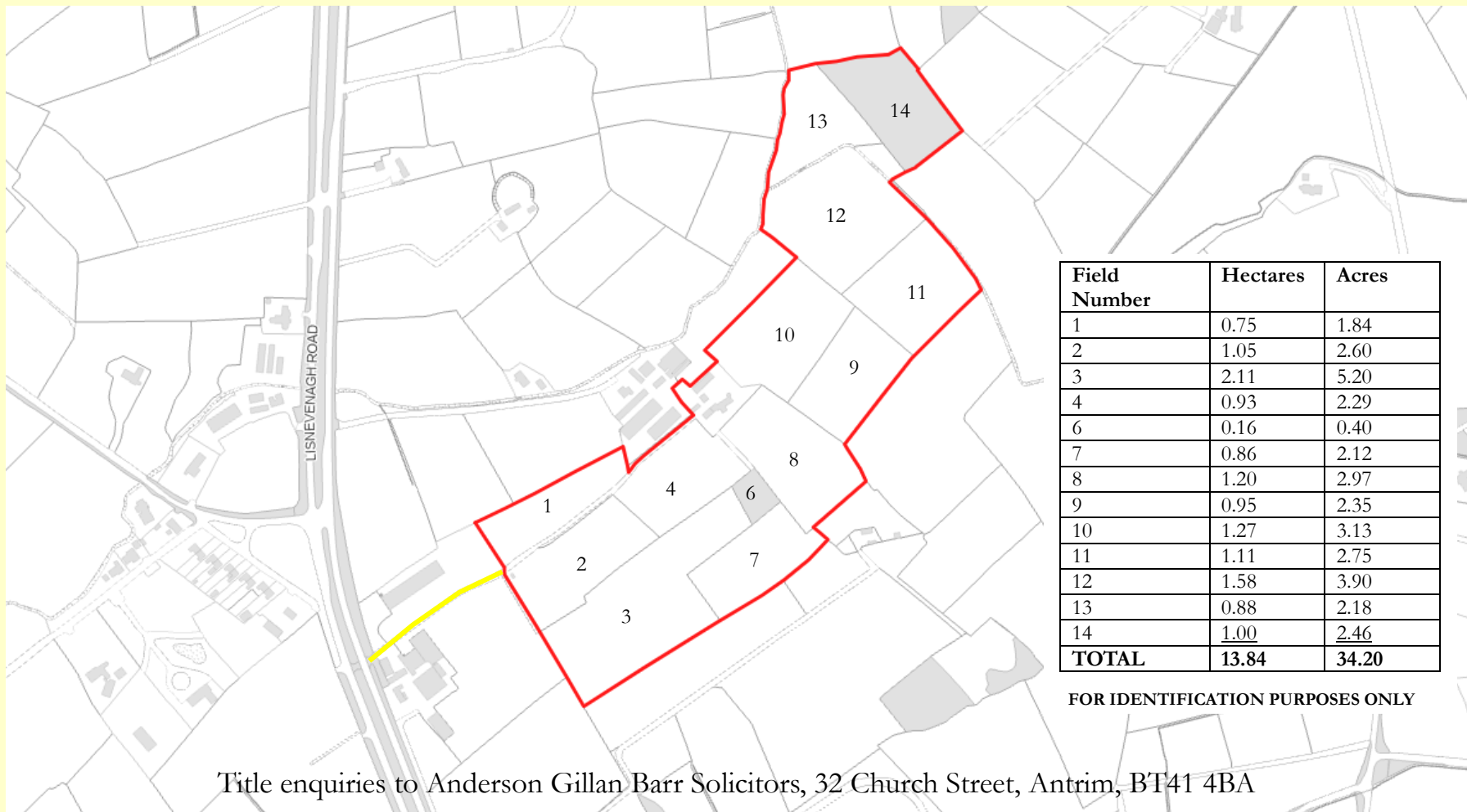
The property is bounded by a mature garden mostly laid to lawn with a range of shrubbery and herbaceous borders together with a small orchard and pond.

Water to the dwelling is via a spring supply.



OUTBUILDINGS

Former Pig House	21'0 x 12'7
Dry Store	7'3 x 21'0
Dry Store	10'9 x 21'0 with electricity
Double garage	13'0 x 19'5
3 bay hay shed	44'0 x 23'5
2 slatted bay cattle house	25'5 x 23'5
Lean to machinery store	23'0 x 12'1
Former pig house	17'5 x 15'5
Pig house split into 2 pens	10'9 x 17'5
Lean to	14'1 x 20'5
5 cow byre	17'8 x 11'7
Byre with 6 stalls	17'8 x 18'11
Coal store	
Collecting pen, race and crush	



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Incorporating J. M. Wreath & Co.

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