



# J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

FOR SALE

## GOOSE GREEN FARM

54 STARBOG ROAD, KILWAUGHTER, LARNE, BT40 2TJ



MODERN COUNTRY RESIDENCE WITH SPECTACULAR VIEWS SET ON 17.42 ACRES OF AGRICULTURAL LAND AND WOODLAND IN A PICTURESQUE LOCATION

[www.jamcclelland.com](http://www.jamcclelland.com)



**Goose Green Farm** is located within Antrim Coast and Glens Area of Outstanding Natural Beauty nestled within Capanagh Wood the property has tranquil surroundings and breath taking views whilst being only a 15 minute drive from Larne and c. 35 minutes from Belfast City Centre.

The holding offers an idyllic country lifestyle to include a private woodland, pond, vegetable garden, pastureland for livestock and stables with potential to further develop a commercial venture using the studio. Constructed in 2002 this striking family home has been exceptionally well finished and comprises 4 bedrooms with modern open plan living accommodation with abundant natural light.

Rarely does such a unique property enter the market and early inspection is highly recommended to fully appreciate this attractive small holding.

**Asking Price: £500,000**  
**Viewing: Strictly by appointment**



OUTLINE FOR IDENTIFICATION PURPOSES ONLY



## GROUND FLOOR

Reception Hall 22'6 x 8'4

*Italian limestone flooring throughout ground floor*

Kitchen 20'8 x 15'8

*A luxurious modern kitchen with an excellent range of high & low level units and space for casual dining. Oil fired AGA stove, integrated sink, fridge freezer & dishwasher. Island with breakfast bar, sink and under counter drawers.*

Orangery 11'0 x 15'8

*Double glazed, timber frame with French doors to garden, log burner, TV point & floor socket.*

Utility Room 17'6 x 9'6

*Range of fitted units, sink, space for washing machine, integrated freezer*

Boot Room 7'1 x 9'7

*With built in shelving and floor socket*

Shower Room

*With illuminated mirror, shower cubicle, WC, WHB and heated towel rail*

Study 15'6 x 9'0 (widest point)

*Double radiator*

Reception Room / Bedroom 4 11'0 x 11'11

*With door to garden, TV point and double radiator*

Bathroom 10'8 x 7'6

*With log burning stove, bath, shower cubicle, WC & WHB*



## FIRST FLOOR

Gallery 20'9 x 16'5

*Overlooking the kitchen*

Master Bedroom 20'0 x 17'7

*To include shelved hot press, velux windows and 3 radiators*

Bedroom 2 13'9 x 19'5

*With built in book shelf & 2 single radiators*

Bedroom 3 16'0 x 13'2

*With built in wardrobe and single radiator*



Bathroom 10'8 x 7'6

*With WC, WHB, freestanding stone bath, vertical wall radiator and large window with views over the surrounding fields.*

Satellite Broadband

Oil fired central heating

Septic Tank with consent to discharge in place

Well water supply

### EPC

Current : 63D Potential: 71C





BLUEBELL WOOD

DWELLING

STABLES  
& STUDIO

VEG PATCH

GENERAL STORES

## OUTBUILDINGS

The property offers a useful range of outbuildings to complement country life.

Stables                    40 x 12 4 *loose boxes, one of which has a WC & WHB*

Studio                    40 x 21 *with log burner and double doors. Additional lofted living accommodation with WC and WHB all serviced by water, electric and oil fired central heating system.*

Timber shed            40 x 14 *with reinforced concrete base*

General store           40 x 20'5 *with 2 roller doors, separate pedestrian door, concrete floor and electric*

Garden store            20 x 13 *with 2 roller doors and concrete base*

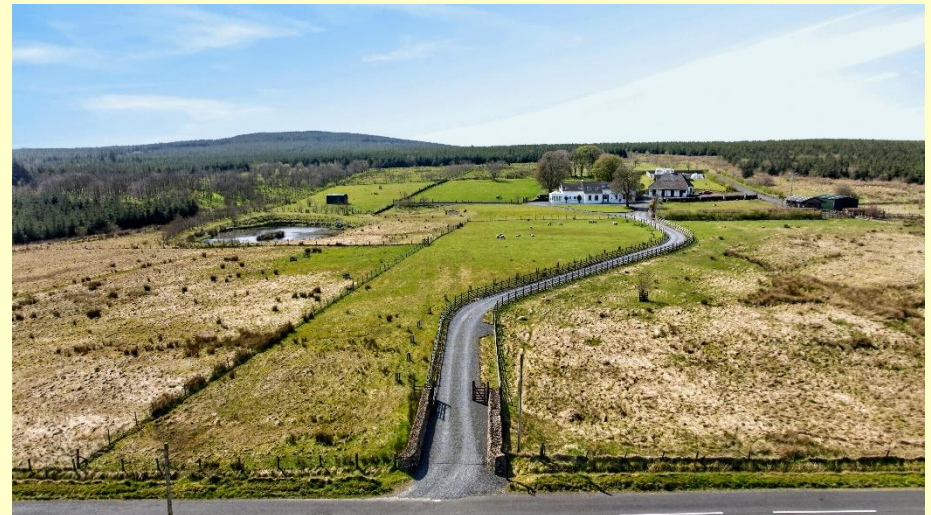


## LAND

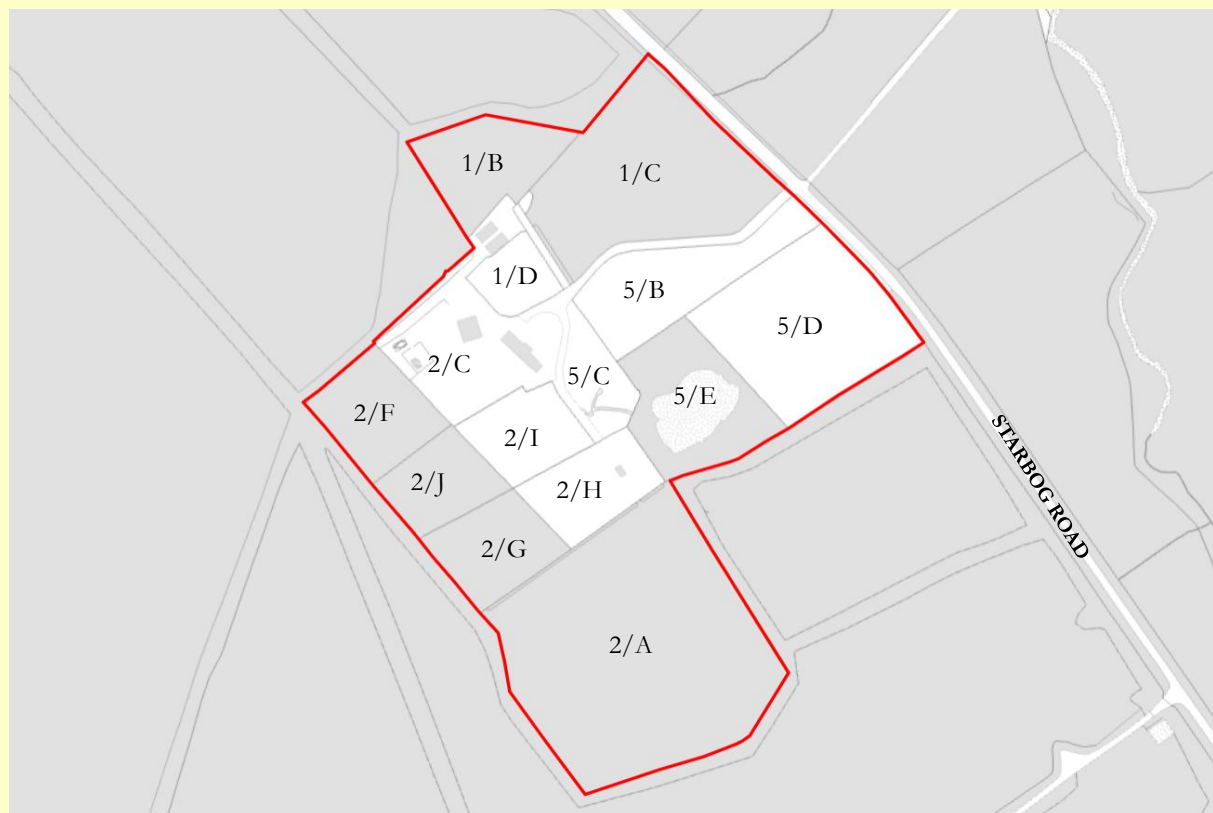
The property is set within c. 7.68 acres of mixed species woodland which was planted in 2000 under an environmental grant, due to expire in 2030. Coupled with the pond the private woodland creates a beautiful setting for the property and a haven for nature.

The vegetable patch is partly finished in gravel and partly paved with raised beds and water tap (Greenhouse not included in the sale)

The remaining 7.34 acres of land is laid to grass and is suitable for grazing, ideal for those with equestrian interests or a small herd/flock. Some fields would also be suitable for cutting.



Field No.	Field Name	Hectares	Acres
1/B	Primrose Wood	0.36	0.89
5/B	Haymeadow Lane	0.46	1.14
5/D	Hay Meadow	0.83	2.05
1/C	Marsh Meadow	0.96	2.37
2/F	Goldilocks Greenhouse	0.34	0.84
2/J	Goldilocks Middle	0.26	0.64
2/G	Goldilocks End	0.32	0.79
2/H	Small Green Shed Field	0.30	0.74
2/I	Chicken Field	0.27	0.67
2/C	Goose Green	0.26	0.64
2/A	Bluebell Wood	1.83	4.52
5/E	Pond & Field	0.52	1.28
1/D	Marigold Marsh	0.15	0.37
5/C	Garden	0.19	0.47
<b>TOTAL</b>		<b>7.05</b>	<b>17.42</b>



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## J. A. McClelland & Sons

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