



J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents



FOR SALE

INNISMENA FARM

3 BANN LANE, GLENNAVY, CRUMLIN, BT29 4HP

ATTRACTIVE SMALL HOLDING SET ON OVER 22 ACRES WITH SUBSTANTIAL DWELLING, EXTENSIVE YARD & GOOD QUALITY AGRICULTURAL LAND

www.jamcclelland.com



This impressive family home offers extensive accommodation although it would benefit from modernisation. The holding is exceptionally well located just outside the village of Glenavy, offering country living whilst being only c. 8.5 miles from Lisburn City and c. 12.5 miles from Belfast City Centre. The property is bordered by Bann River and has distant views of Lough Neagh.

SALES DETAILS

VIEWING: Strictly by Appointment

GUIDE PRICE: Offers over £450,000

ACCOMMODATION

GROUND FLOOR

Entrance porch and hallway with terracotta floor tiles and stain glass windows.

Snug 10'8 x 11'5 with Rayburn Royal solid fuel stove and red brick surround

Kitchen 12'4 x 12'1 with a range of high and low level units, display cupboards and tiled floor

Utility Room plumbed for washing machine and sink.

Living Room 16'0x 12'1 with open fire, tiled hearth and surround

Sitting Room 15'7 x 11'5

Shower Room with WC, wash hand basin, electric mirror shower

Walk-in under stairs store

FIRST FLOOR

Landing

Bedroom 1 13'1 x 7'2

Bedroom 2 10'1 x 13'1

Bedroom 3 13'8 x 12'1 with en-suite shower room and built in wardrobe

Bathroom modern suite to include wash hand basin with storage underneath, WC, shower over corner bath and heated towel rail

Walk-in shelved Hot press

Walk in eaves Store

EPC

Current : 8G Potential : 57D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E		
21-38	F		
1-20	G	8 G	





OUTBUILDINGS

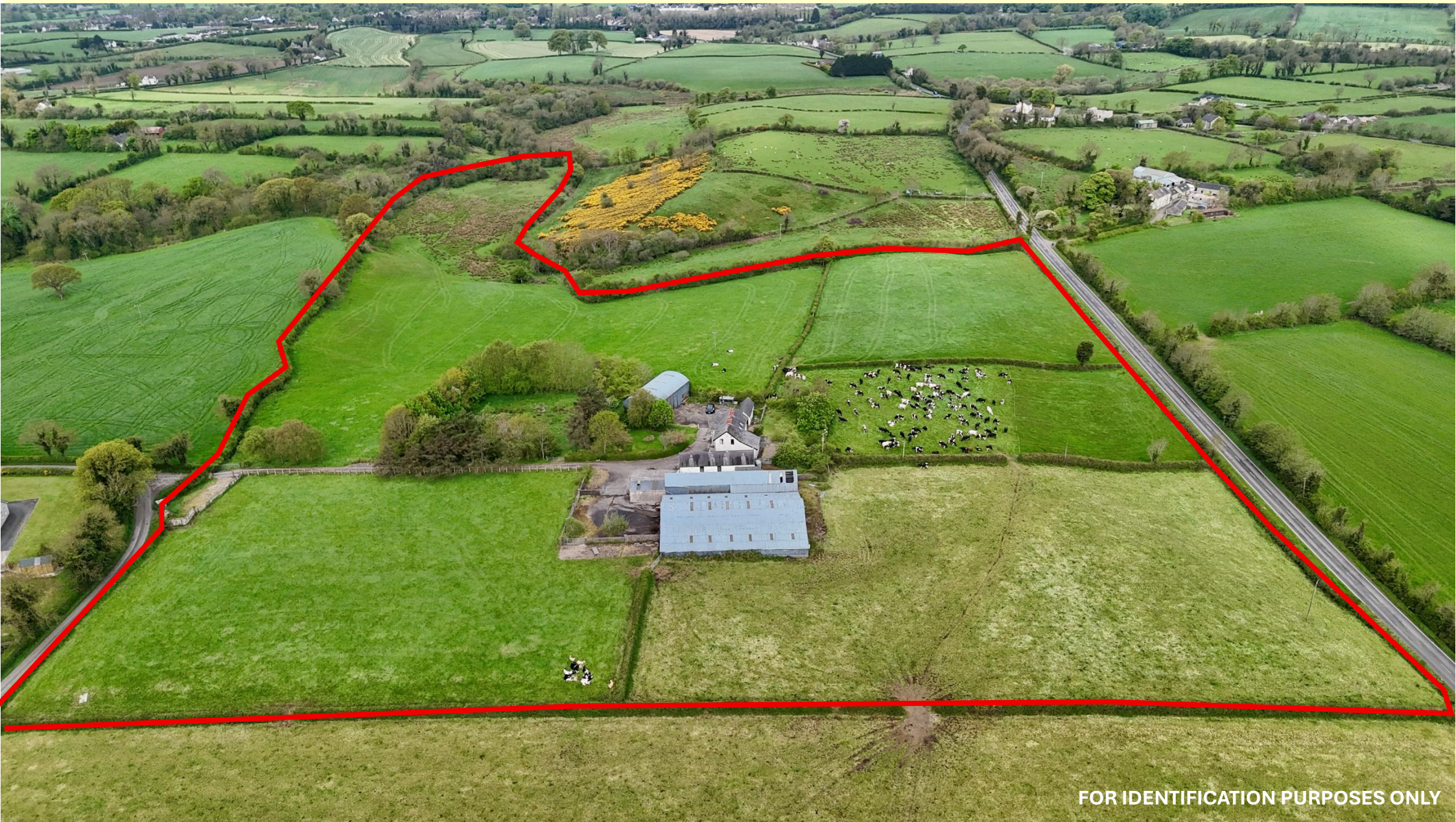
- Outhouse** **8'5 x 27'0** 2 rooms and WC with potential for conversion to detached annex (STPP)
- Barn** **28'5 x 59'** 4 bay round roof shed, one bay of which is lofted, electric supply and solid concrete floor
- Row of outhouses** **56 x 18'**with electricity
- Garage** **24 x 15'** with roller shutter door
- Cattle shed** **21'5 x 94'4** with slatted floor and c. 50 cubicles
- Cattle shed** **21'5 x 94'** with slatted floor and c. 40 cubicles.
- Covered Silo** **27'5 x94'**

LAND

A fine parcel of agricultural land, mostly suitable for cutting and grazing, bounded by mature hedgerows, fenced and watered for stock with excellent road frontage. There is dual access to the holding off Bann Lane and an additional access off Belfast Road. There are no FSP entitlements available for transfer.

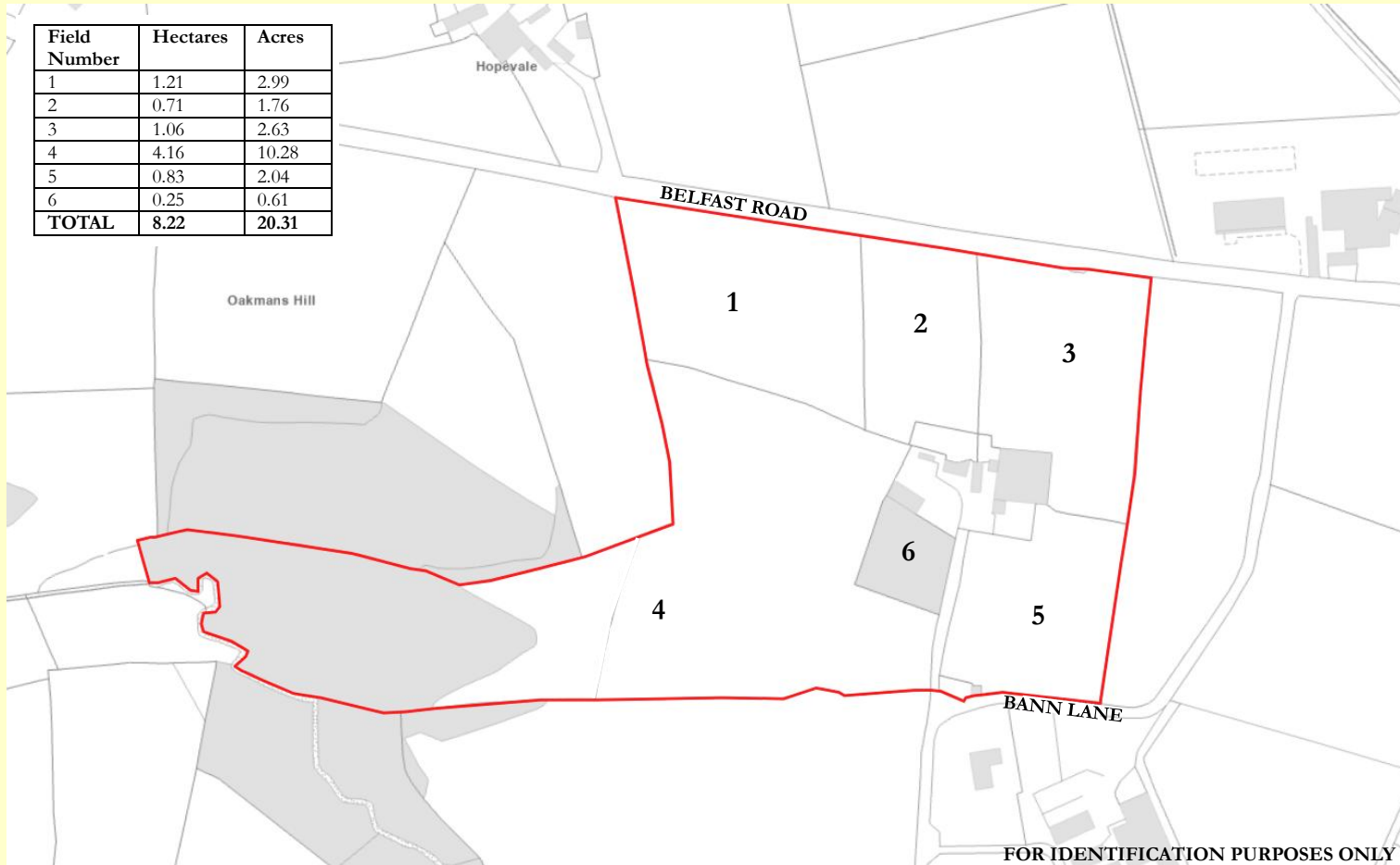






FOR IDENTIFICATION PURPOSES ONLY

Field Number	Hectares	Acres
1	1.21	2.99
2	0.71	1.76
3	1.06	2.63
4	4.16	10.28
5	0.83	2.04
6	0.25	0.61
TOTAL	8.22	20.31



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Incorporating J. M. Wreath & Co.

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