



J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

FOR SALE

BROOKFIELD

59 BALLYMENA ROAD, BALLYMONEY, BT53 7EZ



CHARMING PERIOD HOME SET IN MATURE GROUNDS WITH C.32.5 ACRES
OF AGRICULTURAL LAND (AVAILABLE IN ONE OR MORE LOTS)

www.jamcclelland.com



'Brookfield' is a detached period farm residence set in mature landscaped gardens together with a range of attractive traditional farm standing which may be suitable for conversion, subject to planning permission. The property is exceptionally well located on the edge of Ballymoney Town close to all local amenities with excellent transport links. In addition, there are circa 32.5 acres of good quality agricultural land. Early inspection of this impressive holding is highly recommended.

SALES DETAILS

VIEWING: Strictly by Appointment

Available in one or more lots guide prices as follows:

LOT 1: Brookfield House, outbuildings & 2.44 acres *£,375,000*

LOT 2: 18.58 acres of land: *£,280,000*

LOT 3: 11.5 acres of land: *£,140,000*



ACCOMMODATION

GROUND FLOOR

Front entrance porch with 4 panel hardwood door, tiled floor and internal hall door.

Kitchen/Dining Kitchen 15'9 x 6'11 with fitted oak units, glazed display cupboards, gas cooker, double oven, 5 ring DeLonghi stove, fridge freezer and microwave. 1 1/2 bowl stainless steel sink and plumbed for a dishwasher
Dining 14'0 x 11'8

Utility Room plumbed for a washing machine, tumble dryer.

Cloakroom 7'0 x 4'6

Conservatory 12'0 x 10'8 with tiled floors and double glazed timber frame windows & French doors leading to paved patio area

Dining Room 17'1 x 11'6 with open fire with mahogany surround and tiled hearth and inset. Cornice, wooden pelmets and skirting heating

Sitting Room 17'9 x 10'10 with electric fire inset, wooden surround, tiled hearth, cornice and wooden pelmets.

WC with WHB and separate shower cubicle



FIRST FLOOR

Bedroom 1 10'6 x 11'6

Bedroom 2 11'8 x 8'5

Split level landing

Bedroom 3 11'7 x 8'7

Bedroom 4 11'8 x 6'6

Bathroom *with bath, WC, pedestal wash hand basin and
walk in hot press*

Separate WC

Study 8'1 x 4'9

Store 5'7 x 5'9

EPC

Current : 39E Potential : 42E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	42 E
21-38	F		
1-20	G		



OUTBUILDINGS

Former Laundry	9'1 x 7'6 <i>with Belfast sink, quarry tiled floor, electric and water tap</i>
Adjoining workshop	9'11 x 7'3
Block built general store	38'5 x 13'8
Garage	18'3 x 10
Stone built barn	33x 19'4
Row of outbuildings	12'5 x 16'4 17'0 x 15'8 16'0 x 27'0
Former Poultry House	42'0 x 25'11
Covered race, sheep pen with dipper, footbath and shedding pen	



LAND

A fine parcel of agricultural land extending to circa. 32.37 acres of good quality land with excellent frontage to the A26 Frosses Road. Fields are all under grass at present and are well fenced for stock. The lands can be subdivided to suit prospective purchasers if required – refer to the map on the back page.

No FSP entitlements are available for transfer.

NOTE: If the lands are sold in lots it will be the responsibility of the purchaser(s) to make their own mains water connection if required.

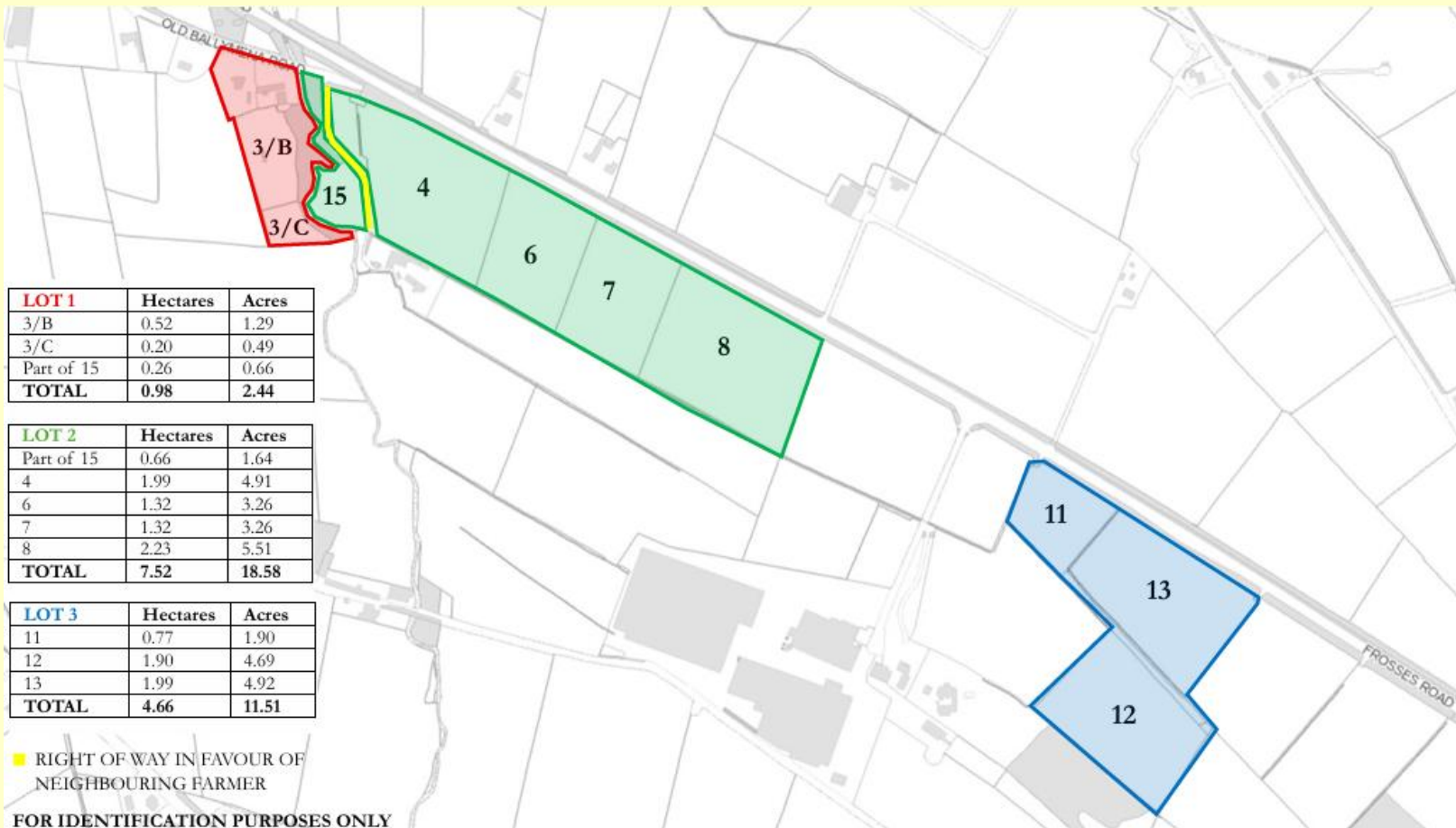




FOR IDENTIFICATION PURPOSES ONLY



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