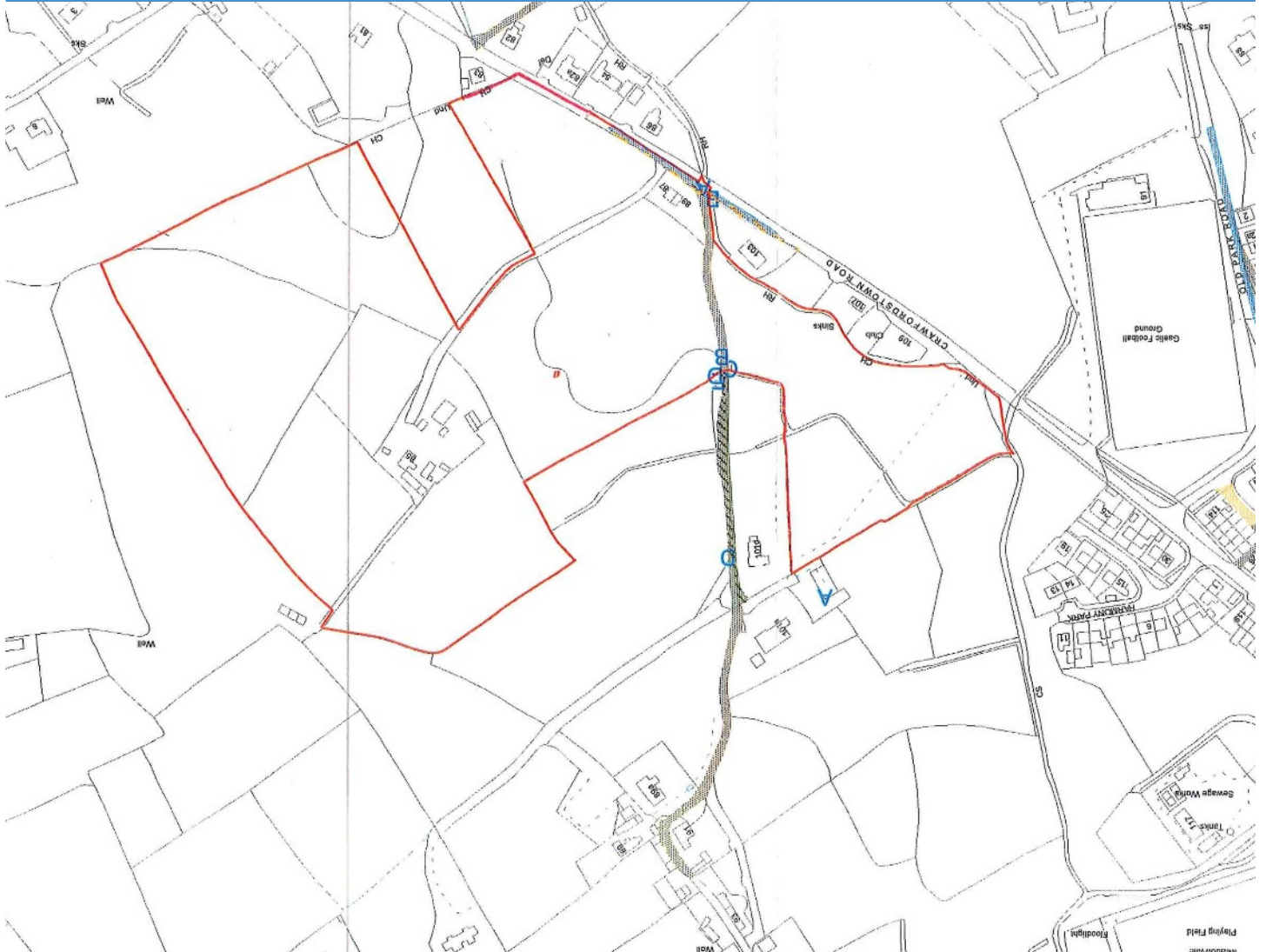


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Estate Agent of the Year  
Northern Ireland 2016

CELEBRATING 30 YEARS IN BUSINESS



85 Crawfordstown Road, Drumanness,  
Ballynahinch, BT24 8NA

OFFERS  
AROUND

£250,000

A compact small holding extending to 23 acres with substantial two storied farmhouse in need of extensive renovation and compact range of semi derelict traditional stone outbuildings and a more modern hayshed.

The property situated convenient to the village provides a fine opportunity to acquire a property in a pleasing private area surrounded by its own grounds.

The lands enjoy good frontage to the country road and include a low lying area ideal for wildlife which could be improved if desired.

1B Main Street, Saintfield, BT24 7AA

Email: [info@timmartin.co.uk](mailto:info@timmartin.co.uk)

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**ENTRANCE HALL** Quarry tiled floor; telephone connection point.

**DINING ROOM** 5.28m (17'4) x 4.47m (14'8)

Marbled Slate fireplace; corniced ceiling.

**SITTING ROOM** 5.23m (17'2) x 3.23m (10'7)

Tiled fireplace; PVC tiled floor.

**KITCHEN** 6.05m (19'10) x 3.02m (9'11)

Double drainer stainless steel sink with mixer taps; range of fitted cupboards; Esse oil fired range; tiled floor. Pine furnished staircase to first floor.

**LANDING** Hotpress with copper cylinder.

**BEDROOM 1** 3.38m (11'1) x 3.28m (10'9)

Painted tongue and groove ceiling.

**BEDROOM 2** 4.88m (16'0) x 3.02m (9'11)

Painted tongue and groove ceiling.

**BEDROOM 3** 3.35m (11'0) x 2.06m (6'9)

Painted tongue and groove ceiling.

**BEDROOM 4** 4.93m (16'2) x 2.21m (7'3)

Marbled slate fireplace; painted tongue and groove ceiling.

**WC** Separate white low flush wc; ½ tiled walls.

#### **BATHROOM**

White suite comprising panel bath; pedestal wash hand basin; built in cupboard; ½ tiled walls.

**OUTSIDE** Gravelled and concrete yard, partially enclosed with range of random stone derelict outbuildings.

#### **THREE BAY HAYSHED**

#### **AGRICULTURAL LANDS**

Currently laid down to grass surrounding the property and yard. Enjoying good frontage to the country road, the lands can be accessed off the approached laneway and a second laneway. The lands are subdivided into convenient sized fields.

**CAPITAL / RATEABLE VALUE** £112,000. Rates Payable = £948.30 per annum (approx)



#### **VIEWING**

By Appointment with Agent



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