



J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

FOR SALE
'HARPHALL'
42 WHITEHILL ROAD,
CARNLOUGH, BALLYMENA

AN OUTSTANDING HILL FARM IN A HIGHLY SCENIC COASTAL LOCATION WITH FARM RESIDENCE, EXCELLENT RANGE OF LIVESTOCK ACCOMMODATION, c. 343 ACRES OF LAND & GRAZING RIGHTS ON HARPHALL MOUNTAIN

(Available in one or more lots)

www.jamcclelland.com



An opportunity to acquire an outstanding coastal hill farm with comfortable farm residence comprising three reception rooms and five bedrooms. Outside there is an excellent range of farm buildings and livestock accommodation with good handling facilities.

The holding occupies an elevated situation overlooking Carnlough with picturesque views over the sea towards the Scottish coastline.

The land extends to c. 343 acres and comprises good pasture land surrounding the farm steading with the remainder consisting of good green hill grazing land and grazing rights on Harphall Mountain equivalent to approx. 113.6 acres.

Early inspection of this renowned hill farm is highly recommended.

GUIDE PRICE: £1,700,000 or in lots as follows:

LOT 1 - £600,000 - House, farmyard & c.42.26 acres

LOT 2 - £1,000,000 - c. 290 acres of hill grazing

LOT 3 - £100,000 - Grazing rights on Harphall Mountain equivalent to c. 113.6 acres

VIEWING: By appointment



The traditional farm dwelling has the following accommodation: -

SITTING ROOM 16'10 x 11'2

Open fire with tiled hearth and surround, 2 single radiators.

LIVING ROOM 17'8 x 10'9

With tiled floor, T.V. Point, 'Rayburn' oil fired stove, double radiator, decorative over mantle, built in storage cupboards.

KITCHEN 18'4 x 9'1

Range of fitted high and low level units, tiled floor, cooker point, stainless steel sink unit with single drainer, built in store, walls tiled between units. Connecting door to: -

DINING ROOM 17'2 x 9'4

Open fireplace with tiled hearth and surround, built in cupboards and double radiator.

UTILITY ROOM & SHOWER ROOM:

Plumbed for washing machine, space for tumble dryer. **SHOWER ROOM** with wc, wash hand basin & shower cubicle with 'Redring' unit.



First floor accommodation

STAIRCASE FROM ENTRANCE HALL LEADING TO: -

BEDROOM 1 11'6 x 11'4

With sea view, single radiator and built in robe.

BEDROOM 2 13'5 x 8'10

With sea view and built in robe.

BEDROOM 3 14'1 x 8'11

With sea view and built in robe.

BEDROOM 4 17'5 x 10'9

With sea view, single radiator and two built in robes.

BEDROOM 5/ STUDY 12'8 x 6'

With single radiator.

BATHROOM

White suite comprising wc, wash hand basin, bath, walls half tiled, hotpress and double radiator.









An excellent range of farm buildings to include: -

GENERAL PURPOSE SHED WITH LEAN TO 64' x 28'

Round roof shed with lean to sheep shed (64' x 14').

SHEEP SHED 93' x 25'

With central feed passage and well ventilated.

FORMER BYRE WITH STORE ADJOINING

ROW OF TRADITIONAL STONE BUILT STEADING WITH
BLOCK BUILT SHED

COVERED HANDLING FACILITY 47' x 24'

Cattle crush, sheep race & footbath, concrete floor and part tanked.

CUBICLE HOUSE

Former cubicle house block built.

SHEEP SHED 60' x 24'

Round roof shed with side feed passage.

CATTLE HOUSE 45'10 x 22'3

Slatted cattle house, divided into three pens, side feed passage.

GENERAL PURPOSE SHED 78' x 28'

GENERAL PURPOSE SHED 60' x 19'

SHEEP SHED 93'6 x 34'

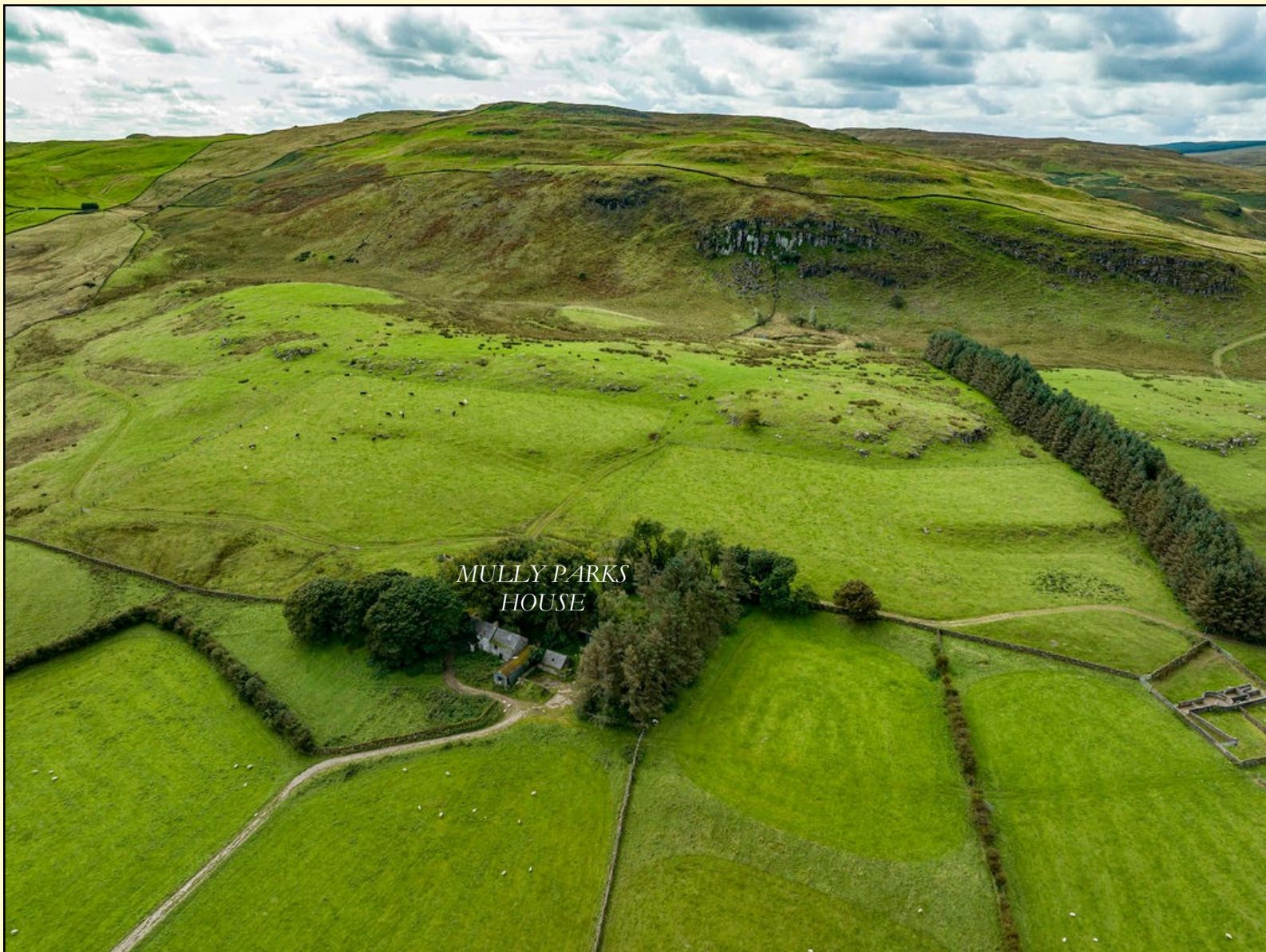
With central feed passage.

Basic Payment Scheme

No BPS entitlements are available for transfer.

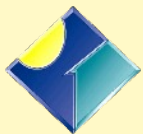
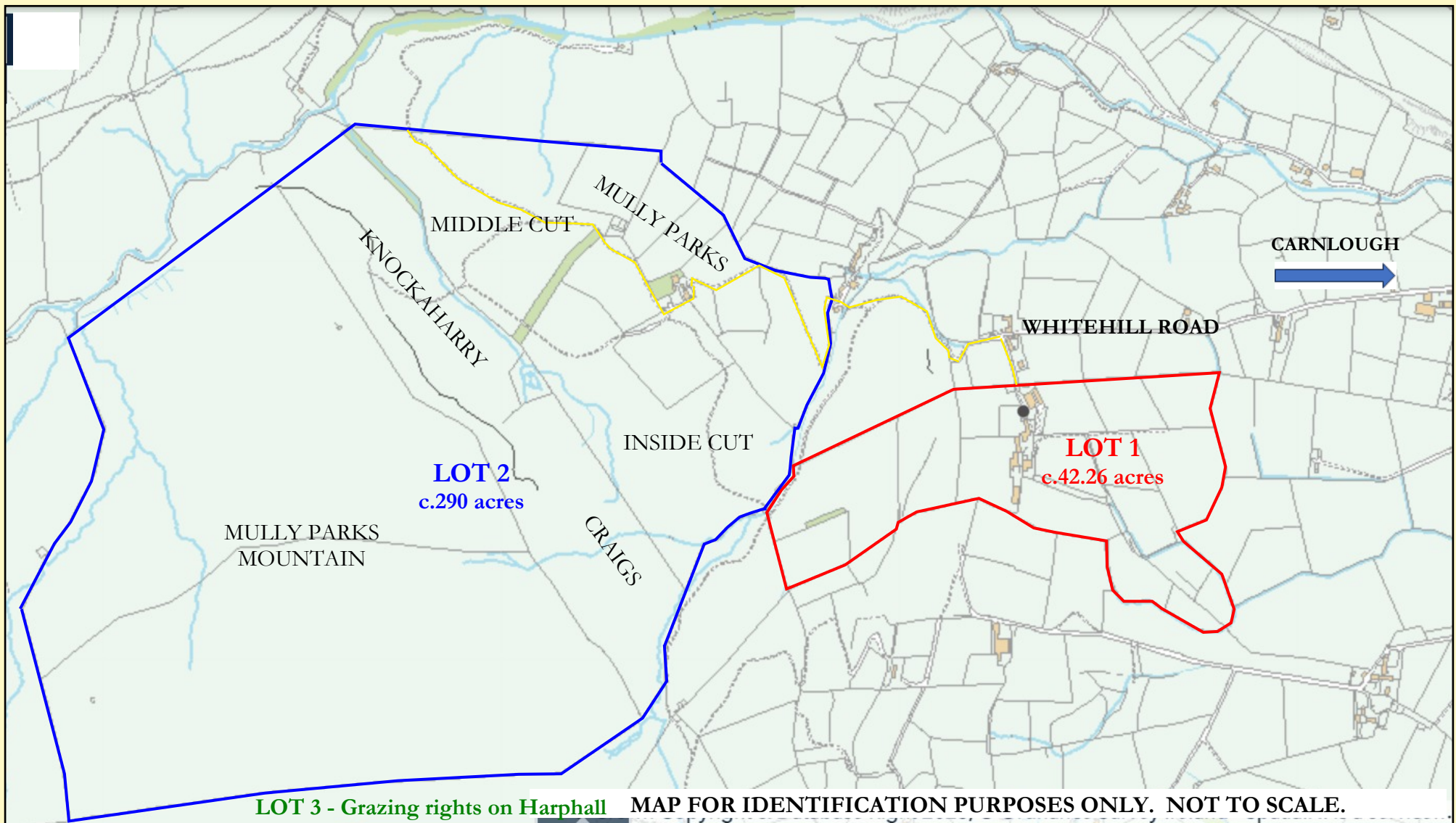
Title

Title enquiries to Mr M. Millar, J. W. McNinch & Son, Solicitors, Larne.



Land

A highly productive hill farm, renowned for producing top quality stock, the fields and hill are well fenced and have a reliable natural water supply throughout. LOT 1 comprises c. 42.26 acres of mostly low laying farmland surrounding the house and yard accessed from the Whitehill Road, these fields are in good heart and are suitable for cutting and grazing with good access from the yard and an intersecting concrete lane. LOT 2 contains a derelict house and yard and c. 290 acres of in bye and hill land, accessed off an intersecting concrete laneway and hardcore lane. This lot also has a stock handling facility with sheep race and pens etc. LOT 3 comprises shares in Harphall Mountain equivalent to approx. 113.6 acres.



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Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		45 E
21-38	F	25 F	
1-20	G		