



**J. A. McClelland & Sons**

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

**FOR SALE**

**58 NIBLOCK ROAD  
ANTRIM BT41 2JD**



**AN ATTRACTIVE SMALLHOLDING EXTENDING TO c. 20  
ACRES WITH DETACHED RESIDENCE, RANGE OF  
OUTBUILDINGS & BUILDING SITE IN A HIGHLY  
CONVENIENT LOCATION**  
*(AVAILABLE IN ONE OR MORE LOTS)*

**GUIDE PRICE: £475,000**  
**VIEWING: By appointment**

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



**A choice smallholding in an excellent location convenient to the M2 motorway, Antrim Area Hospital and Belfast International Airport. The property has 2 reception rooms, 3 bedrooms and family bathroom. Outside there are numerous outbuildings and c. 20 acres of good quality agricultural land. In addition, there is a building site with planning permission for a two storey dwelling and a detached garage. Early inspection is highly recommended.**

#### Accommodation

**SITTING ROOM:** 9'6 x 17'7

With wood burning stove, tiled floor and double radiator.

**LOUNGE:** 17'5 x 12'4

Open fireplace with mahogany surround and tiled hearth, T.V. point, wall lights and double radiator.

**KITCHEN:** 23'6 x 9'4

With range of high and low level fitted units, space for oven and fridge, 1 1/2 bowl stainless steel sink unit, double radiator, area for casual dining and external door to the yard.

**UNDERSTAIRS CUPBOARD**

#### First Floor

**BEDROOM 1:** 18' x 13' with 2 double radiators.

**BEDROOM 2:** 10'3 x 10'4 with built in robe, double radiator and access to the loft.

**BEDROOM 3:** 24' x 9'10 (into dressing area) with 2 double radiators.

**OIL FIRED CENTRAL HEATING**

**UPVC DOUBLE GLAZED WINDOWS**

#### Outside Accommodation

Row of traditional stone built steading with loft above.

**STABLE:** 19'2 x 13'5 with concrete floor.

**FORMER PIGGERY:** 17' x 29'9 with loft above.

**GENERAL PURPOSE STORE:** 17'10 x 17'7 with concrete floor.

**LAYING IN SHED**

**3 BAY ROUND ROOF HAY SHED**

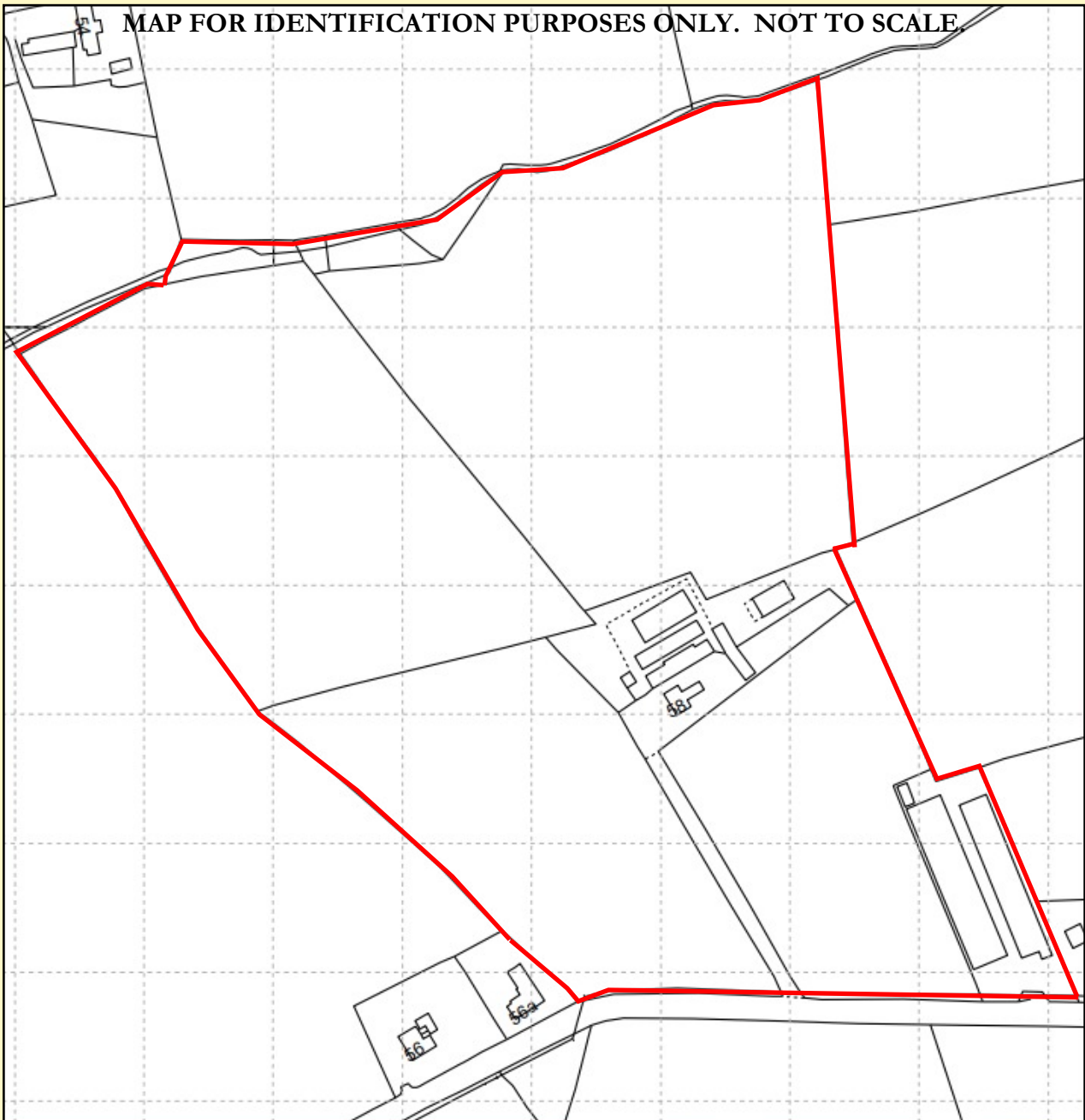
**FORMER PIGGERY 72' x 32'** with pens.

Building Site - App. No. LA/03/2016/0348/RM

Building site with planning permission for a detached two storey residence & detached garage.



MAP FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE.



**Energy Performance Certificate**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	34 F	38 F
1-20	G		



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