J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

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'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 ½ 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.*

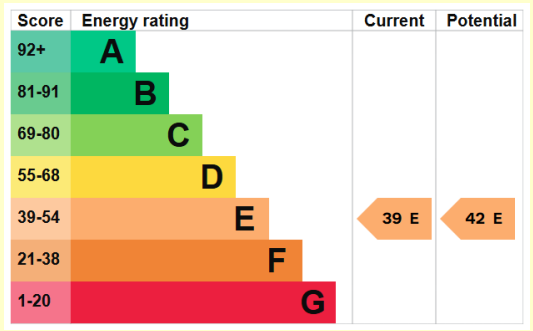
WC *with WHB and separate shower cubicle*

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



OUTBUILDINGS

Former Laundry	**9'1 x 7'6** *with Belfast sink, quarry tiled floor, electric and water tap*
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. 32.5 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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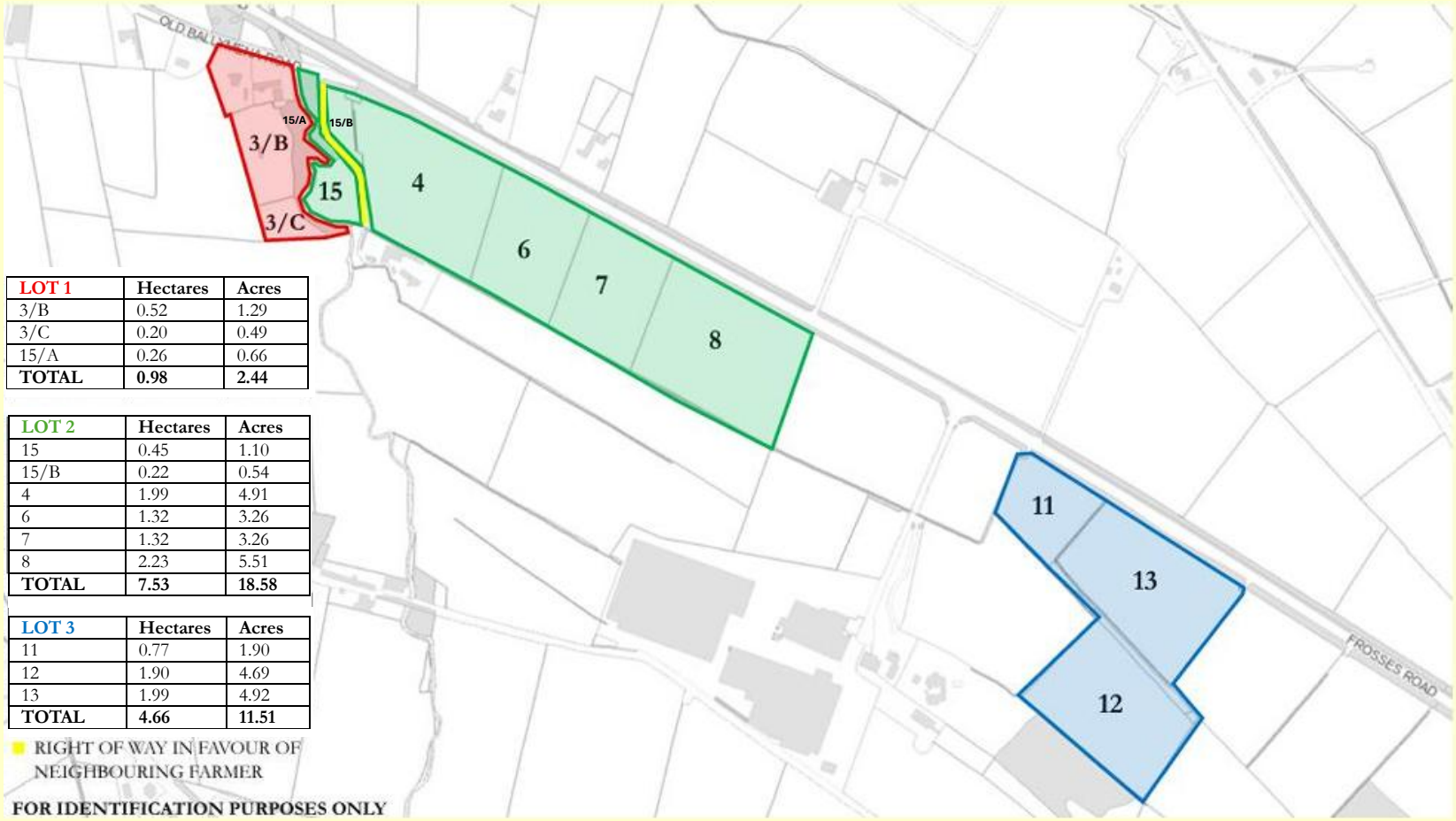

LOT 1	Hectares	Acres
3/B	0.52	1.29
3/C	0.20	0.49
15/A	0.26	0.66
TOTAL	**0.98**	**2.44**

LOT 2	Hectares	Acres
15	0.45	1.10
15/B	0.22	0.54
4	1.99	4.91
6	1.32	3.26
7	1.32	3.26
8	2.23	5.51
TOTAL	**7.53**	**18.58**

LOT 3	Hectares	Acres
11	0.77	1.90
12	1.90	4.69
13	1.99	4.92
TOTAL	**4.66**	**11.51**

RIGHT OF WAY IN FAVOUR OF NEIGHBOURING FARMER

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Incorporating J. M. Wreath & Co.

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