J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

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42 Templepatrick Road is exceptionally well located on the outskirts of Ballyclare, just 14 miles from Belfast. This impressive country residence was built in the 1970's on a spacious elevated site with mature gardens and beautiful views over the surrounding countryside. Internally, the accommodation is very generous and includes 4 bedrooms, 2 reception rooms and 2 bathrooms. In addition, there is both an integral and detached garage.

The land extends to 18.6 acres surrounding the dwelling and fronting Templepatrick Road with access directly off same. Planning permission has been granted for a second detached dwelling and garage just west of the existing dwelling under reference U/2014/0284/RM, with separate laneway access in place. Foundations are in place and have been approved by building control.

There are a range of traditional farm buildings currently providing both solid floor and slatted livestock accommodation with excellent potential to further develop this holding to facilitate business, equestrian or farming interests subject to obtaining the necessary planning consents.

SALES DETAILS

VIEWING: Accompanied viewing strictly by Appointment
GUIDE PRICE: £740,000
Offers will be considered for the property in one or more lots as follows:

LOT 1: (Dwelling, yard, site & 7.5 acres): £560,000
LOT 2: (11.8 acres) : £180,000

LOT 2 – 11.1 ACRES
YARD
LOT 1 - 7.5 ACRES
DWELLING
SITE
FOR IDENITIFICATION PURPOSES ONLY

COUNTRY RESIDENCE

Ground Floor

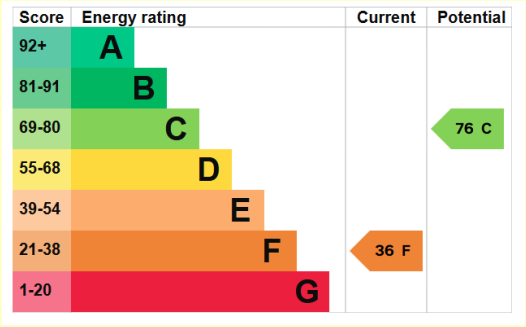
Entrance Hall	**9'4 x 13'0**
Kitchen	**11'0 x 14'0** *Fully fitted kitchen with integral oven, single sink, plumbing for a dishwasher and fully tiled floor and walls.*
Utility Room	**8'4 x 8'0** *Plumbed for a washing machine, tiled*
WC	**8'0 x 5'0** *with WHB and tiled floor*
Dining Room	**16'3 x 12'11**
Living Room	**23'0 x 22'0** *with double height vaulted ceiling, open fire & feature staircase leading to galleried landing*
Bedroom 1	**13'11 x 14'3** *with built in wardrobes*
Bedroom 2	**10'4 x 14'4** *with built in wardrobes and TV point*
Bathroom	**9'9 x 7'0** *with WHB, WC accessible shower/bath and heated towel rail*

First Floor

Bedroom 3	**10'4 x 14'4**
Bathroom	**9'8 x 7'0** *Coloured 4 piece suite with corner bath*
Bedroom 4	**13'11 x 14'3***Built in wardrobe*
Integral Garage	**22'0 x 8'0** *Double garage with up and over doors*
Detached Garage	**41'0 x 15'5** *with electric and Solmatix solar panels*

EPC

Current : 36F **Potential** : 76C



SERVICES

The dwelling has a private septic tank with consent to discharge and is serviced by a mains water supply.

OUTBUILDINGS

There are a range of outbuildings which currently provide livestock accommodation however they could be adapted for alternative uses subject to obtaining the necessary planning consents. Water and electric connections are also in place.

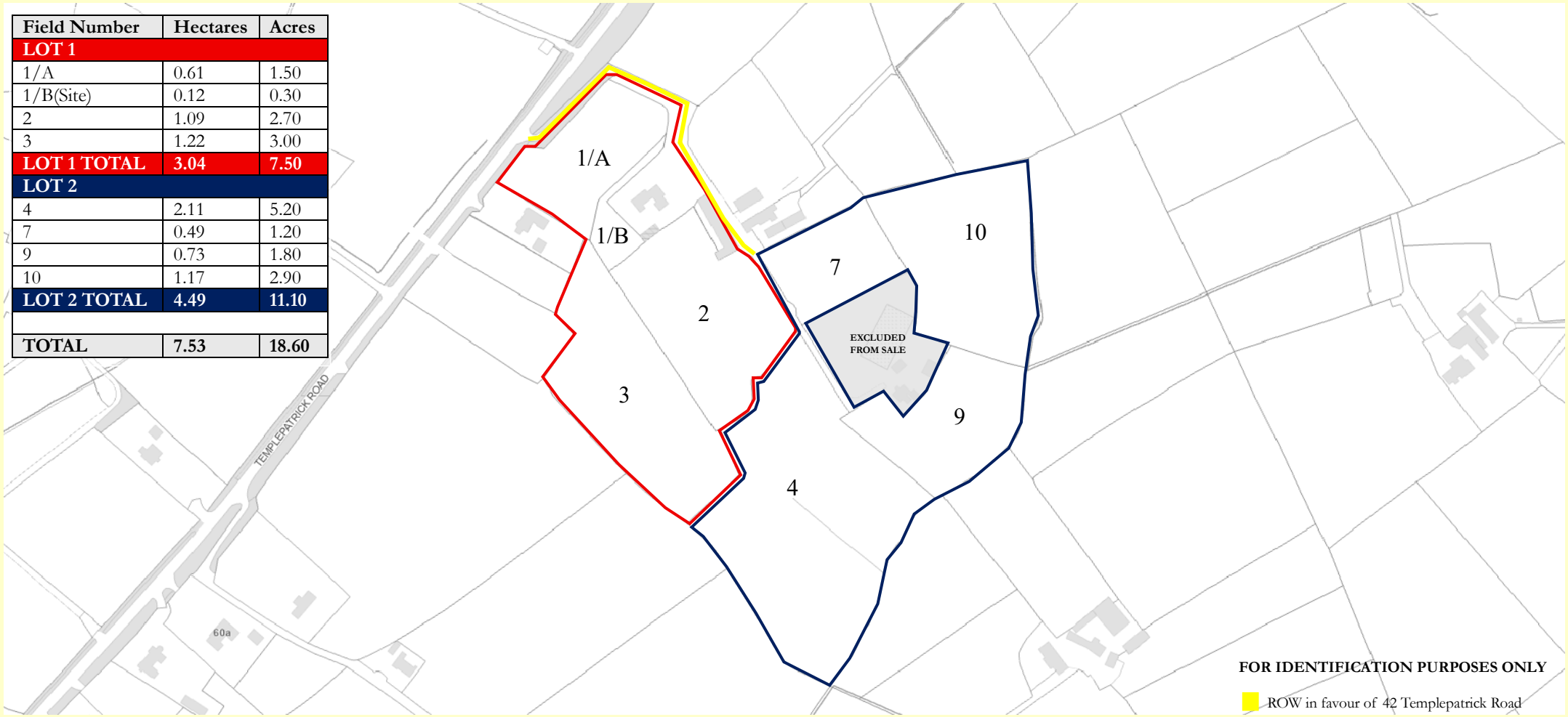
Solid floor stock house	23'0 x 20'0 *with 3 pens, water and electricity*
Cattle House	31'0 x 31'0 *part slatted with crush*
Cattle House	31'0 x 29'0 *part slatted with solid floor pen*
Stock House	31'0 x 29'0 *solid floor*
Hay Shed	31'0 x 19'0 *2 bay round roof shed*

LAND

The land extends to 18.6 acres surrounding the house and yard and can be further subdivided. The majority of the lands are suitable for cutting with the exception of a meadow. The lands have a water supply and are fenced for stock. **Note**: If the lands are sold in lots it will be the responsibility of the purchaser of lot 2 to install a water supply if required.

FOR IDENTIFICATION PURPOSES ONLY

Field Number	Hectares	Acres
LOT 1		
1/A	0.61	1.50
1/B(Site)	0.12	0.30
2	1.09	2.70
3	1.22	3.00
LOT 1 TOTAL	**3.04**	**7.50**
LOT 2		
4	2.11	5.20
7	0.49	1.20
9	0.73	1.80
10	1.17	2.90
LOT 2 TOTAL	**4.49**	**11.10**
TOTAL	**7.53**	**18.60**



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