J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

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30 Main Bentra Road is superbly situated c. 5 miles from Carrickfergus and c. 2 miles from Whitehead, being convenient to all local amenities whilst enjoying a peaceful rural location with exceptional views of the surrounding countryside and Belfast Lough.

This spacious family home was built in 1970s and features 2 reception rooms and 4 bedrooms set within manicured gardens with raised beds and green house.

The total holding extends to 37.66 acres of good quality agricultural land with road frontage and includes a range of useful outbuildings, stables and full size dressage arena, offering excellent potential to develop an impressive equestrian holding in a scenic location.

SALES DETAILS

VIEWING: Strictly by Appointment

AVAILABLE IN 1 OR MORE LOTS AS FOLLOWS:

LOT 1: *House, yard & 6.62 acres*: £390,000

LOT 2: *31.04 acres*: £410,000

FOR IDENITIFICATION PURPOSES ONLY

FARM RESIDENCE

Ground Floor

Kitchen 24'8 x 12'0

Kitchen / Diner with breakfast bar, hisense oven, 4 ring gas fired hob, integrated micromat microwave and integrated fridge. Plumbed for a dishwasher. Glazed display cupboards tiled floor and walls 1 ½ bowl sink with mixer taps.

Living Room 19'1 x 13

Open fire with feature tiled surround, hearth and decorative copper hood, 2 double radiators, bay window, TV point, central rose and cornice.

Snug 10'0 x 11'0

Patio doors, open fire with tiled hearth and surround, hatch to attic

WC 5'2 x 4'1

Rear Porch 12'4 x 5'0

Potential for use as a utility room

First Floor

Bedroom 1 11'0 x 9'0

Built in wardrobe and double radiator

Bedroom 2 13'0 x 8'6

Double radiator

Bedroom 3 11'9 x 10'5

Double radiator

Bedroom 4 12'6 x 12'0

Double radiator and TV point

Bathroom 6'6 x 12'4

Bath, separate shower cubicle, WC, WHB and shelved hot press

EPC

Current : 32F **Potential** : 56D

SERVICES

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

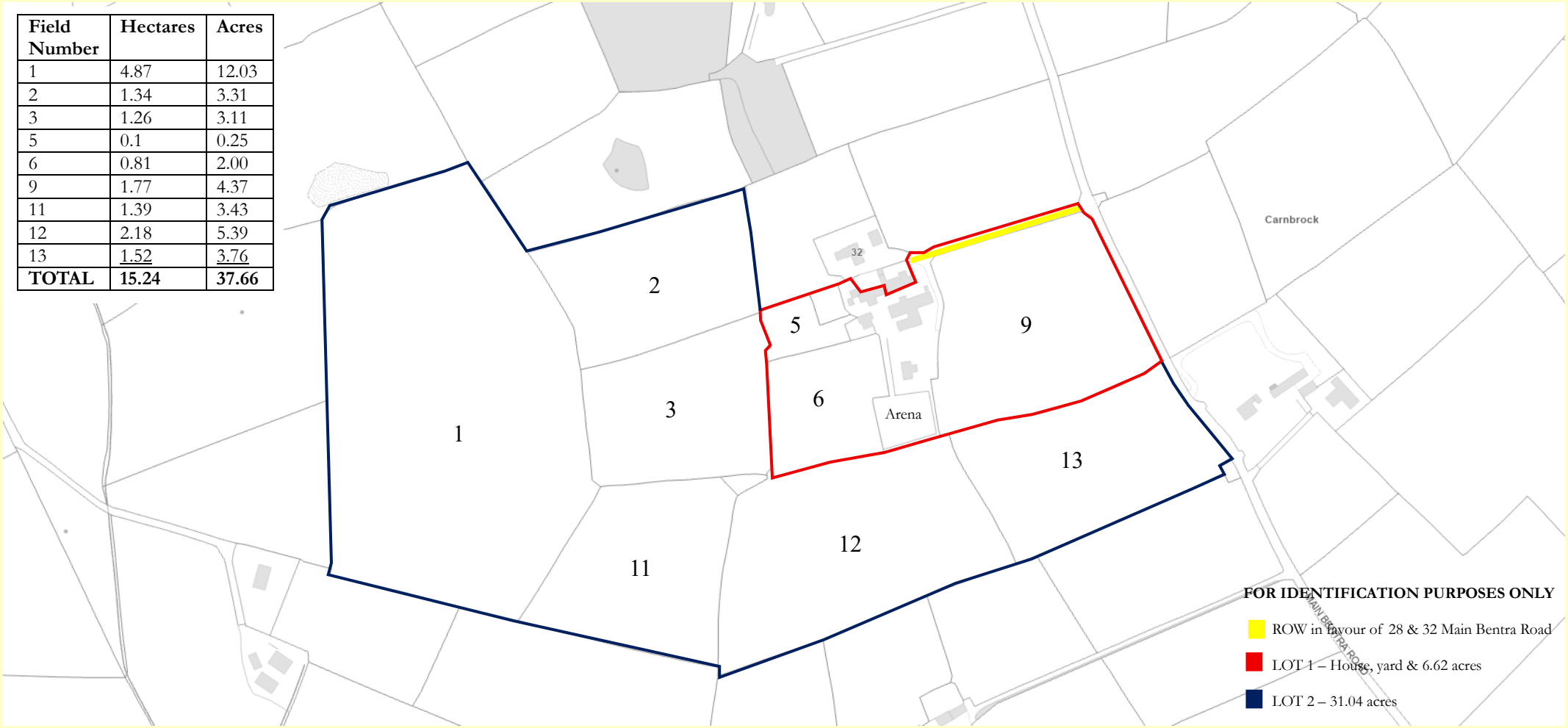
OUTBUILDINGS

Stables	27'5 x 24'0
4 loose boxes with water connection	
Mobile office	9'8 x 19'8
Office, WC and kitchen	
Workshop	32'0 x 15'0
Adjoining car port	
Stone built Byre	34'0 x 25'5
	14'0 x 18'0
Hay Shed	44'0 x 24'0
Adjoining Lean to	31'0 x 24'0
Bull House	18'0 x 14'8
Workshop	20'0 x 15'0
	18'5 x 15'0
	24'0 x 15'0
Loft	24'0 x 15'0

LAND

The land totals c. 37.66 acres and is held in one block surrounding the house and yard with frontage onto Main Bentra Road and separate access off same. Extending to 9 fields of good quality grassland fenced and watered for stock which would be suitable for cutting or grazing. The lands are in good heart and have been well farmed in recent years.

Field Number	Hectares	Acres
1	4.87	12.03
2	1.34	3.31
3	1.26	3.11
5	0.1	0.25
6	0.81	2.00
9	1.77	4.37
11	1.39	3.43
12	2.18	5.39
13	1.52	3.76
TOTAL	**15.24**	**37.66**



Title enquiries to Alison Erskine at Macauley & Ritchie Solicitors, Larne

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Incorporating J. M. Wreath & Co.

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