



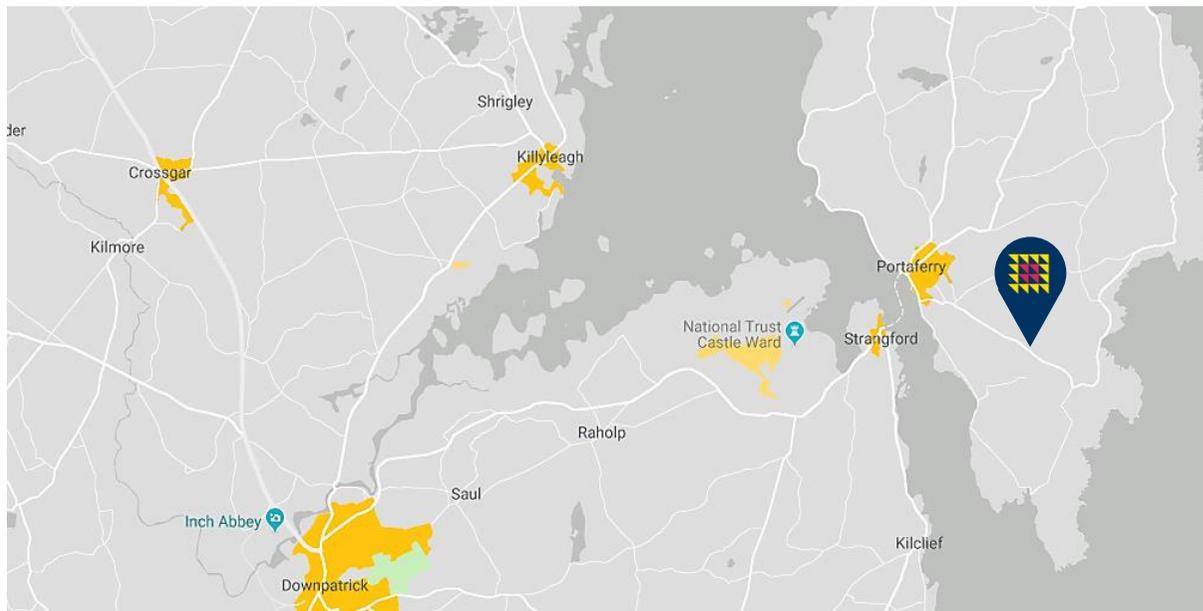
For identification purposes only



**FOR SALE**

C. 40 acre holding with farm residence and range of outbuildings

**14 Ballyfounder Road, Portaferry BT22 1RE**



# LOCATION / DESCRIPTION

The subject farm is located on the Ballyfounder Road on the outskirts of Portaferry. Portaferry is located on the southern tip of the Ards Peninsula, overlooking Strangford Lough in a picturesque setting.

The Ballyfounder Road is on the eastern periphery of the town and the subject holding is accessed via a concrete laneway bounded by a mature treeline avenue.

The holding comprises a c. 40 acre farm to include a two storey detached farmhouse and will be sold with the benefit of vacant possession.

The farmhouse comprises a kitchen, cloakroom, lounge, dining room, family bathroom and 4 No. bedrooms. The subject also comprises a range of traditional farm steading and livestock housing together with a range of stores. A number of derelict former cottages are also found within the holding.

The agricultural lands which extend to c. 38 acres are arranged over various field divisions, are well fenced and suitable for arable or grazing.

# ACCOMMODATION

## MAIN RESIDENCE

Entrance Hall	
Kitchen / Living Room	15' 1" x 13' 10"
Cloakroom	With WHB and WC
Lounge	20' 4" x 10' 0"
Dining Room	14' 0" x 12' 4"
Bedroom 1	20' 7" x 14; 10"
Bedroom 2	15' 0" x 11' 8"
Bedroom 3	15' 0" x 11' 2"
Bedroom 4	14' 0" x 9' 6"
Bathroom	Modern suite comprising WC, WHB and shower cubicle with electric shower

## AGRICULTURAL ACCOMMODATION

A range of traditional farm steading and livestock housing together with a range of stores are located beside the main residence.

**Main Residence**





Views over subject lands



Outbuildings and Stores



# SITE AREA

The subject holding extends to c. 40 acres (16 ha).

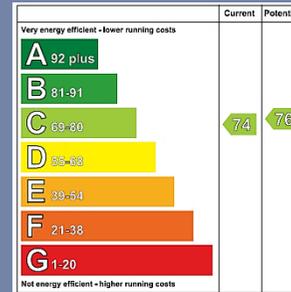
# SALES DETAILS

PRICE: Offers in the region of £400,000  
 TITLE: Assumed freehold

# DOMESTIC RATEABLE VALUE

We are advised that the rateable value for 14 Ballyfounder Road is £205,000.  
 The annual rates will be approximately £1,550.

# EPC



# VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

# FURTHER DETAILS



O'Connor Kennedy Turtle  
 22 Adelaide Street  
 Belfast BT2 8GD  
 T +44 (0)28 9024 8181  
 E belfast@okt.co.uk

CONTACT: ALAN MCKINSTRY | alan.mckinstry@okt.co.uk  
 MARK JOHNSTON | mark.johnston@okt.co.uk

Our Ref: AMcK/JP/8337

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

