

# Bill McKelvey

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Estate Agent  
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## FOR SALE

### 85 Barnamaghery Road Crossgar



A delightful country cottage that oozes character and charm. Located in a desirable location a few miles from the villages of Saintfield, Crossgar and Darragh Cross. The cottage benefits from a large studio / work shop and a range of stables. There are fields nearby available to let.

- **2 Double bedrooms**
- **Lounge with fireplace**
- **Expansive dining / sitting room with range**
- **UPVC double glazing to the ground floor**
- **Oil fired central heating**
- **Work shop and stables**

## T: 028 9751 9996



## **ACCOMMODATION**

### **Front Porch**

Dual windows either side and window seat with storage cupboards below.

### **Dining / Living room**

23' x 10'5" / 7 x 3.3m

Rayburn Royal range.

Double panel radiator.

Open tread stair case to first floor.

### **Sunroom**

12' 10 x 11'8" / 3.9 x 3.6 m max.

Insulated roof and tongue and groove panelled ceiling.

Patio doors to rear garden.

Double panel radiator.



### **Kitchen**

12'2 x 10'1" / 3.7 x 3.1m

Range of high and low level beech effect units.

Integral washer/dryer, dishwasher and fridge freezer.

Stainless steel single drainer sink unit with mixer tap.

5 ring gas hob with stainless steel extractor over.

Stainless steel splash black.

Slate tiled floor

Tongue and groove panelled ceiling.

Single panel radiator.



### **Hall**

Slate tiled floor.

Single panel radiator.

Cloak cupboard.

### **Cloak room**

Vanity sink unit and WC.

Tiled walls.

Slate tiled floor.

### **Lounge**

15' x 14'2" / 4.6 x 4.3m

Multi fuel burning stove.

Double panel radiator.

Integral bookcase.

### **First floor**

Landing with excellent range of storage cupboards and hotpress.



### **Bathroom**

10' 8 x 8' 5 x 3.3 x 2.6m max

Vanity sink unit.

Shower cubicle with thermostatically controlled power shower.

WC.

Chrome heated towel rail.

Ceiling spot lights.

Velux window.



**Bedroom 1**

12'2 x 13'9 / 3.7 x 4.2m max.

Velux window and window to the side of the house.

Single panel radiator.

**Bedroom 2**

14'5 x 13'11 / 4.4 x 4.3m max.

Velux window.

Single panel radiator.

**Exterior**

Pebbled driveway and two separate entrance gates with stone walls and pillars.

Rear garden laid out in lawn with excellent range of shrubs for year round interest.

Concrete yard.

Outside tap.

Range of wooden stables.

**Work shop/studio**

19'5 x 24'6 / 5.9 x 7.5m

Multi fuel burning stove.

Stainless steel single drainer sink unit.

**Horse treatment room**

11'5 x 10'9 / 3.5 x 3.3m

**Stable**

11'5 x 10'9 / 3.5 x 3.3m

Drinker.

**Stable**

13'7 x 11'6 / 4.2 x 3.5m

Drinker.

**Stone built tack room**

12'7 x 7' / 3.9 x 2.1m

Central heating boiler

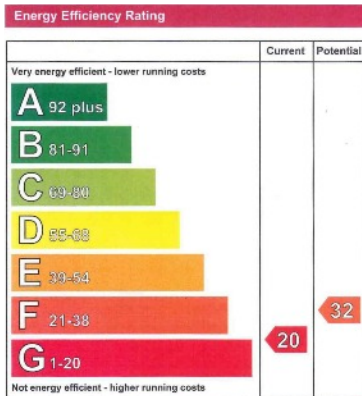
Belfast sink.

Plumbed for washing machine.

**Small stone built shed**

A neighbouring farmer can also let six acres of land which contain a rubber surface arena 62' x 22' / 19 x 7m, two all weather turn out areas and a round pen 20' x 20' / 6 x 6m.





**Price:** Offers in the region of £239,950.

**Rateable Capital:** £175,000.00 (From Ipsni.gov.uk)

**Rates payable per annum:** Approximately £1,432.

**Tenure:** Believed to be Freehold.

**Viewing:** Strictly by appointment through this office.

**Directions:** From Crossgar take the A7 Saintfield Road for one mile. Turn right into Glasswater Road and take the next left into Barnamaghery Road. Go along for half a mile and the house is on the left.

*(Please note that we have not tested the services or systems in this property. Buyers should make / commission their own inspections if they feel it is necessary. The asking price excludes carpet, curtains and blinds).*