



R A NOBLE & CO

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK
AUCTIONEERS & ESTATE AGENTS

Your
Local
Property
Experts.

For Sale

Excellent Detached Bungalow with C.16 Acres
Quality Agricultural lands

65 Raw Road, Derrycullion
Brookeborough
BT94 4GH

DETACHED BUNGALOW &
AGRICULTURAL LANDS



Location

The lands are ideally located fronting onto the Raw Road approximately 4 miles South West off the thriving rural town of Fivemiletown and 14 miles East of the popular town of Enniskillen. The immediate vicinity comprises agricultural holdings and associated farm dwellings with a great range of shops, schools and local amenities provided within the nearby Fivemiletown.

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BT94 4GH**

DETACHED BUNGALOW & LANDS

EPC- TBC

Description

Situated in a highly sought after area this valuable property offers an impressive detached bungalow, top quality agricultural lands with approx. 286 metres road frontage, Several farm sheds and Livestock handling facilities.

The dwelling occupies a central elevated position on the holding and comprises a traditional single storey residence with 3 bedrooms, a living room, kitchen/dining area, utility room, bathroom and an additional WC. The dwelling is finished to a high standard to include double glazed PVC windows, PVC guttering, OFCH, ceramic tiled/ Carpet flooring and a solid fuel burning stove. The property is also served by both mains water supply and a natural spring well. Rarely does such a complete countryside holding become available and thus provides a unique opportunity to the bona fide purchaser.

The well sheltered Lands which would be suitable for cutting/grazing purposes are in a good state of production and are appropriately proportioned into 9 fields bound by mature hedgerows/ stock fences. The holding is of flat topography and can be easily accessed from the country road and concrete/hardcore farm laneways. The property includes a number of suitable farm buildings as detailed below. Viewing of this unique holding is highly recommended.

Accommodation

Kitchen/ Dining Area: 6.0 m x 3.5 m	Living Room: 4.0 m x 4.6 m
Entrance Hallway: 4.4 m x 1.9 m	Bathroom: 2.6 m x 2.4 m
Bedroom 1: 3.7 m x 3.3 m	Bedroom 2: 2.8 m x 4.0 m
Bedroom 3: 3.7 m x 2.8 m	WC: 1.8 m x 1.0 m
Utility: 3.5 m x 1.6 m	Hotpress: 1.6 m x 0.5 m

External

Outbuildings include: Double car port, Covered Silo with Lean to dry storage, Hay shed, 3 bay shed with slatted tank and dry bedding area, several additional dry stores and Livestock Handling facilities.

The Lands extend to C.16 acres (C.6.5 Hectares)

Rates

We have been provided with the following information from the LPS website:

Capital Value: £115,000

Estimated Rates Payable 2017/2018: £870



Front view of Dwelling & Lands



Front and Side of Dwelling

VAT

All prices quoted are exclusive of and therefore may be liable to VAT.

Sale Details

Price on Application.



Kitchen



Living Room



Example Bedroom



Dining Room

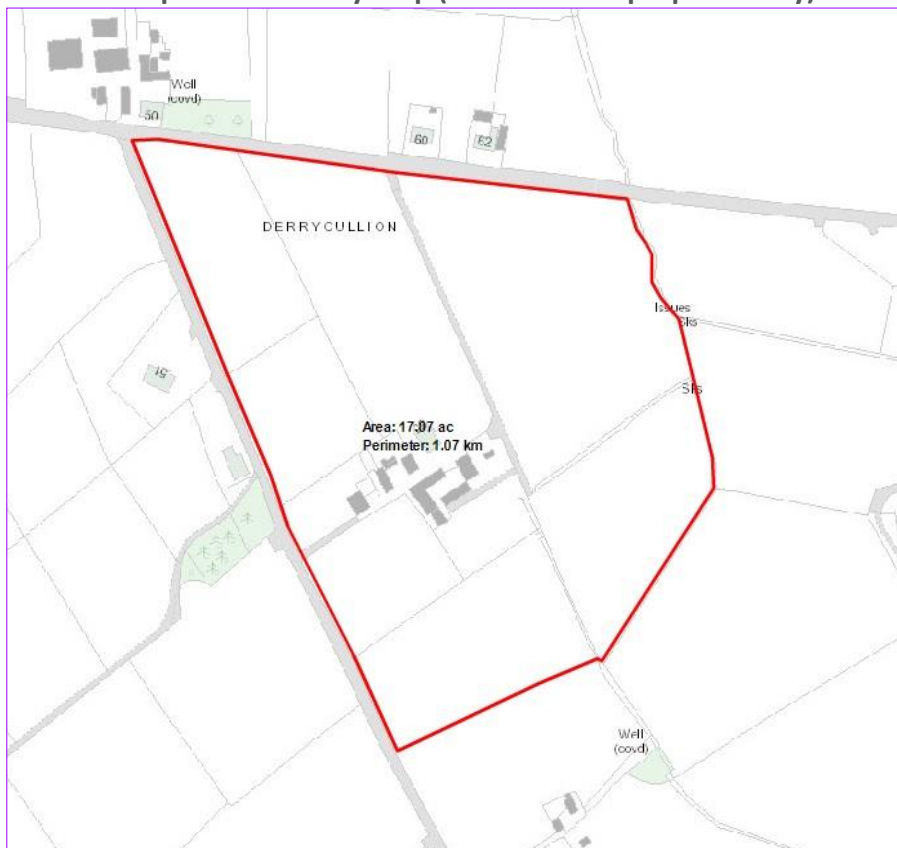


Example Field

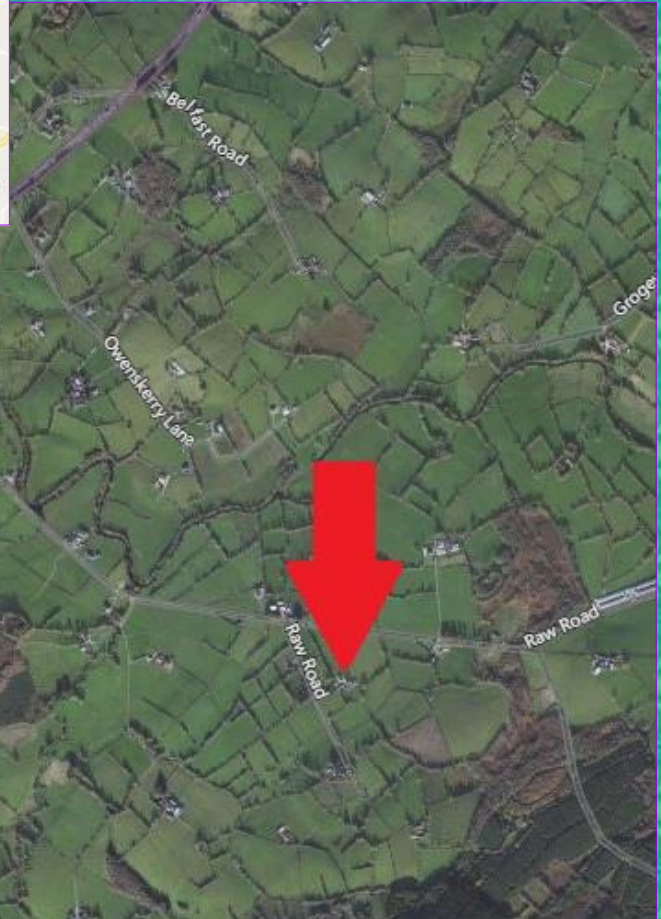


Private Access Laneway

Indicative Spatial Boundary Map (For Indicative purposes only)



Location Maps



**FOR INDICATIVE
PURPOSES ONLY**

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