FOR SALE

‘THE WALLS’
158 MOYCRAIG ROAD,
MOSSIDE, BALLYMONEY

AN ATTRACTIVE HOLDING WITH MODERN CHALET BUNGALOW,
EXTENSIVE RANGE OF FARM BUILDINGS & c.42 ACRES OF LAND SITUATED
IN A DESIRABLE LOCATION NEAR THE NORTH COAST

www.jamcclelland.com
A desirable medium sized holding with modern chalet bungalow with accommodation to include: 2 reception rooms, farmhouse kitchen, 4 bedrooms and 2 bathrooms.

Outside, there are an excellent range of farm buildings, well maintained and in good repair which may be suitable for alternative use subject to the necessary permissions and consents being obtained.

The lands, which extend to circa 42 acres comprise approx. 25.2 acres of cutting and grazing land and c. 16.7 acres of broadleaf plantations, providing excellent shelter belts around the holding, which attract an abundance of wildlife together with 3 duck ponds. Additional lands may be available to purchase by separate negotiation if required.

The property is conveniently located in close proximity to the North Coast approx. 1 ½ miles from Mosside, 4 miles from Whitepark Bay and approx. 5 ½ miles from Bushmills. Early inspection is highly recommended.

PRICE: Offers over £500,000
VIEWING: By appointment

Accommodation

ENTRANCE HALL:- Entrance via PVC front door, tiled floor, radiator, telephone point and slingsby ladder to attic room, suitable for conversion.

LIVING/DINING ROOM:- 15’4 x 13’7
Double glazed uPVC window to front, built-in painted storage cupboards, tiled floor, wood burning stove. Leading to the kitchen.

KITCHEN:- 14’6 x 10’11
Farmhouse kitchen with solid oak unit, plumbed for dishwasher, space for fridge, Belfast sink and oil fired Rayburn Royal stove.

BEDROOM 1: - 13’5 x 11’4
With laminate wooden floor, radiator and uPVC double glazed window.
BEDROOM 2: - 11’3 x 11’11
With laminate wooden floor, radiator, fitted wardrobes, part shelved and uPVC double glazed window.

SHOWER ROOM: - 8’5 x 8’
Shower cubicle with ‘Redring Glow’ electric shower unit, wash hand basin, wc, tiled floor, part tiled walls, fitted wall mirror, radiator and hotpress.

UTILITY ROOM:- 7’9 x 5’8
Belfast sink unit, fitted wall and base units with work surface, plumbed for washing machine, space for tumble dryer, radiator and tiled floor.

REAR PORCH: - 9’5 x 7’10
Extensive range of fitted cupboards, part shelved, tiled floor, double radiator and PVC exterior door to yard.

FAMILY ROOM/ LOUNGE: - 24’ x 19’8 (at widest point)
Good sized reception room with wood burning stove, patio doors to garden, TV point, two double radiators, understairs cupboard, telephone point, recessed spot ceiling lights and stairs to first floor.

BATHROOM: - 9’3 x 8’3
Four piece white suite comprising wc, wash hand basin, panelled bath with mixer taps, shower cubicle with electric unit, heated towel rail, shaving point, frosted double glazed uPVC window, extractor fan and laminate flooring.

First Floor

LANDING:- Leading to two bedrooms.
BEDROOM 3: - 19’7 x 11’10 (floor area, into eaves)
Velux window, double radiator, TV point, laminate floor and recessed spot lights.

BEDROOM 4: - 19’7 x 8’5 (floor area, into eaves)
Velux window, double radiator, TV point, laminate floor and recessed spot lights.

OIL FIRED CENTRAL HEATING THROUGHOUT

BURGLAR ALARM

APPROVED SEPTIC TANK

GARDEN: -
Mostly laid to lawn towards rear of bungalow, planted with fruit trees.

Title
Title enquiries to Messrs Greer, Hamilton & Gailey Solicitors, Ballymoney.
**Farm Buildings**

A good range of farm buildings, set around a concrete yard, well maintained and in good repair.

**WORKSHOP:** - 15'5 x 13'10
Work benches, uPVC window, electric lighting and power points.

**TACK ROOM:** - 17' x 10'8
Tiled floor, work benches, electric lighting and power points.

**COVERED AREA:** - Currently used for dog kennels.

**ROUND ROOF GENERAL PURPOSE SHED:** - 60' x 28'
Former veterinary premises (surgery now removed), wc, electric roller shutter door, pedestrian door, electric lighting, power points and LEAN TO SHED 18' x 11' with electricity and plumbed.

**ROUND ROOF GENERAL PURPOSE SHED:** - 75' x 24'
Solid floor shed with built in secure store 30' x 24' with lofted storage area above.

**COVERED SILO:** - 60' x 30'
Former silo with good vehicular access.

**LEAN TO:** - 60' x 24'
With 2 roller shutter doors at each end, tank below solid floor, leading to slatted corral area 30' x 30' and holding/feeding area.

**ROUND ROOF SHED:** - 60' x 25'
General purpose shed with solid floor, recently re-roofed and electric lighting.

**MACHINERY SHED:** - 30' x 28'
Solid floor shed, well equipped with power points and electric lighting.

**ROUND ROOF SHED:** - 60' x 34'
Recently constructed with hardcore floor, suitable for a range of uses.

**CATTLE CRUSH AND HOLDING PEN**

**EXTENSIVE CONCRETE YARD & HARDCORE AREA**
Land

The land, which extends to circa 42 acres is contained in a compact block with a hardcore intersecting laneway throughout the holding. Fields are all laid to grass at present with approx. 25.2 acres suitable for cutting and grazing with the remaining approx. 16.7 acres planted in broadleaf woodland creating excellent shelter belts around the holding. Fields are all well fenced for stock and a mains water supply is laid on. Additional lands may be available by separate negotiation if required. The holding has excellent views towards Knocklayde and distant views over the Antrim Hills.
AGENT'S NOTES

J A McClelland & Sons Ltd and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.

2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of fact.

3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and J A McClelland & Sons Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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FIELD SCHEDULE

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(DARD MEASURE)

ENERGY PERFORMANCE CERTIFICATE

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Very energy efficient - lower running costs

Not energy efficient - higher running costs