

**50 LEGILLY ROAD
 TYGHAN LANE
 GREYSTONE
 DUNGANNON
 CO. TYRONE
 BT70 1PE**



*working harder to make your **move easier***

26 Church Street,
 Dungannon,
 Co. Tyrone,
 N. Ireland
 BT71 6AB

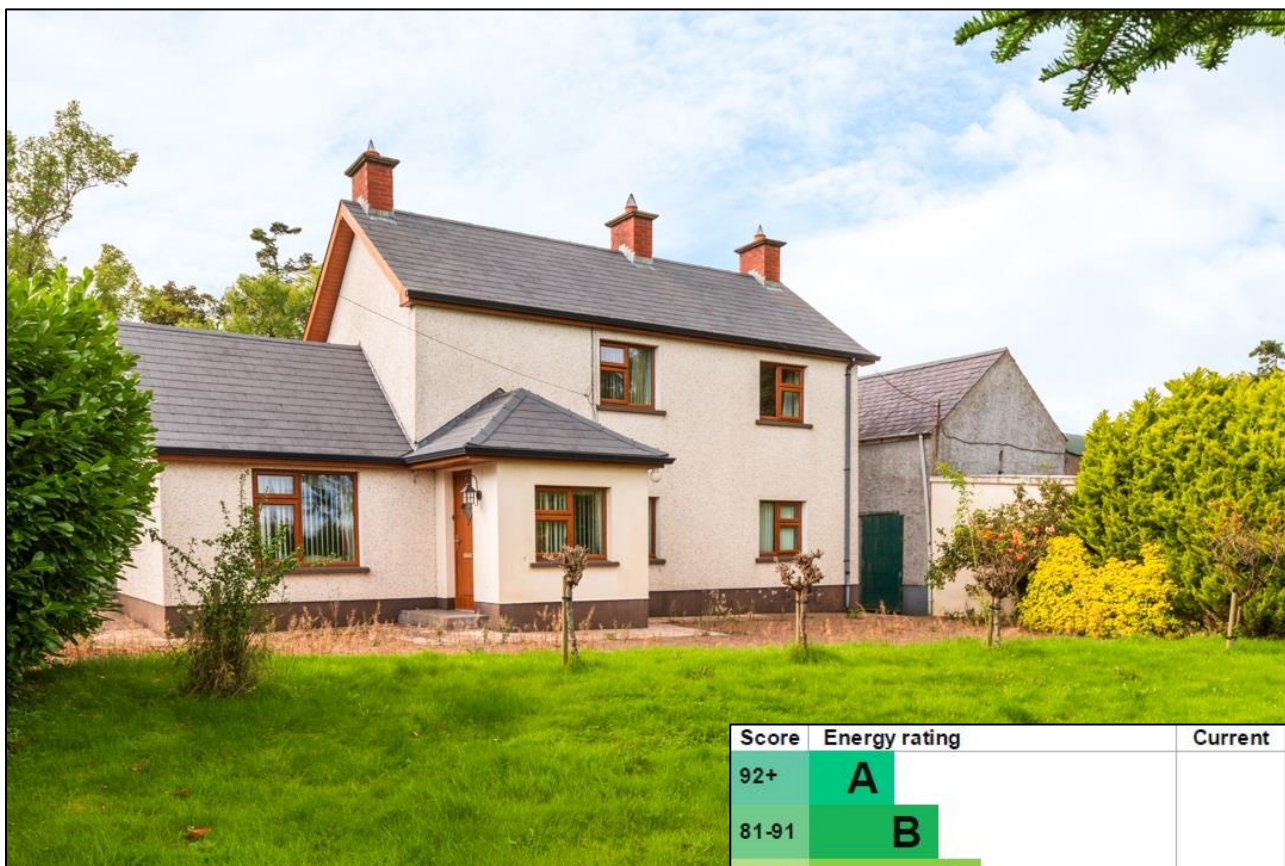
T: (028) 8772 6992
 F: (028) 8772 6460
 E: tom@tomhenryandco.com

SMALL HOLDING TOTALLING CIRCA. 12 ACRES - A UNIQUE OPPORTUNITY

SITUATED ON A QUIET RURAL ROAD JUST OFF THE MAIN DUNGANNON TO AUGHNACLOY LINE, THIS SUBERB SMALL HOLDING AFFORDS AN EXCITING OPPORTUNITY FOR THOSE SEEKING TO PURCHASE A WELL-EQUIPPED FARM / SMALL HOLDING, EXTEND AN EXISTING FARM OR SIMPLY PURCHASE A BEAUTIFUL RURAL PROPERTY WITH THE POTENTIAL FOR MANY USES; E.G. EQUESTRIAN INTERESTS, TRACTOR RESTORATION OR JUST TO LIVE THE COUNTRY DREAM!

THIS UNIQUE LOT INCLUDES A TRADITIONAL 3 BEDROOM, 2 RECEPTION ROOM FARMHOUSE, MATURE GARDENS, AN ENCLOSED YARD WITH A RANGE OF OUTBUILDINGS TO INCLUDE SLATTED CATTLE HOUSE, SILO & A NUMBER OF MULTI PURPOSE STORES AND ADDITTIONAL LANDS EXTENDING TO CIRCA 11 ACRES.

“SMALL HOLDINGS DO NOT COME TO THE MARKET OFTEN – AN OPPORTUNITY NOT TO BE MISSED”



OFFERS OVER: £300,000

FLOOR PLANS AND ACCOMMODATION IN BRIEF OVERLEAF...

www.tomhenryandco.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		43 E
21-38	F	33 F	
1-20	G		

PROPERTY FEATURES:

- A PLEASANT SMALL HOLDING EXTENDING TO C. 12 ACRES.
- TRADITIONAL 2 STOREY FARMHOUSE.
- RANGE OF AGRICULTURAL OUTBUILDINGS.
- CONCRETE FARMYARD.
- ADJOINING 11 ACRES OF AGRICULTURAL LANDS.
- QUIET, RURAL, YET COMMUTER CONVENIENT LOCATION.
- ONLY MINUTES BY CAR TO DUNGANNON & AUGHNACLOY.
- SUPERB ACCESS TO THE A4 BYPASS FOR COMMUTING TO FURTHER AFIELD.
- DWELLING HOUSE WITH UP TO 3 BEDROOMS.
- SUPERB POTENTIAL TO ADD VALUE / YOUR OWN TASTE.
- 2 RECEPTION ROOMS.
- BATHROOM WITH 4 PIECE SUITE.
- FAMILY ROOM WITH OIL FIRED RANGE – COOKS & HEATS WATER & RAIDS.
- OIL FIRED CENTRAL HEATING.
- U.P.V.C WINDOWS & EXTERNAL DOORS.
- U.P.V.C CLADDING TO FASCIA & SOFFITS.
- MOULDED SKIRTINGS & ARCHITRAVES.
- MATURE ENCLOSED GARDENS.
- A RARE OPPORTUNITY TO ACQUIRE A FANTASTIC SMALL HOLDING.





ACCOMMODATION IN BRIEF...

DWELLING HOUSE:

ENTRANCE HALL:

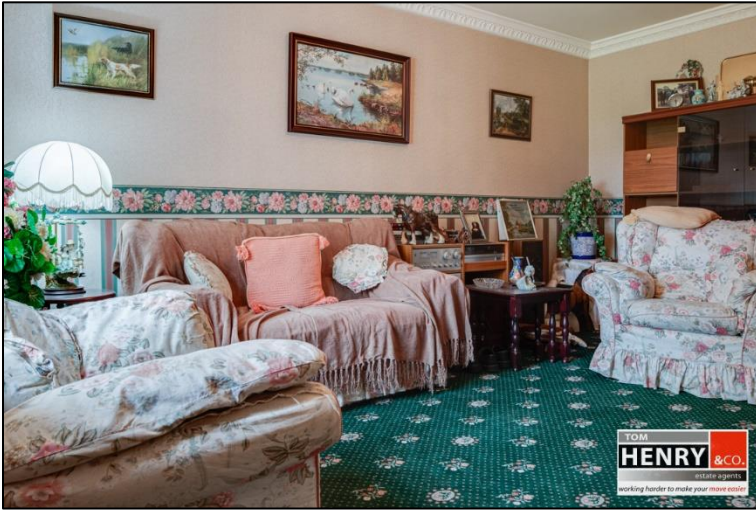
U.P.V.C EXTERNAL DOOR WITH GLAZED DIAMOND WINDOW. TILED FLOOR.



SITTING ROOM:

CARPET TO FLOOR. OPEN FIREPLACE WITH TILED HEARTH & SURROUND. COVING TO CEILING. CENTREPIECE.



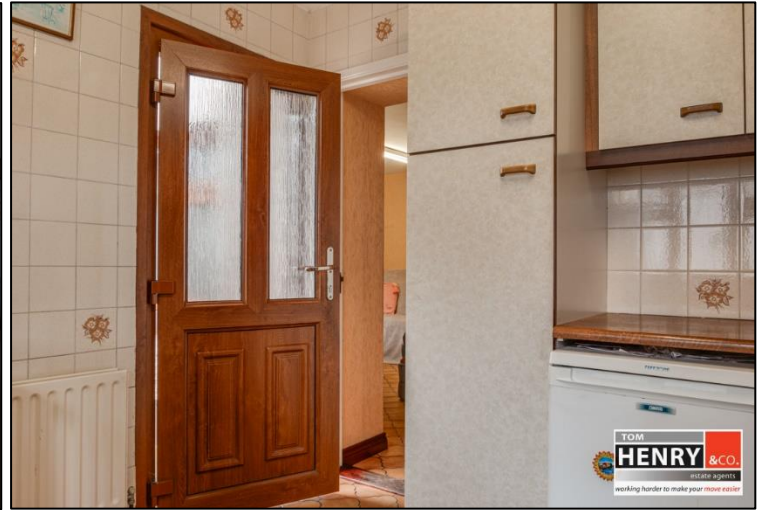


DINING ROOM:

TILED FLOOR. OIL FIRED STANLEY COOKER (COOKS, HEATS WATER & RADIATORS). BUILT-IN STORAGE. UNDERSTAIR STORAGE.



KITCHEN:
FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING. SPACE FOR OVEN WITH X-FAN OVER. SPACE FOR FRIDGE. PLUMBED FOR A.W.M. TILED WALLS. TILED FLOOR. U.P.V.C EXTERNAL DOOR WITH GLASS PANELS.



LIVING ROOM / POTENTIAL BEDROOM 3:
DUAL ASPECT. CARPET TO FLOOR. OPEN FIREPLACE WITH TIMBER MANTLE, TILED INSET & HEATHER BROWN TILED HEARTH.



FIRST FLOOR:

STAIRS & LANDING:
CARPET TO STAIRS. HOTPRESS.



BEDROOM 1:
TO REAR. CARPET TO FLOOR.



BEDROOM 2:
TO FRONT. BUILT-IN STORAGE.



BATHROOM:
4 PIECE SUITE. BATH. WASH HAND BASIN. TOILET. SHOWER. FULLY TILED WALLS. CARPET TO FLOOR.



OUTSIDE:

GARDENS TO FRONT OF DWELLING WITH PAVIA PATIO. PEDESTRIAN GATE FROM ROAD. FRONT GARDENS LAID TO LAWNS WITH FRUIT TREES & MATURE TREES.

FARM ACCOMMODATION:

BYRE:

WASH HOUSE:
TOILET. WASH HAND BASIN.

STORE 1:

STORE 2:
WITH LOFT APPROACHED VIA EXTERNAL METAL STEPS.

STORE 3:
SLIDING DOOR.

BULL SHED:

ENCLOSED PEN WITH CRUSH.

CATTLE HOUSE:
SLATTED. DIVIDED INTO 4 PENS. OPEN AREA WITH COVERED CRUSH.

GENERAL PURPOSE STORE 1:
ROUND ROOF. SLIDING DOOR. ELECTRIC LIGHT & POWER POINTS.

GENERAL PURPOSE STORE 2:
LEAN TO. SLIDING DOOR.

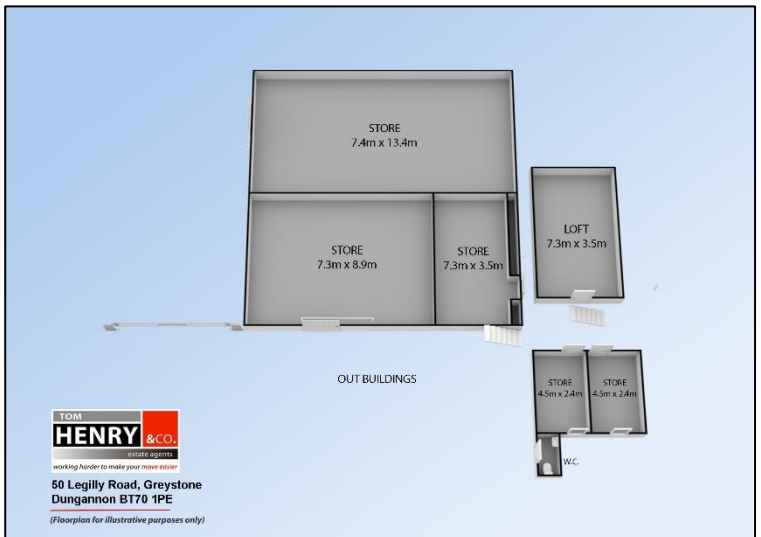
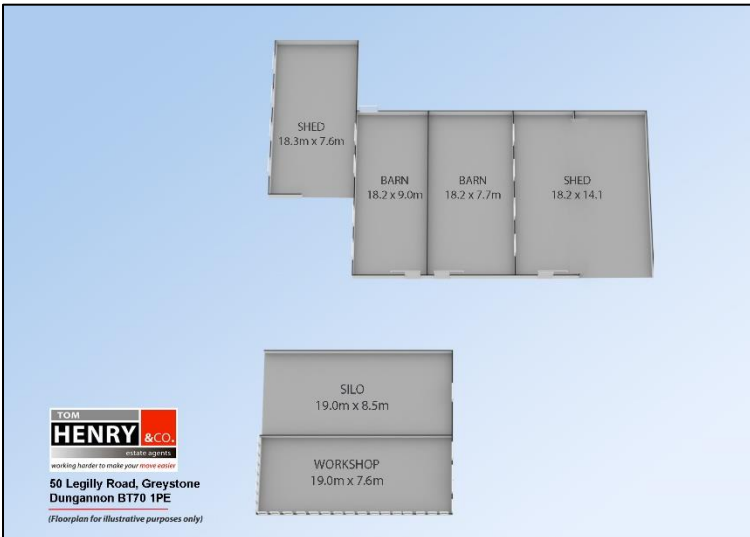
COVERED SILO:

SPACIOUS YARD WITH ACCESS TO AGRICULTURAL LANDS.

THE LANDS SURROUNDING THE FARMHOUSE & OUTBUILDINGS ARE SUB-DIVIDED INTO CONVENIENT SIZED FIELDS AND ARE ALL LAID DOWN TO GRASS WITH WATER LAID ON TO DRINKING TROUGHS. THE LANDS ENJOY FRONTAGE TO THE LEGILLY ROAD.







KITCHEN
4.0m x 3.0m

SITTING ROOM
4.5m x 4.8m

BEDROOM 3
4.5m x 2.6m



LOUNGE
4.9m x 3.2m



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(Floorplan for illustrative purposes only)

BATHROOM

BEDROOM 2
2.2m x 3.0m



BEDROOM 1
3.7m x 2.9m

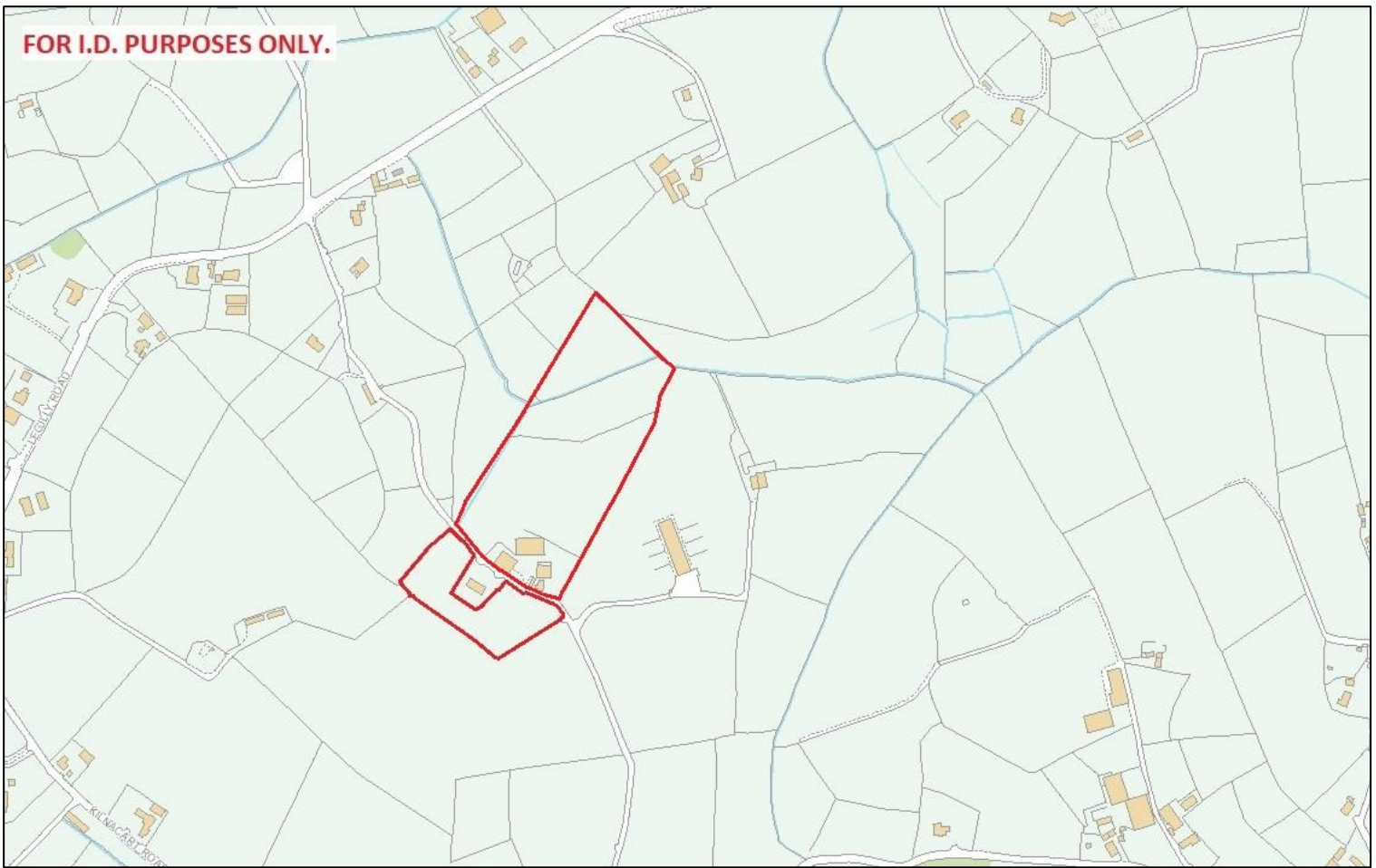


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FOR I.D. PURPOSES ONLY.



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FLOOR PLANS FOR I.D. PURPOSES ONLY.

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