



A & S
PROPERTY SALES

07729262655 or 07773060036

FOR SALE

An unique opportunity to acquire a well presented country property with an attractive combination of detached farmhouse with yard, extensive range of stone outbuildings, slated house, silo pit and top quality agricultural land extending to just over 67 acres in total. This farm is situated in an elevated private location enjoying breathtaking views across the country and beyond.

**115 Magheraveely Road
Magherareagh
Newtownbutler
Co Fermanagh
BT92 6LP**

**Asking Price: £695,000
EPC :9597-0821-6780-3835-0906**



- . **Accommodation: 3 Bedrooms, 3 Reception Rooms, 1 Bathroom**
- . **PVC Double Glazing**
- . **Oil Fired Central Heating**
- . **Top Quality 67 Acre Farm Approximately**
- . **Elevated Site With Magnificent Views**
- . **2 Open Garages and an Integral Garage**
- . **Range of Stone Outbuildings to Rear and Side of Property**
- . **Close Proximity to village of Magherveely, Newtownbutler, Co Monaghan And Co Cava**

This is a great opportunity of acquiring an attractive farm house, with stone outbuildings and impressive agricultural land within an elevated private setting offering magnificent views of the countryside and excellent road frontage. The house has been maintained to create comfortable accommodation.

A viewing of this property is essential to appreciate the unique location!

Farm House Accommodation Comprises:

Hallway: 18'9 x 6'0 (Widest points)



Sitting Room: 16'4 x 11'7 Mahogany surround with cast iron inset, tiled hearth, wood burner, built in cupboard with glazed door.



Dining Room: 11'5 x 10'5



Living Room: 12'6 x 12'2 Aga cooker, tiled behind cooker, built in recessed cupboard.



Kitchen: 13'7 x 8'7 & 13'4 x 5'5 L- shaped kitchen with range of high and low chestnut cupboards, glazed corner unit, space for fridge freezer and electric cooker, plumbed for washing machine & dishwasher, tiled between cupboards, laminated worktop, Stainless steel sink unit.



Landing: 18'9 x 6'0 (widest points) Hotpress

Master Bedroom: 16'4 x 12'2



Bedroom (2): 13'1 x 11'2 2 Built in wardrobes.



Bedroom (3): 10'6 x 10'2 Built in wardrobe unit.



Bathroom: 8'7 x 6'3 White suite includes Pine panelled bath, sink and toilet, partially pine panelled walls.



Outside:

The yard and outbuildings, are a particular feature of the property, which have also been upgraded and well maintained by the current owners. Accessed by a main driveway, ample parking to rear, side and front.

Within the grounds are interesting stone outbuildings.

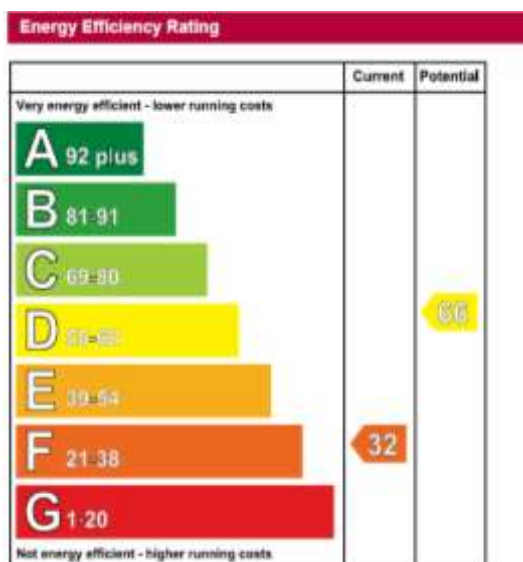


Magnificent land views





**FOR FURTHER PLANS & DETAILS
CONTACT A&S Property Sales
07729262655 or 07773060036
www.aspropertysales.com
email: sales@aspropertysales.com**



Disclaimer: Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.