

FOR SALE



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**‘HILLFOOT’
REMACKIN
89 BENCRA ROAD
SIXMILECROSS
BT79 9QA**



**Circa 50-acre Farm with Detached
Dwelling House &
Range of Farm Buildings**

FOR SALE BY PRIVATE TREATY

I have been instructed to receive Offers for the above Farm, located in a good farming district, on either side of the Omagh Road, one mile from Sixmilecross, six miles from Omagh.

The detached Dwelling House, approximately 1800 sq ft, comprises:

ENTRANCE HALL	10' 8" x 7' 5"
LOUNGE	17' 2" x 11' 8" with marble fireplace and mahogany surround
DINING ROOM	12' 0" x 10' 9"
LIVING ROOM	16' 7" x 9' 11" with Esse oil-fired cooker
KITCHEN	9' 3" x 5' 5" with oak fitted units
UTILITY ROOM	9' 8" x 5' 5"
REAR PORCH	7' 4" x 5' 6"
<u>FIRST FLOOR</u>	
BEDROOM 1	18' 3" x 12' 7"
BEDROOM 2	14' 7" x 10' 2" with built-in wardrobe

BEDROOM 3 12' 1" x 11' 0" with built-in wardrobe

BEDROOM 4 9' 3" x 7' 0"

BATHROOM & TOILET with coloured Suite

HOTPRESS

The House has u PVC Georgian style double-glazed windows and off-peak electric heating

To the front of the house is a small lawn with gravel beds.

THE OUTBUILDINGS COMPRISE :

2 Silo Pits 75' x 30' and 45' x 23' with lean-to Cubicle Houses. 2 Haysheds; open-fronted Shed; Byres; Several Loose Boxes; Machinery Shed; Meal Store and Car Garage. Enclosed concrete Yard.

The DARD map shows 48.70 acres field measurements, all arable, under grass, and one acre planted with trees. The Lands are laid out in average size fields, sheep fenced, with mains water supply. The Property could be sold in one or more Lots, if desired.

This Farm of land is worthy of inspection and should appeal to anyone seeking an extra Holding or a self-contained Unit. Viewing strictly by appointment with the Agent.

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