

McGovern Estate Agents
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c. 10 Ac. & 27 Stables, Drumralla Stables, Newtownbutler

Starting Bid: £599,950.00



For sale by McGovern Estate Agents via the [iamsold](https://www.iamsold.com) Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsoldni.com](https://www.iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Drumralla Stables – Exceptional Equestrian Estate on 10 Acres

An outstanding opportunity for equestrian enthusiasts, Drumralla Stables offers a spacious six-bedroom residence, extensive equestrian facilities, and 10 acres of prime land. This estate combines quality living spaces with professional-grade equestrian amenities, perfect for those passionate about horses.

Residential Features - This c. 3,500 sq. ft. home is thoughtfully designed with modern comforts:

Underfloor heating and oil central heating.

Well-equipped kitchen featuring a gas.

Rangemaster cooker, dishwasher, and utility room.

Open-plan kitchen, dining and living area, plus a sunroom overlooking the stables.

Master suite with walkthrough wardrobe and ensuite.
Two ground-floor bedrooms, one with an ensuite.
Marble tiling on select ground-floor areas

The large detached garage offers potential for conversion into accommodation (electricity and water already in place).

Equestrian Facilities - Drumralla Stables is designed for training, care, and enjoyment, offering:

Two floodlit arenas – 37m x 50m and 40m x 27m.

27 stables, plus storage rooms and a lunge pen

Two large winter turnouts, lightly stoned.

Several paddocks, totaling over 10 acres

Versatile Potential.

With its extensive facilities, Drumralla Stables presents opportunities for private ownership or professional use, whether for personal equestrian pursuits, training, or hosting events.

The property is set in a sought-after countryside location, ideal for those looking to enjoy rural living with top-tier equestrian amenities.

Enquire today for further details or to arrange a viewing. Viewing strictly by appointment only.

Tenure: Freehold

Rates: £2,274

EPC C74

Total floor area: 318 sq. m.

TO VIEW OR MAKE A BID Contact McGovern Estate Agents or iamsold, www.iamsoldni.com

Auctioneer's Comments

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, the buyer and seller must Exchange immediately, and Complete 28 days thereafter.

The buyer is required to make payment of a non-refundable Contract Deposit of 10% to a minimum of £6,000.00.

The buyer is also required to make a payment of a non-refundable, Buyer Administration Fee of 1.80% of the purchase price including VAT, subject to a minimum of £2,400.00 including VAT, for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.