

QUINN PROPERTY

www.quinnproperty.ie

A BEAUTIFULLY RESTORED TRADITIONAL FARM HOUSE ON A CO.5 ACRE SITE WITH A RANGE OF OUTBUILDINGS WITH POSSIBLE POTENTIAL FOR CONVERSION (S.T.P.P)

For Sale By On-Line Auction On Tuesday the 5th April, 2022 At 3pm



This property is situated in a wonderful coastal location, approximately 2km from Kilmuckridge Village. This area offers a multitude of amenities such as primary and secondary schools, shops, supermarkets, churches, cafes, pubs, restaurants and Sean Óg's Hotel.

Kilmuckridge is a popular holiday resort, only 3km from Morriscastle strand. Further along the coast there is an impressive choice of many beautiful beaches such as Ballinesker, Curracloe & Blackwater. Kilmuckridge is 23km from Gorey, 23km from Wexford, 24km to Enniscorthy & 70 km from Dublin.



DESCRIPTION:

Quinn Property are delighted to present this wonderful traditional stone built two storey farmhouse to the market. The property oozes 'olde worlde' charm and has many attractive traditional features. Presented in good condition throughout, a single storey block extension to the rear is also included. Two partially renovated outbuildings stand to the left and right of the property. These outbuildings would allow the new owners many options to adjust in the current 'working from home' climate.

There are two extensive outbuildings which have been partially renovated and would be suitable for many uses. A large lawn surrounded by mature trees stands to the back of the premises, a wonderful tranquil area to relax. Accommodation Comprises of:



Entrance Hall: 3.6m x 1.6m Solid timber floor

Sitting Room: 5.8m x 3.9m Solid fuel stove, stairs to first floor & timber floor

Living Room: 6.5m x 3.7m Solid fuel stove, book shelving & stairs to first floor

Kitchen: 4m x 3.6m Breakfast bar, small stove & timber floor

Dining Room: 3.55m x 2.4m Timber floor

Bedroom 1: 3.7m x 3.7m Hot press & timber floor

Bedroom 2: 2.4m x 2.3m Timber floor

Bathroom: 2.35m x 1.25m Fully filed, wc, whb, shower & timber floor



First Floor:

Bedroom 3: 3.4m x Timber floor

3.3m

Adjoining 2.5m x Fully tiled wc, whb, shower & timber

Bathroom: 1.9m floor

Bedroom 4: 5.7m x Timber floor

4.3m

Adjoining 2.2m x Fully tiled, whb & shower

Bathroom: 1.7m





SERVICES AND FEATURES:

Oil Fired Central Heating

Private Well

Septic Tank

Property Extends To: 173.6 m²

Built: 1900

Superb Location Close To Kilmuckridge and Morriscastle Beach 2 Partially Renovated Outbuildings On Site 21m x 5.5m & 15.5m x

4.8m





BER DETAILS:

BER: D2

BER No. 113453047

Energy Performance Indicator: 296.23 kWh/m²/yr

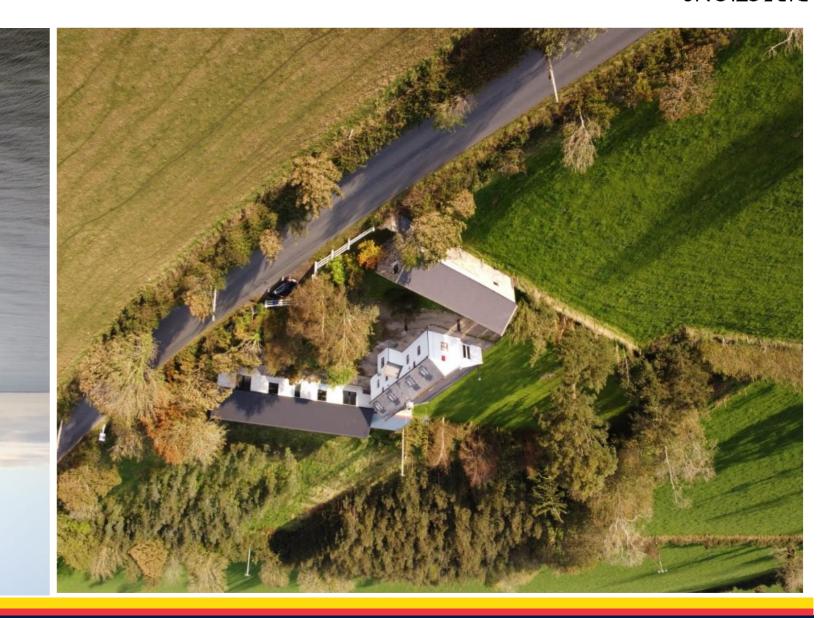


This Beautiful Traditional Farm House Allows Opportunity For Home/Office/Business

Viewing Is By Appointment Only

A.M.V. P.O.A.

Email: sales@quinnproperty.ie



Morriscastle Beach

at the next junction turn left, the property is on the left hand side with a QUINN PROPERTY signboard. From Gorey proceed along the R741 through Ballycanew and Ballyedmond. Turn left after Downes Maxol Filling Station and Gala Shop, continue on and **DIRECTIONS:**

Legal: Gillian Scully, Clear Solicitors, St. Stephen's Green, Dublin 2. Tel: 01 644 5777

these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale. The above particulars are issued by QUINN PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through QUINN PROPERTY. Every care has been taken in the preparation of

34 Main Street, Carnew, Co. Wicklow Y14XW25

əi.əm⊘h<u>√m</u>













