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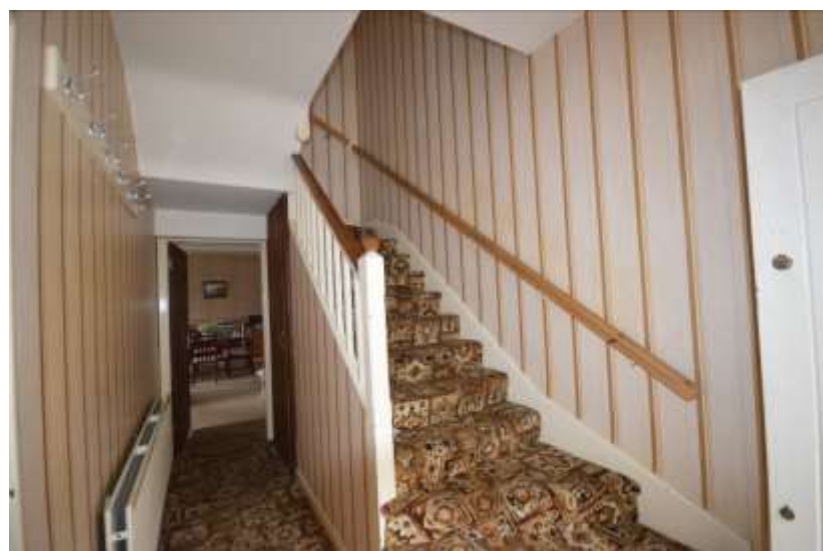
PARKNACROSS, ARDAMINE, GOREY, CO WEXFORD Y25 KW98

BER E2



QUINN PROPERTY
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CHARMING 28 ACRE HOLDING WITH PERIOD STYLE RESIDENCE IN A COASTAL AREA FOR SALE BY ONLINE AUCTION 27TH OCTOBER 2021 AT 12 NOON (IN 2 OR 3 LOTS)



LOCATION: The property enjoys a splendid location along the coast road between Courtown and Ballygarrett, 3km south of Courtown, 6km from Ballygarrett and 7 km south of Gorey. It is also within walking distance of Ardamine and Poulshone beaches. Gorey is one of north Wexford's most noted towns and offers an excellent choice of schools from primary, secondary, post leaving and adult education, Educate Together and a Gaelscoil, along with a wealth of restaurants, shops, pubs, award winning hotels. There is a vast array of local leisure amenities such as endless sandy beaches, golf courses to include Courtown Golf Club & Ballymoney Golf Club, swimming and leisure centres. Wexford is a 30 minute drive, Enniscorthy a 20 minute drive while Dublin is a comfortable commute of one hour.



DESCRIPTION: This unique property was originally part of the Ardamine Estate constructed in the mid 1800 retaining many original features including the stunning herringbone brickwork on the Estate Steward's House. The property also includes the old Estate Office to the right of the front door and the Bellhouse of the Estate with its original bell which was converted in the early 1980, making this property truly original in every way. An extension was added to the main house in the late 70's and whilst the property is in need of some modernisation, it is presented in good condition.

ACCOMMODATION :

| | | |
|----------------|--------------|--|
| Entrance Hall: | 4.55m x 2.7m | Carpet |
| Siting Room: | 4.25m x 3.8m | Fireplace, book shelves |
| Living Room: | 6.8m x 6.04m | Stanley solid fuel cooker, hot press, carpet |
| Kitchen: | 6.1m x 4m | Fitted units, electric cooker, washing machine, dishwasher, lino flooring, back door |



First Floor:

| | | |
|------------|--------------|-------------------------------------|
| Bedroom 1: | 3.7m x 3.6m | Fireplace, fitted wardrobes, carpet |
| Bedroom 2: | 2.9m x 3m | Fireplace, fitted wardrobe, carpet |
| Bedroom 3: | 3.08m x 3.4m | Carpet |
| Bedroom 4: | 3.4m x 3.8m | Carpet |
| Bedroom 5: | 3.4m x 1.7m | Carpet |
| Bathroom: | 3.45m x 2.0m | W.c., w.h.b., bath & shower |
| Corridor: | | Walk-in storage unit |



Annex 1 & 2:

Adjoining the main residence is a brick cut stone building which was formerly the Estate office and Bellhouse. The current owners converted this to self catering units some years ago however these have been unoccupied for a number of years and require significant upgrading and investment. It may be possible to incorporate this building to the main residence or perhaps could be used as a home office/studio.

ACCOMMODATION :

Annex 1:

| | | |
|---------|-------------|-------------------------|
| Room 1: | 4.5 x 4.1m | Fireplace, sink & units |
| Room 2: | 3.6m x 2.6m | |
| Room 3: | 3.5m x 2.5m | |
| Room 4: | 4.5m x 3.1m | |
| Room 5: | 3.5m x 1.5m | W.c., w.h.b. |

Annex 2:

| | | |
|---------|-------------|--------------------|
| Room 1: | 3.6m x 3.7m | Fire place & units |
| Room 2: | 3.6m x 2.6m | |
| Room 3: | 3.6 x 2.55m | |
| Room 4: | 4.5 x 1.7m | W.c., w.h.b., bath |





OUTBUILDINGS:

There is a range of old stone and brick outbuildings in need of repair as well as 3 bay shed with 2x3 bay lean-tos, all with concrete floors as well as some open concrete yards.

LANDS:

The lands are all currently in grass and laid out in 2 divisions, of good quality and currently being farmed to a high standard. The lands are well fenced and have a natural water supply fronting onto the Aughboy River.



Lot 3 c.15.5 acres has good frontage onto a local road and may have potential for a residential site.

SERVICES AND FEATURES:

Oil Fired Central Heating

Mains Water

Septic Tank

Fuel Shed

Property Extends To: 177.05m²

Bellhouse

Outdoor w.c.

3 bay shed with 2x3 lean-tos

Enclosed cattle yard

Dungstead



BER DETAILS:

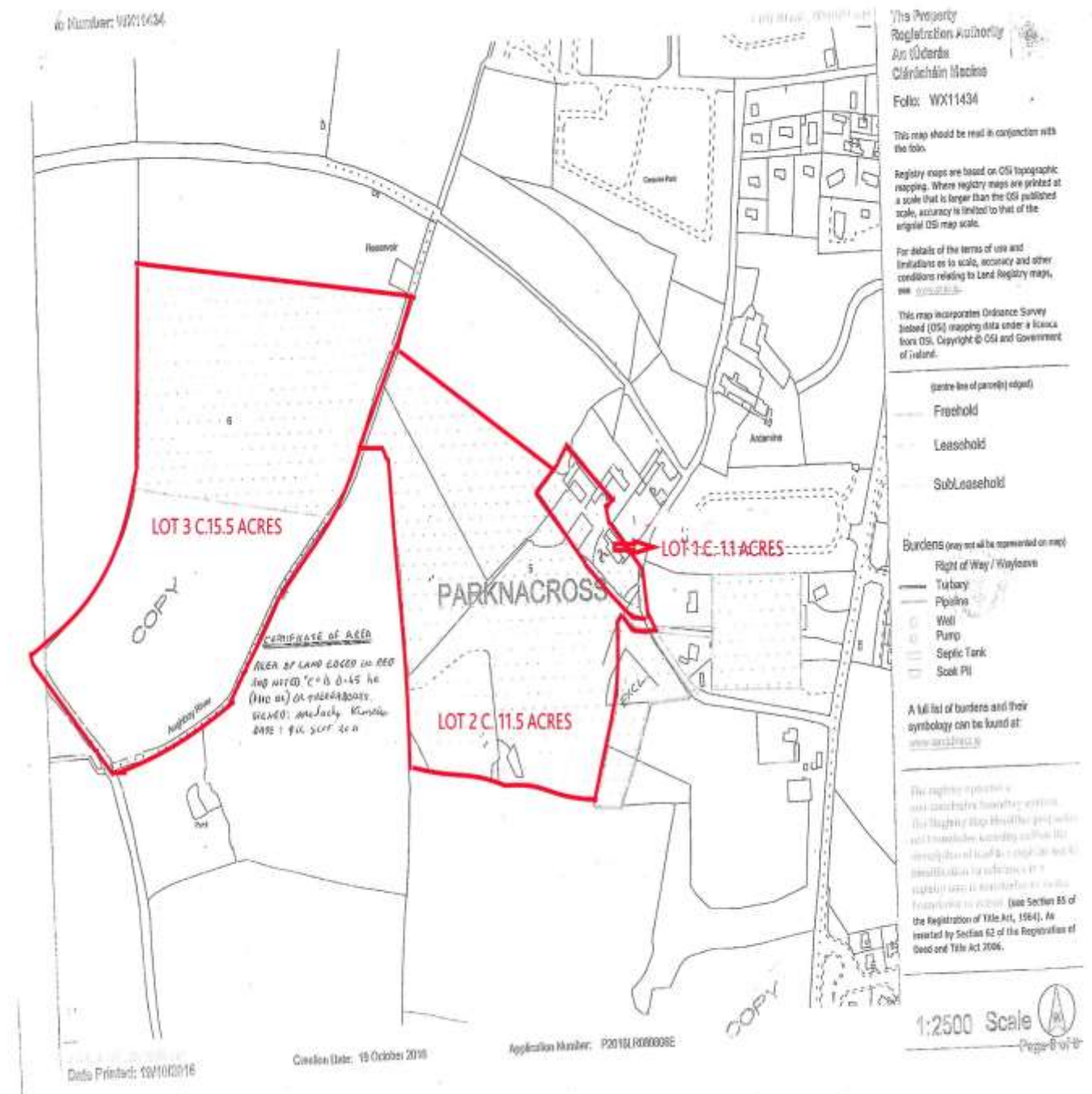
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Energy Performance Indicator: 349.49kWh/m²/yr

DIRECTIONS:

From Gorey, continue out the Courtown Road for 5km, turn right for Ardamine, continue past Ardamine Church on the left side and the property is on the right hand side with **QUINN PROPERTY** signboard.





A Unique Coastal Property Located in a Prime Area - Viewing Is By Appointment Only



Legals: Brendan Curran, O`Doherty Warren & Associates, Gorey, Co. Wexford Tel: (053) 9421587

QUINN PROPERTY

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The Property Will Be Offered In The Following Lots:

Lot 1: Residence & Outbuildings on C. 1.1 Acres,

Lot 2: C. 11.5 Acres,

Lot 3: C. 15.5 Acres and

Lot 4: Combination of Lot 1 & Lot 2.

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 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.

26 Main Street, Gorey, Co. Wexford Y25DP60

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