

Ref: P5148



THORNVILLE HOUSE, BALLYCOGLY, CO. WEXFORD Y35 E788

QUINN PROPERTY

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**SUPERB C. 132 ACRE HOLDING WITH LARGE PERIOD GEORGIAN STYLE RESIDENCE & ATTRACTIVE BUILDINGS FOR SALE BY ON-LINE AUCTION (IN ONE OR TWO LOTS)
ON MONDAY 15TH NOVEMBER AT 3PM**



LOCATION:

This excellent property is located in south Co Wexford, between the villages of Killinick and Ballycogly, c. 1km from Ballycogly and 3km Killinick close to Ballymore Church. It is 3km off the main Rosslare to Wexford road (N25) and 10km from both Wexford town and Rosslare Harbour. Wexford town is situated along the M11 Dublin/Rosslare route at the mouth of the River Slaney and is the largest town in Co. Wexford with a population in the region of 20,000. It has a large range of shops, services, amenities and both primary and secondary schools servicing the town and a large surrounding rural hinterland.



DESCRIPTION:

This superb c. 132 acre roadside holding is laid out in a number of large divisions with the land generally being of excellent quality. The residence is a three storey over basement period property with the original two storey section being over 300 years old and the larger three storey section built in the mid 1800's. Originally built by John Lloyd the property is a fine example of typical Georgian architecture that maximises scenic views of the gently rolling countryside. The house has many attractive original features such as cut-granite sills, timber sash windows, carved timber surrounds to door openings and panelled shutters on windows. It has been unoccupied in recent years and is in need of renovation and restoration work.



Accommodation comprises of:

Ground Floor:

Front Porch:	2.1m x 2.1m	
Front Hall:	8.0m x 2.5m	Wood floor, coving
Reception Room 1:	7.1m x 4.7m	Wood floor, coving, marble fire place
Reception Room 2:	5.5m x 4.5m	Wood floor, coving, stove



Wet Room:	2.7m x 2.3m	Tiled floor, shower
Toilet:	1.5m x 1.0m	W.c., w.h.b.
Kitchen:	5.0m x 5.0m	Aga cooker, beamed ceiling, slab floor
Toilet:	2.2m x 1.5m	W.c., w.h.b.
Utility:	4.5m x 4.5m	Beamed ceiling, slab floor, staircase to first floor
Room 1:	3.6m x 3.0m	Beamed ceiling, concrete floor
Room 2:	7.0m x 4.5m	Beamed ceiling, brick floor



First Floor		
Bedroom 1:	4.5m x 5.0m	Coving, open fire, wood floor
Room 1:	4.6m x 4.7m	Wood floor
Room 2:	3.0m x 4.0m	Wood floor
W.c.:	2.5m x 1.5m	Lino floor, w.c., w.h.b.



Second Floor		
Landing:	5.0m x 2.5m	
Bedroom 2:	4.8m x 5.5m	Coving, open fire, wood floor
Jack & Jill Bathroom:	4.8m x 3.5m	W.c, w.h.b.
W.c.	2.2m x 1.2m	Carpet, w.c., w.h.b.
Bedroom 3:	4.7m x 3.5m	Coving, wood floor
Balcony:	3.0m x 2.0m	

Third Floor		
Bedroom 4:	5.0m x 4.5m	Open fire, vaulted ceiling
Bedroom 5:	3.7m x 2.3m	



Basement

Room 1:	4.5m x 2.5m	Slab floor
Room 2:	4.5m x 2.5m	Slab floor
Room 3:	4.5m x 4.7m	Slab floor
Room 4:	3.6m x 2.5m	Slab floor
Room 5:	7.0m x 1.5m	Slab floor
Room 6:	7.0m x 1.5m	Slab floor
Hall:	5.7m x 2.2m	Slab floor



SERVICES AND FEATURES:

Private Well

Septic Tank

Property Extends To: 449.51m²



BER DETAILS:

The property is BER Exempt as this is a listed building with Wexford County Council

OUTSIDE:

There are a number of outbuildings to include:

Stone built shed divided into a number of stables and compartments (30m x 3m)

Partially lofted stone built shed with bell tower divided into a number of stables and compartments (30m x 8m)

Stone build shed incorporating a number of stables (35m x 5.5m)

Stone built shed (25m x 3.8m)

Stone built shed (25m x 3.5m)

Walled in garden.

DIRECTIONS:

From Wexford proceed towards Rosslare, 2km after Drinagh roundabout turn right for Kilmore Quay (R739). Proceed to Ballycogly turning left in the village and after 500m turn left and the property is on the left hand side with **QUINN PROPERTY** sign.



This is a Beautiful Period Residence That, With Investment, Will Be Returned To It's Former Glory
A Reminder of Grander Times

LAND:

The land is laid out in a number of large divisions, all of which are currently in grass, generally free draining soil, ideally suited to tillage or grassland. There are c. 12.3 acres which were planted to forestry over 20 years ago, the majority to Citrus Spruce with a small amount of Ash.

The property will be offered in the following lots:

Lot 1: C. 74.74 Acres with Residence and Farmyard

Lot 2: C. 57.5 Acres and

Lot 3: The Entire



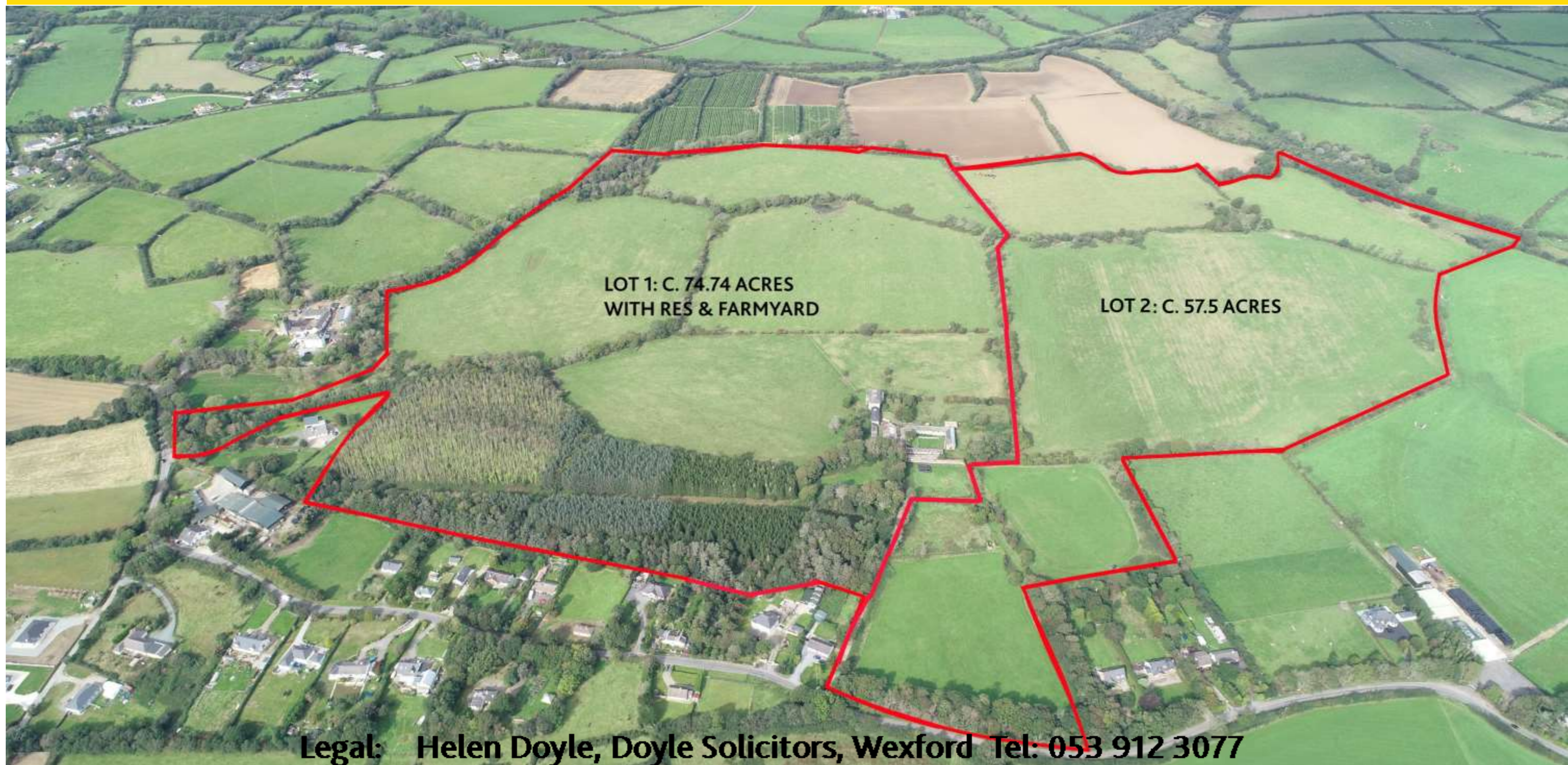


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