

Ref: P6073

# MACOYLE LOWER, INCH, GOREY, CO WEXFORD



**QUINN PROPERTY**

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## Excellent C. 46.5 Acre Holding With Two Storey Farmhouse & Outbuildings For Sale By Online Auction On Tuesday 25th April At 2pm (In One Or More Lots)

### LOCATION:

The holding enjoys an excellent location 10km north of Gorey, it is 1km off the old Gorey to Arklow road (R772), along the L1002, 10km south of Arklow, 2km from Inch and 3km from Castletown and a short distance from the coast. Gorey is one of the region's most noted towns and offers an excellent choice of schools along with a wealth of restaurants, shops, pubs, award winning hotels, cinema, and a vast array of local leisure amenities such as endless sandy beaches, golf courses to include Courtown Golf and Ballymoney Golf Club, swimming and leisure centres. There are excellent daily commuter services in Gorey with Bus Eireann, Wexford Bus and the local train station. South Dublin can be reached in a 50 minute drive.

### DESCRIPTION:

The property has over 1km of dual road frontage with the residence and farmyard located in the centre of the holding and accessed over a private laneway.

The house is a traditional two storey farmhouse in need of extensive upgrading and renovation. Accommodation extends to approximately 88m<sup>2</sup> and comprises as follows:

|                    |             |                       |
|--------------------|-------------|-----------------------|
| Entrance Hall:     | 4.0m x 4.2m | Stairs to first floor |
| Living Room:       | 4.4m x 3.8m | Open fire             |
| Kitchen:           | 4.4m x 3.2m | Open fire             |
| Bedroom 1:         | 4.4m x 3.8m |                       |
| Bedroom 2:         | 4.4m x 3.4m |                       |
| Bedroom 3:         | 3.0m x 2.8m |                       |
| Extension to Side: |             |                       |
| Lofted Garage:     | 4.4m x 3.0m |                       |
| Lofted Area:       | 4.4m x 3.0m |                       |



### BER DETAILS:

BER: G

BER No.

Energy Performance Indicator: kWh/m<sup>2</sup>/yr



#### SERVICES & FEATURES:

Private well  
Electricity  
Outside WC  
Slate Roof  
Double Glazed Windows  
Range Of Outbuildings

#### OUTSIDE:

To the rear of the residence is a farmyard with sheds to include a 4 span round roof shed with a 4 span lean-to incorporating cubicles, an open concrete cattle yard and concrete dungstead and some additional concrete out-buildings.

#### LAND:

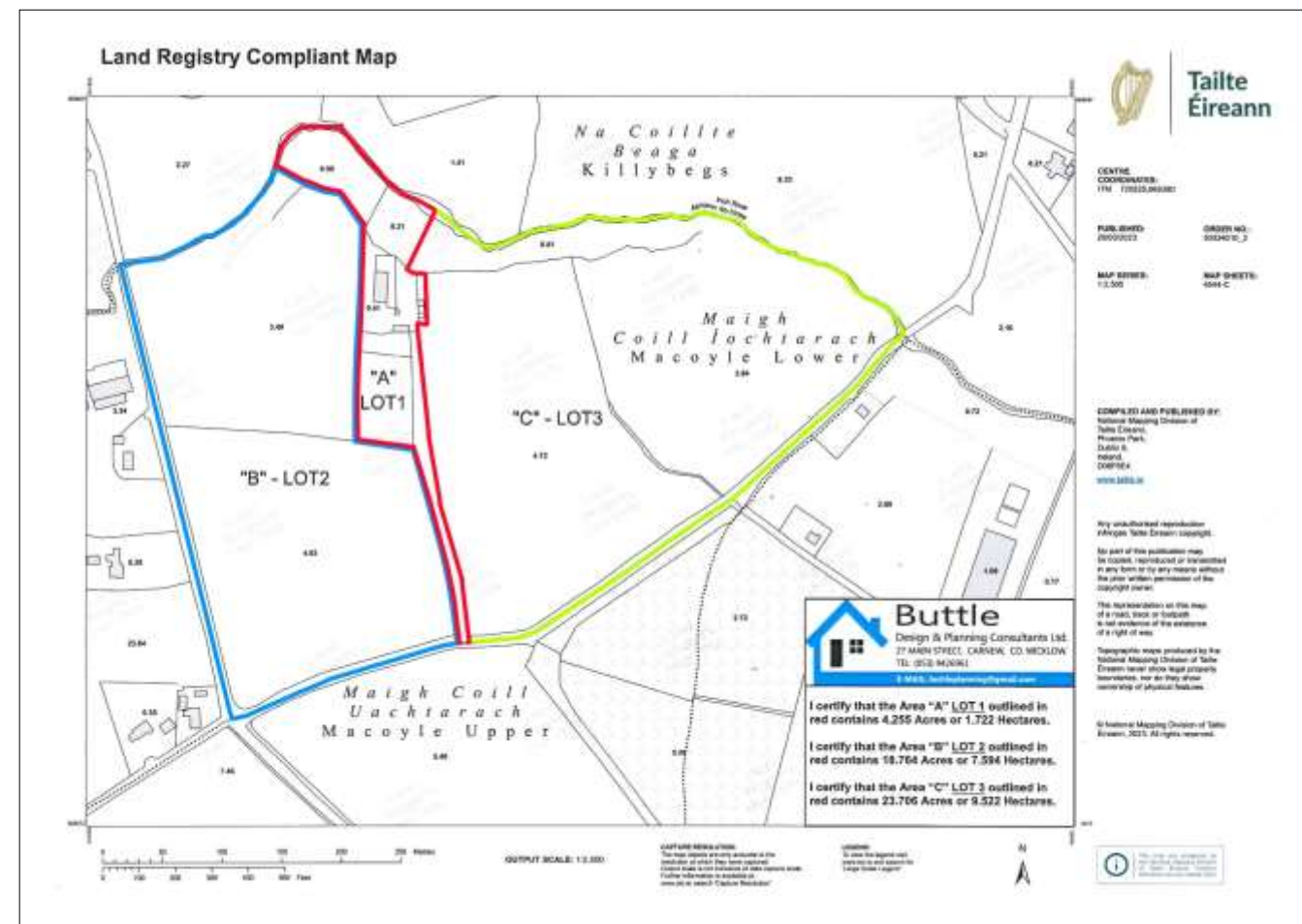
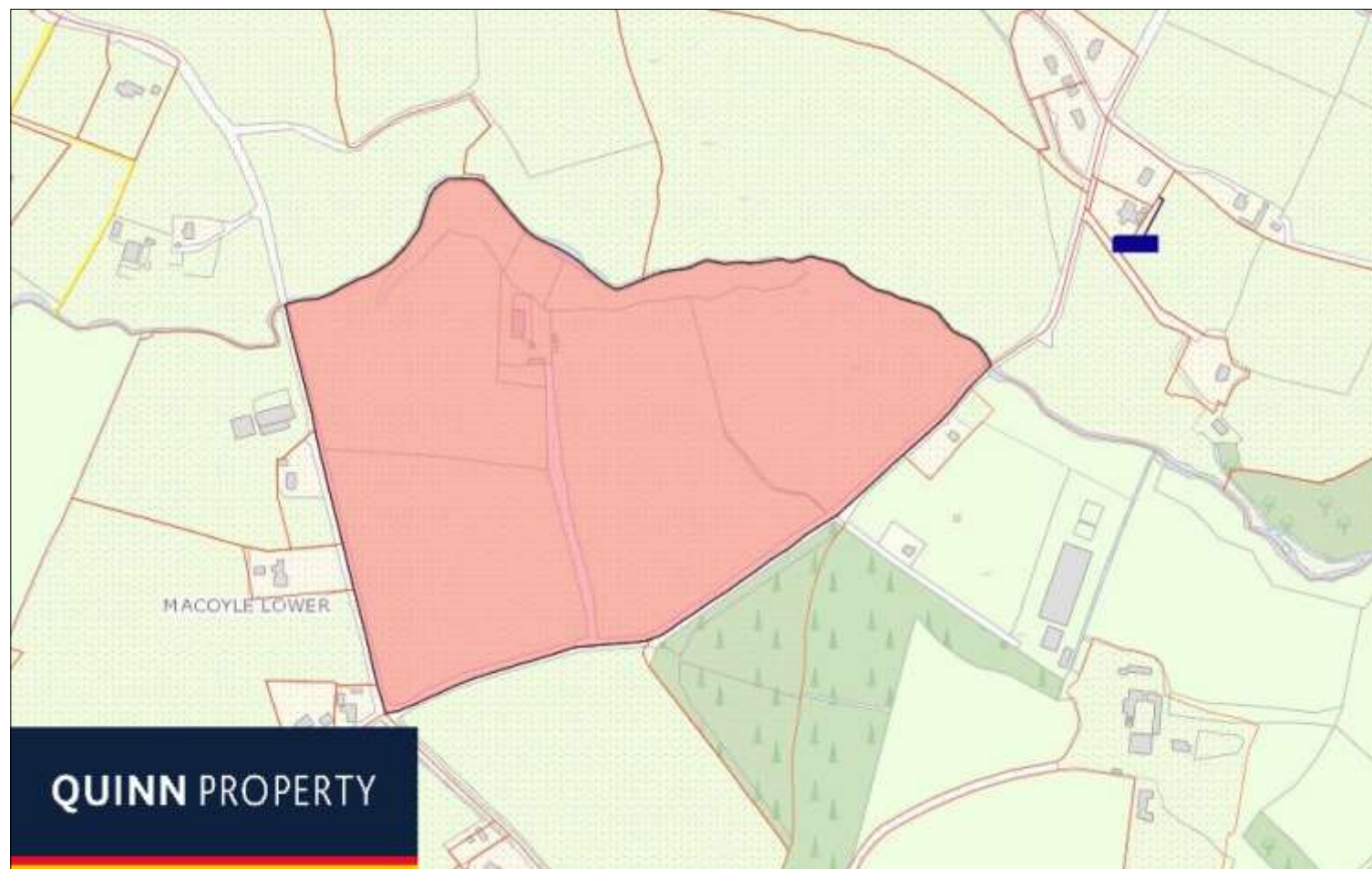
The lands are laid out in four divisions, all of which are currently in grass and of excellent quality. The farm has been recently lined and some of the fields are freshly reseeded. The land is suited to any agricultural enterprise.

The property will be offered in the following Lots:

Lot 1: C. 4.2 Acres With 2 Storey Farmhouse & Outbuildings  
Lot 2: C. 18.7 Acres  
Lot 3: C. 23.7 Acres  
Lot 4: The Entire







Directions: From Gorey take the R772 to Inch. Continue past Inch and take the next right (L1002), proceed for c. 1km and the property is signposted with a **QUINN PROPERTY** signboard.

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