

Ref: P6139

'CROMOGUE HOUSE', CROMOGUE, BUNCLODY, CO. WEXFORD Y21 H328



BER EXEMPT

QUINN PROPERTY

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OUTSTANDING C. 200 ACRE FARM WITH PERIOD RESIDENCE & EXTENSIVE RANGE OF OUTBUILDINGS FOR SALE BY ONLINE AUCTION ON TUESDAY 21st FEBRUARY AT 3PM (IN 1 OR MORE LOTS)

LOCATION:

This excellent farm enjoys an ideal location along the L2007, just 4km off the N80, Bunclody to Enniscorthy Road. It is 15km from Enniscorthy, 7km from Bunclody, 5km from Ballindaggin Village and 2km off the Bunclody to Killealy Road (the R746). Bunclody is a thriving town situated along the N80 in north Wexford close to the Co. Carlow border. It has a number of primary and secondary schools, a large number of supermarkets, shops, hotel and amenities. The Bunclody Golf & Fishing Club which is situated in the town attracts a large number of golfers and tourists in the area. The town facilitates a large rural hinterland. Further services to include shops, schools, churches, pubs and sporting facilities are all accessible in the adjoining villages and towns.

DESCRIPTION:

This superb farm is located amongst some of Wexford's finest lands and has been farmed to a high standard by its present owners. It has extensive road frontage with excellent quality land, a large period farmhouse and an extensive range of sheds and outbuildings.

RESIDENCE:

The residence and farmyard are set back from the public road and are approached via a concrete driveway. This fine period house was constructed in 1886 and has been unoccupied for the past 12 years, is structurally sound but in need of renovation and upgrading. It oozes charm and character with many original features and will make a fine family home. There is a garden area to the front of the property with the farmyard and outbuildings to the rear.

Residential accommodation comprises as follows:

Entrance Hall:	5.0 x 2.4m	Tiled floor
Dining Room:	5.0m x 4.6m	Open fire, cast iron inset, carpet
Sitting Room:	5.0m x 4.6m	Carpet, open fire, cast iron inset
Kitchen:	5.7m x 5.0m	Rayburn cooker
Back kitchen:	4.7m x 3.0m	
Utility Room:	2.5m x 1.5m	





Landing:	6.0m x 2.5m	
Bedroom 1:	5.0m x 4.6m	Open fire, carpet over timber
Bedroom 2:	5.0m x 4.6m	Timber floor
Bedroom 3:	4.9m x 3.5m	Timber floor
Dressing Room:	4.9m x 2.7m	
Bedroom 4:	4.0m x 3.0m	Timber floor
Bathroom:	3.8m x 2.0m	Bath, W.C., W.H.B.



SERVICES & FEATURES:
 Private Well
 Septic Tank
 Residence Extends To: 215m² (approx.)
 Built: 1886
 Residence Oozing Charm & Character With Original Features
 BER Exempt
 Excellent Quality Land
 Extensive Range Of Outbuildings
 3 Phase Electricity Line On the Land



BER DETAILS: Exempt - Period Structure



DIRECTIONS: From Bunclody take the N80 towards Clohamon, turn right onto the L2007, continue through kilmyshall village for approximately 2km. The property is on the right hand side with a **QUINN PROPERTY** signboard.

EIRCODE: Y21 H328



FARMYARD & OUTBUILDINGS INCLUDE:

Free Standing 3 Bay Machinery Shed With Canopy 50' x 30'

Enclosed Yard With A Range of Stone Buildings And Cattle Crush

6 Bay Round Roof Shed With 7 Bay Lean-To And 4 Bay Lean -To 70' x 20'
105' x 37'
50' x 20'

3 Bay Free Standing Lean-To 45' x 25'

3 Bay Round Roof Shed With Canopy And 3 Bay Lean-To 45' x 20'
20' x 40'

2 Bay "A" Roofed Shed 30' x 30'

2 Open Silage Pits & "A" Roofed Shed 60' x 40'
60' x 20'

Array of Stone Buildings

LAND:

The land is generally free draining with two thirds of the farm currently in grass and one third in tillage, there is little or no waste on the farm. There are two wells and a number of natural water courses on the land and is suitable for most agricultural enterprises, including dairying. The land has the benefit of a three phase electricity line.

The property will be offered in the following Lots:

Lot 1: Residence & Farmyard On C. 81.21 Acres

Lot 2: C. 21.73 Acres

Lot 3: C. 19.16 Acres

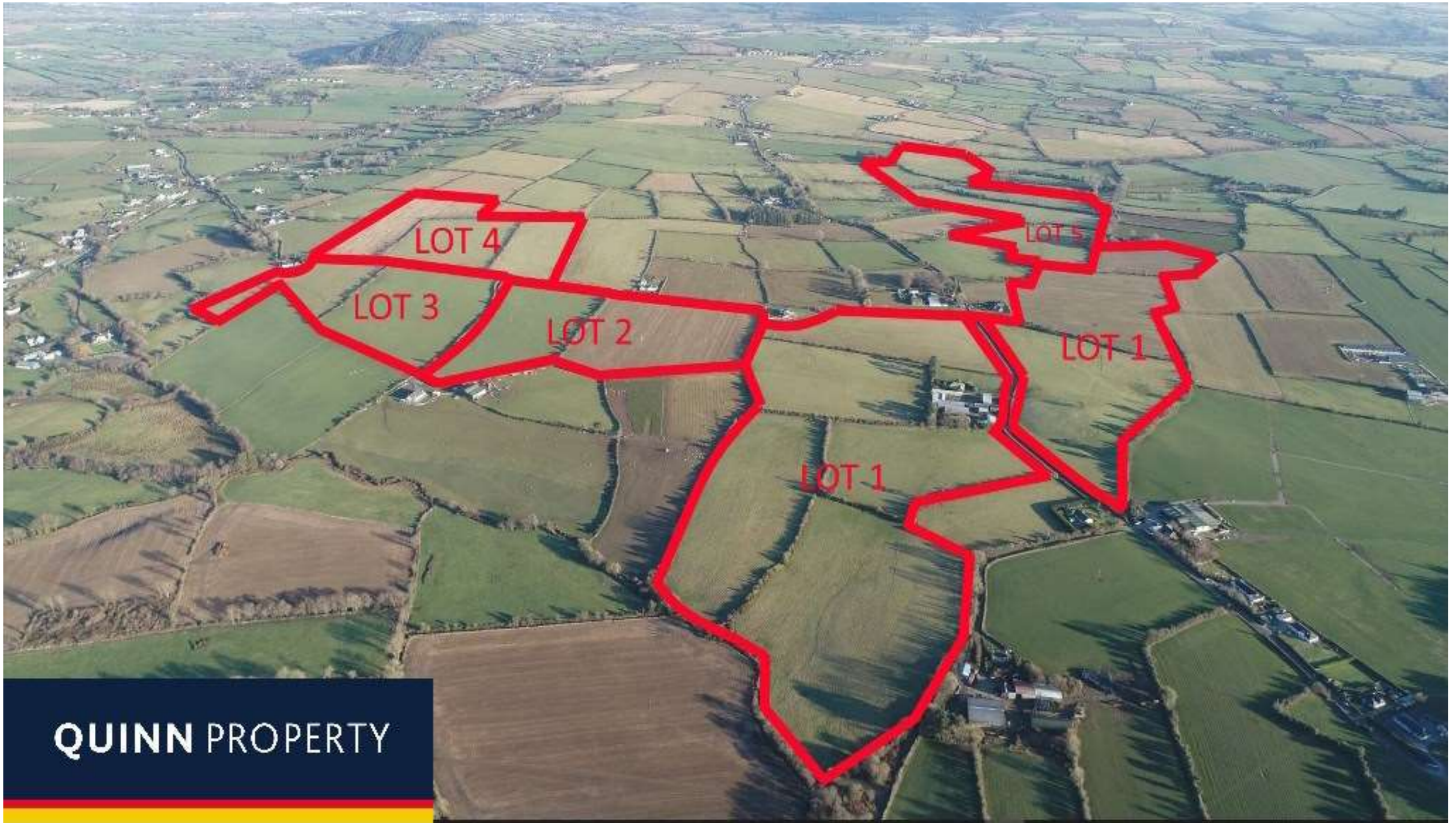
Lot 4: C. 24.63 Acres

Lot 5: C. 52.82 Acres

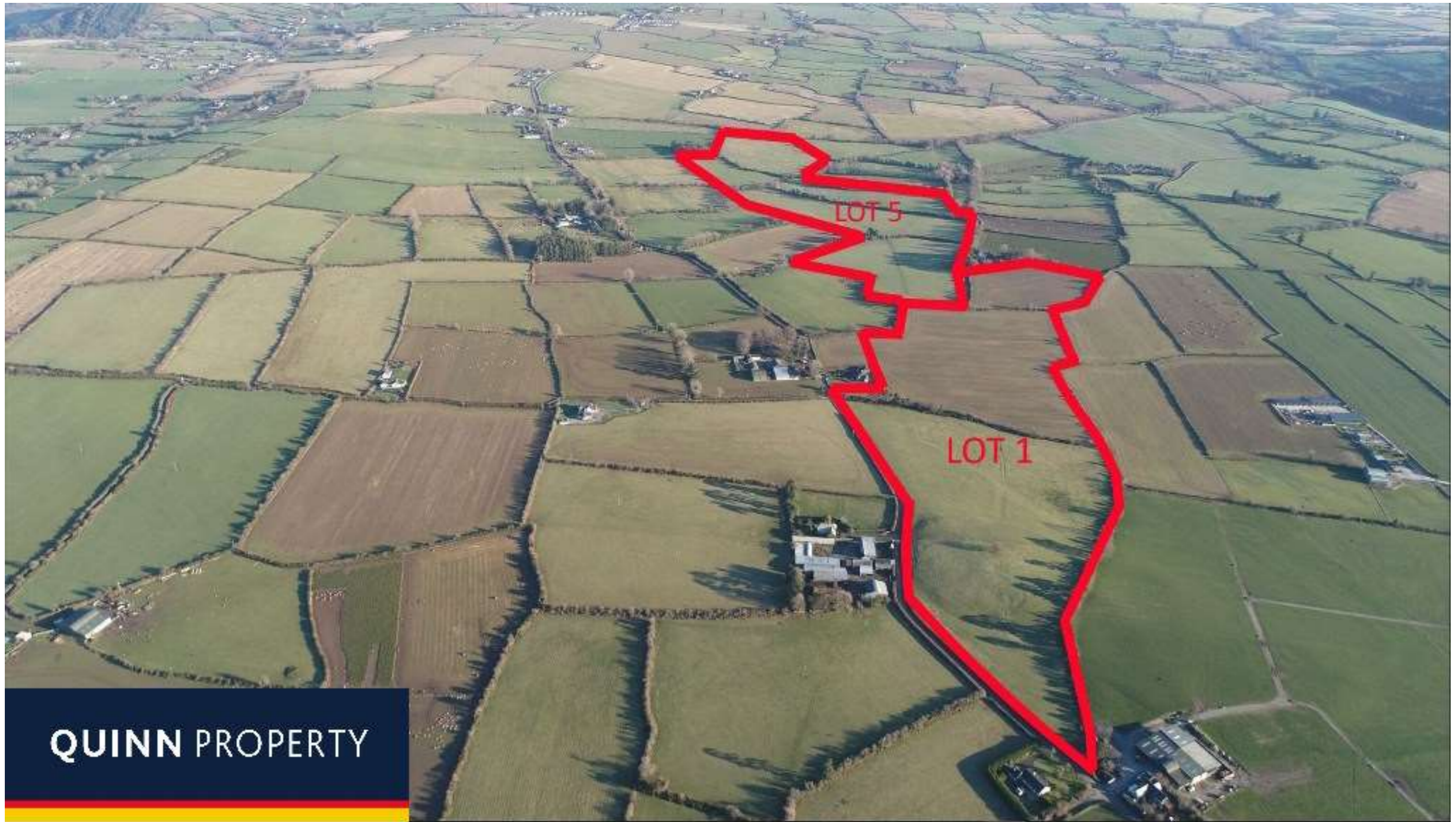
Lot 6: The Entire







**This Is One Of The Finest Farms To Come On the Market In County Wexford For Quite Sometime.
Viewing Is Highly Recommended And By Appointment Only**



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