

Ref: P6421

RATHSHILLANE, TACUMSHANE, ROSSLARE, CO. WEXFORD



BER C2

QUINN PROPERTY

www.quinnproperty.ie

UNIQUE HISTORIC TOWER & PARTIALLY BUILT MODERN RESIDENCE & ONE BEDROOM RESIDENCE WITH SPECTACULAR LAKE VIEWS ON C. 7.8 ACRES FOR SALE BY PRIVATE TREATY



LOCATION:

This is a most scenic property, located on a south-east facing slope with breath-taking views over Lady's Island Lake. The property presents a perfect blend of history, stunning natural beauty, sweeping landscape and limitless future potential. A haven of peace and tranquillity, this property will appeal to those seeking a refuge from the hustle and bustle of urban life. Tacumshane village is a short stroll away with amenities to include pub and restaurant. There are countless sandy beaches nearby to include Rostoonstown, Ballytrent, Carne & St. Margaret's, further enhancing the appeal of this location. A wide array of water based activities are also provided for such as kayaking, sailing, surfing and fishing. Furthermore, the property is within easy reach of an array of popular destinations such as Rosslare Strand and Kilmore Quay. Nearby establishments such as Meyler's Millhouse, The Lobster Pot, Mary Barry's and Kelly's Resort Hotel provide a superb local offering. This property has excellent range of transport links It is within 8km of the N25 which connects Rosslare Harbour to Wexford Town and 20km from the N11/M11 which connects Wexford to Dublin. South Dublin can be accessed in 90 minutes while Dublin Airport is within a 2 hour drive. The area is well serviced by Irish Rail, Bus Eireann and Wexford Bus. Passenger ferries are available to various locations from Rosslare Harbour such as Roscoff, Fishguard, Cherbourg and Bilbao.



DESCRIPTION:

This a truly remarkable property offering a unique opportunity to acquire a valuable holding with a historic tower dating back to the 16th century. The fortified manor tower is a National Monument and has had archaeological and restoration works, underpinning and tying carried out. It previously benefitted from a Section 482 tax exemption as a site of significant public importance. This property offers an array of exciting opportunities to prospective purchasers. Furthermore, the property has the benefit of a compact detached residence and a partially built modern residence, finished to roof level and designed by conservation architect Robin Mandal. We are delighted to present this extraordinary property for sale by online auction, providing an exciting chance to acquire an exceptional piece of Irish heritage.



ONE BEDROOM RESIDENCE:

Kitchen/Living Room: 5.5m x 6.3m
 Bedroom: 6.3m x 3.7m
 Ensuite: 3.0m x 1.8m
 Storage Closet: 1.0m x 2.2m
 Landing: 2.2m x 1.1m
 Storage (Attic):

SERVICES:

Private Well
 Water Treatment System
 Septic Tank
 Storage Heating

BER DETAILS:

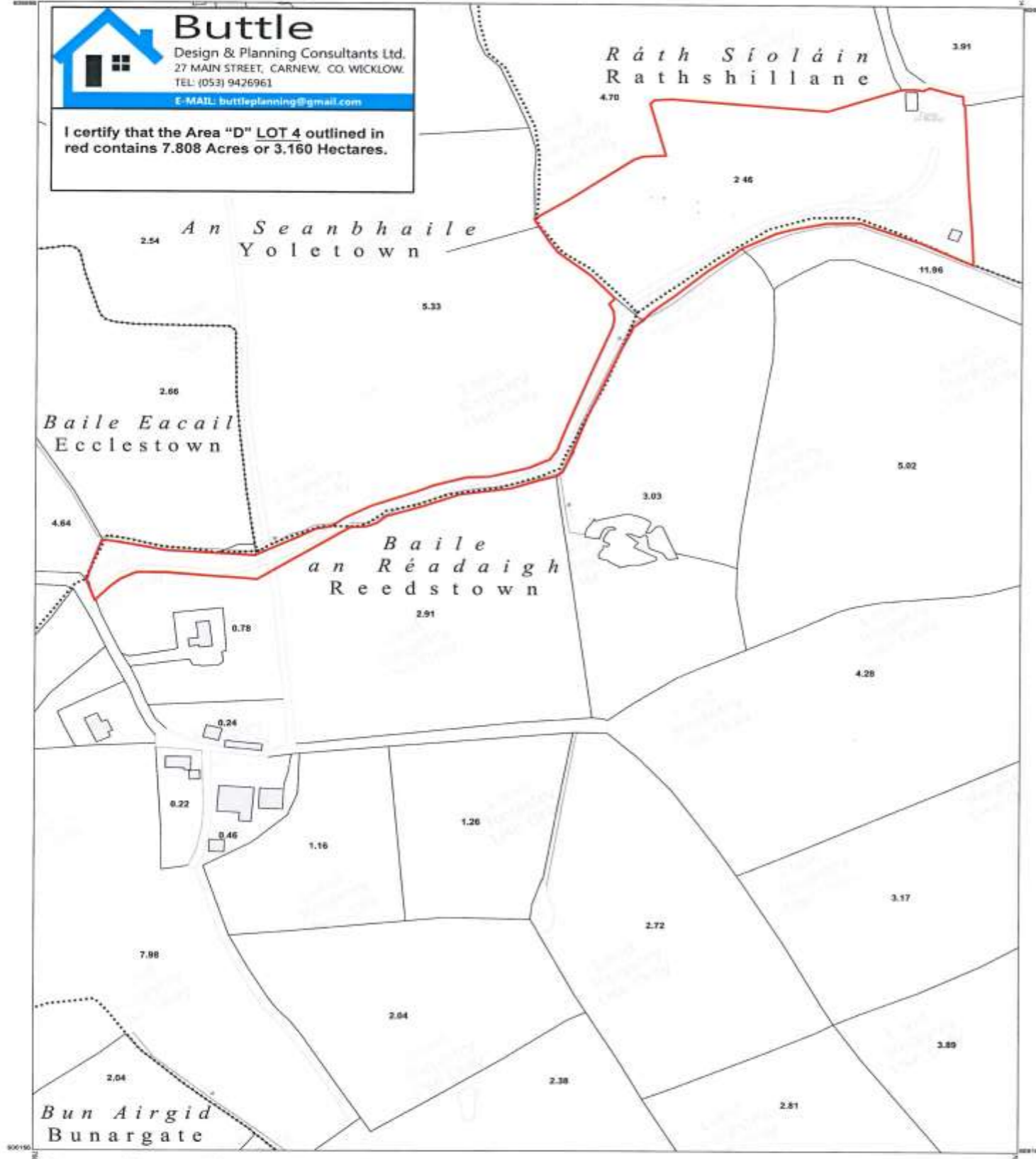
BER: C2
 Ber No.: . 116507278
 E. P. Indicator: 178.69 Wh/m²/yr

Land Registry Compliant Map



Buttle
Design & Planning Consultants Ltd.
27 MAIN STREET, CARNEW, CO. WICKLOW.
TEL: (053) 9426961
E-MAIL: buttleplanning@gmail.com

I certify that the Area "D" LOT 4 outlined in red contains 7.808 Acres or 3.160 Hectares.



COMPILED AND PUBLISHED BY:
National Mapping Division of
Táille Éireann,
Phoenix Park,
Dublin 8,
Ireland.
008F6E4
www.tailte.ie

No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owner.

The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

Topographic maps produced by the National Mapping Division of Táille Éireann never show legal property boundaries, nor do they show ownership of physical features.

© National Mapping Division of Táille Éireann, 2023. All rights reserved.

OUTPUT SCALE: 1:2,500

CENTRE COORDINATES:
ITM 709007,606581

ORDER NO.:
50335743_1

PUBLISHED:
19/05/2023

MAP SERIES:
1:5,000

MAP SHEETS:
5785

CAPTURE RESOLUTION:
The map objects are only accurate to the resolution at which they were captured. Output scale is not indicative of data capture scale. Further information is available at: www.osi.ie, search 'Capture Resolution'

LEGEND:
To view the legend visit www.osi.ie and search for 'Large Scale Legend'



Any unauthorised reproduction infringes Táille Éireann copyright.



DIRECTIONS: From Meyler's Bar continue to towards St. Catherine's church taking the right turn, proceed for C. 1.5 km the property is located on the left hand side with a **QUINN PROPERTY** signboard (Coordinates: .52°12'09.0"N 6°24'04.8"W).

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



34 Main Street, Carnew, Co. Wicklow Y14XW25