

Ref: P6423

'THE OLD SCHOOL HOUSE', PALLAS UPPER, GOREY, CO. WEXFORD Y25 E403



QUINN PROPERTY

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Exceptional Five Bedroom Detached Residence On 0.5 Acre Site In Most Idyllic Setting For Sale By Private Treaty





LOCATION:

QUINN PROPERTY are very excited to bring this most unique property to the market. With the Bann River on its boundary, and Annagh Hill as a picturesque backdrop, this beautifully converted property seamlessly blends rustic charm with modern sophistication. Location wise, it is just off the L6204, only 6 minutes' drive from the village of Kilanerin with a good range of services to include primary school, church, pub, shop and GAA Complex. Gorey is a 14 minute drive where there is an extensive range of amenities available in schools, shopping, daily bus and rail transport, local beaches, sporting and leisure facilities. Nearby Annagh Hill provides outdoor pursuits such as hill walking and horse riding. Access to the M11 is only a 9 minute drive, leaving Dublin a comfortable commute of one hour, a very manageable escape from the hustle and bustle of city life.

On approach, the impressive granite piers, wrought iron gates, gravelled driveway and gardens immediately capture your attention inviting you to step inside and discover this 'gem' of a property. The 'Old School House' simply exudes 'old-world' character with original features such as high ceilings, exposed beams, large windows, wood flooring, feature fireplaces and lots more. The current owners have lovingly restored the property and meticulous attention to detail is evident throughout.

The heart of the home is in the main living area, where the spacious open-plan layout creates a fabulous sense of space with ceiling to floor patio doors and an overhead mezzanine, all flooding this area with natural light. Off this area, double doors lead to a spacious kitchen/breakfast room. The bedrooms, each uniquely designed, are a haven of comfort and tranquillity, with luxurious furnishings and finishes. From the windows, one can enjoy breathtaking views of the surrounding countryside and all its natural beauty, further enhanced by the raised balcony area capturing the incredible mountain/river views. Separate to the house and cleverly located overlooking the river is a log cabin which currently serves as an office, the perfect spot for basking in the serenity of the riverside and taking in its views. The house is presented in pristine condition with accommodation comprising as follows:



Entrance Hall:	5.68m x 3.65m	Part carpet, part laminate flooring
Shower Room:	2.84m x 1.35m	Fully tiled, shower, W.C., W.H.B.
Kitchen/Breakfast Room:	7.73m x 3.65m	Laminate flooring, feature fireplace with natural brick surround, Cook Master electric cooker, dishwasher, extensive range of waist high and eye level units, original beamed ceiling

Accommodation Continued.....

Living/Dining Room:	8.04m x 6.69m	Laminate flooring, Feature fireplace with natural brick, solid fuel stove, two sets of double doors to raised balcony, overhead mezzanine
Balcony:	4.38m x 4.84m	Decked patio area, beautiful views
Sitting/ Reading Room:	3.60 x 3.48m	Laminate flooring
Bedroom 5:	2.75m x 3.06m	Laminate flooring
Landing:	3.63m x 2.71m	Carpet, Velux Window, Storage
Hallway:	5.45m x 3.02m	Carpet
Bedroom 3:	2.75m x 3.02m	Laminate flooring
Bedroom 2:	3.63m x 3.57m	Carpet
Bedroom 1 Master):	5.67m x 3.57m	Carpet
Walk-in-Wardrobe:	1.44m x 3.57m	Large storage area
En-Suite:	2.49m x 3.02m	Tiled floor, half timber sheeted walls, electric shower, corner Jacuzzi bath, W.C., W.H.B.
Bedroom 4:	3.15m x 2.71m	Laminate flooring
Utility Area/ Bathroom:	1.59m x 2.71m	Washing machine
Basement Storage	3.38m x 3.65m	
W.C.	1.54m x 2.30m	
Room:	3.38m x 4.30m	

BER DETAILS:

BER: D1 TBC

BER No. 11

Energy Performance Indicator: kWh/m²/yr



SERVICES AND FEATURES:

Oil Fired Central Heating

Private Well, Septic Tank

Original Features

Pebbled Driveway Extending Around The House

Separate Log Cabin/Office

Garage Incorporating Pump House and

Oil Fired Burner

Storage Area/Utility

Harmonious Surroundings With Adjoining River

Fibre Broadband

Curtains, Blinds & Light Fittings Included In Sale

Property Extends To: 236 m²

Built:



Ground Floor



Basement



First Floor



Total area: approx. 236.1 sq. metres



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