

Ref: P6830

BAKER'S CROSS, GOREY, CO. WEXFORD Y25 P4A9



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Well-Located Two Bedroom Residence On C. 2.1 Acres With F.P.P For Extension For Sale By Private Treaty



LOCATION & DESCRIPTION:

This property is very well located with easy access to Gorey, the M11 and Wexford's beautiful coastline. The property is situated along the old Gorey to Arklow road, only 2km from Inch Village and Exit 22 off the M11. Furthermore, Gorey and the coast can be reached comfortably within 10 minutes. South Dublin is a leisurely 45 minute commute.

QUINN PROPERTY are delighted to present to the market, this wonderful traditional stone built two storey farmhouse with captivating views of Tara Hill. Presented in excellent condition this property oozes 'Old Worlde' charm and boasts many attractive traditional features. The original farmhouse dating back to the early 1900's has been recently refurbished and upgraded. Full planning permission for a two storey extension measuring approximately 57 sq.m. was granted in 2021 under planning number 20210834, allowing the new owner wonderful opportunity to extend if required.

This is a substantial property with extensive grounds (2.1 acres approx.) the majority of which is currently configured into two paddocks. The property also boasts a central courtyard which opens onto the paddocks provides ample parking . Just off the courtyard is a charming original stone outbuilding which has been fully wired, this building has double doors which open onto the main road. The property offers extensive road frontage and the southern paddock may have potential for a further residence S.T.P.P.

Accommodation is bright and spacious and comprises as follows:



Kitchen/Dining Room:	4.6m x 4.0m	Timber flooring, built-in wall and floor units, electric oven feature fireplace with solid fuel stove, recessed lighting, under stair storage, double height ceiling, hotpress
Sitting Room:	3.6m x 3.0m	Timber flooring, t.v. point
Bathroom:	3.4m x 1.9m	Partially tiled, W.C., W.H.B., bath, shower recessed lighting
First Floor:		
Landing:	4.6m x 1.4m & 2.0m x 1.0m	
Bedroom 1/Office:	2.0m x 2.5m	Timber flooring
Bedroom 2:	3.1m x 3.4m	Timber flooring, t.v. point
Guest W.C.:	1.2m x 1.5m	W.C.





SERVICES & FEATURES:
 Oil Fired Central Heating
 Newly Installed Septic Tank
 Recently Upgraded Well
 CCTV System
 Excellent Broadband
 Built : 1990
 Property Extends to: 65.8m²



OUTSIDE:
 Large C. 2.1 Acre Site
 Ample Off Street Parking
 Entrance Gates and Driveway
 Fully Wired Original Stone Outbuilding
 Separate Entrance to Paddock from road

Outbuildings:
 Stone Built Outbuilding 8.5m x 2.6m
 Out building (No. 2) 4.2m x 6.2m



BER DETAILS:
 BER: D1
 BER No. 112329990
 Energy Performance Indicator: 240.21kWh/m²/yr



Early Viewing Of This Unique Property Is Highly Recommended And By Appointment Only

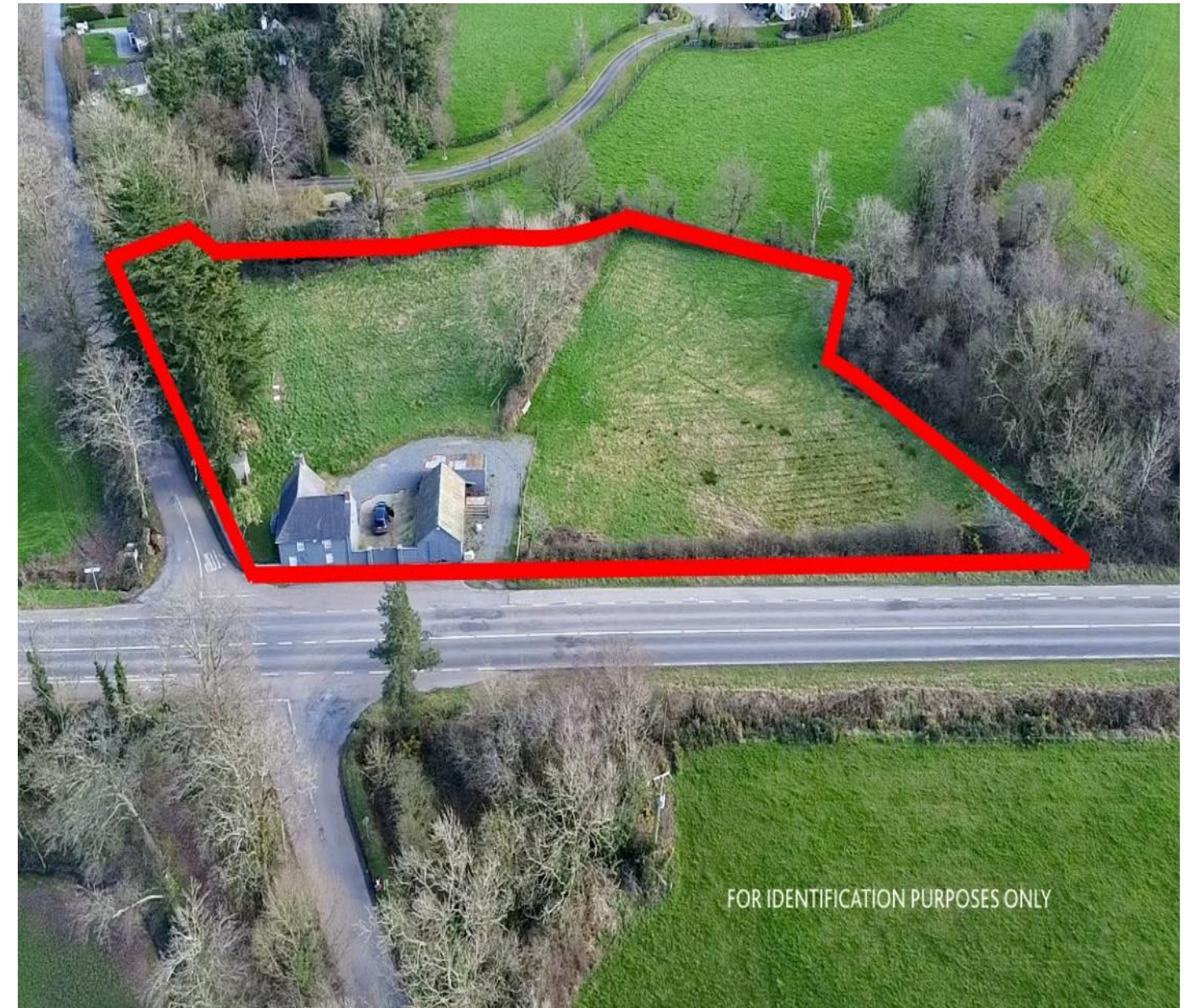
A.M.V. €295,000

QUINN PROPERTY

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26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

