

Ref: P6920



'ST. AUSTIN'S', COOLGREANY, GOREY, CO. WEXFORD Y25 A308

BER EXEMPT

QUINN PROPERTY

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**Stunning Georgian Residence Set On C. 65 Acres Of Wonderful Parkland
With Coach House, Additional Guest Accommodation & Extensive Range Of Outbuildings
For Sale By Online Auction On Friday, 24th May At 12 Noon**





QUINN PROPERTY are delighted to launch this distinguished 18th-century Irish Country House, set on circa 65 acres of some of the finest quality land in the county with pleasant views over the surrounding countryside and Tara Hill as a picturesque backdrop. The estate is originally thought to occupy the site of an Augustinian Friary, thus the name 'St. Austin's'.

The local area offers a vibrant array of amenities to include boutique shopping, award winning hotels, bars and restaurants, sandy beaches and hiking trails. St Austin's occupies a highly accessible location, a mere 6 kilometres from Arklow and the M11 and 9 kilometres from Gorey. With such swift access to the M11, Dublin is a very comfortable commute of 80 kilometres while Dublin airport can be accessed within an hour's drive. For golf enthusiasts, St. Austin's is perfectly situated with several well-renowned courses in the locality including Courtown, Arklow and Woodenbridge Golf Clubs as well as The European Club. There is an excellent selection of pre-school, primary and secondary schools nearby.

The property benefits from two separate entrances, each with its own Gate Lodge. The main entrance provides a suitable welcome into this beautiful estate with large granite piers and a sweeping, gravelled driveway through attractive woodland, lush fields and mature specimen trees. The main residence comprises a two storey over basement Georgian dwelling with access from both garden level and first floor. The property is positioned within the grounds to afford maximum privacy.

Symmetrical in composition, St. Austin's is an aesthetically pleasing residence and a beautiful balanced example of Georgian architecture. The front granite stone façade showcases a proportioned arrangement of windows with a centrally located entrance approached by a flight of seven cut-granite steps with cast iron railings. All seven front facing windows have cut-granite sills with the main structure exhibiting corner quoin stone features.

With independent access from the courtyard, a wing of the residence provides comfortable accommodation for guests, while it could also be utilised as a self-contained unit. Furthermore, 'The Coach House' comprises a two storey house located within the courtyard which provides further accommodation for guests/live-in staff/tenants.

The interior boasts generously proportioned rooms with high ceilings showcasing original ornate ceiling rose centre pieces, intricate mouldings, decorative fireplaces (including Adams Marble mantelpieces), timeless and elegant spaces associated with a house of such character, whilst also presenting an airy and open atmosphere. The main reception rooms and hall are embellished with fine friezes and delicate ceiling plasterwork.

To the rear of the house, you will find a sheltered garden with manicured lawns and a selection of mature trees and shrubbery. The grounds offer a range of elaborate features including a walled-garden, stone outbuildings, a range of farm buildings, concrete yards, sheds and a tennis court.



First Floor:

Entrance Hall:	3.1m x 3.0m	Feature Archway, stunning ceiling rose, coving
Inner Hall:	2.5m x 7.1m	Carpet flooring
Living Room :	5.6m x 4.8m	Carpet flooring, pleasant parkland views, fire-place, dual aspect, coving
Drawing Room:	6.1m x 8.3m	Carpet flooring, feature ornate archway, Adams marble fireplace with open fire, triple aspect with garden views, fitted drinks cabinet, coving
Study:	6.1m x 3.8m	Carpet flooring, open fire with marble surround and brick insert, coving
School Room:	3.2m x 4.1m	Carpet flooring, fireplace with cast iron inset, fitted bookshelves, coving
First Floor Return Landing:	2.5m x 1.2m	Carpet flooring, feature archway with window, overlooking courtyard
W.C.	1.8m x 1.2m	Linoleum flooring, WC, WHB, bath with electric shower



Second Floor:

Landing:	2.5m x 7.1m	Carpet flooring, feature arch, coving
Shower Room:	3.0m x 1.0m	WC, WHB, Shower
Bedroom 5:	3.1m x 4.3m	Carpet flooring, WHB, pleasant woodland views, coving
Bathroom:	3.4m x 2.9m	Timber flooring, free standing bath, feature WC, WHB, Fresco painting
Bedroom 1 (Master):	5.7m x 4.8m	Carpet flooring, fitted wardrobes, dual aspect, coving
Jack & Jill En-Suite Shared With Bed 2:	1.8m x 2.6m	Carpet flooring, WC, WHB, electric shower, recessed lighting, walk-in-wardrobe with carpet flooring
Bedroom 2:	6.1m x 4.8m	Carpet flooring, fitted wardrobes, dual aspect, walk-in-wardrobe, coving
Bedroom 3:	4.7m x 3.7m	Carpet flooring, coving, pleasant woodland views
Bedroom 4:	5.5m x 3.7m	Carpet flooring, dual aspect, coving



Garden/Ground Level Return:

Landing/Lobby:	2.4m x 4.6m	Timber floor, feature dragon painting, door to Courtyard, storage press
Kitchen:	5.4m x 6.4m	Granite flooring, original Courtown brickwork , feature archways, oil fired AGA cooker, gas stove, exposed beams, Island, Granite countertop, electric oven, electric hob, extractor fan, integrated fridge freezer, integrated dishwasher, integrated fridge in the island, fitted waist high and eye level units
Great Hall / Dining Room:	3.6m x 7.0m	Tiled flooring, exposed original stone and brick walls, exposed beams, vaulted ceiling, stairway to ground floor return
Conservatory:	5.3m x 10.5m	Tiled flooring, abundance of natural light, pleasant garden views, double doors to garden and patio, stairway to guest accommodation
W.C.:		Tiled flooring, WC, WHB
Utility / Boot Room:	3.6m x 3.0m	Tiled flooring, two Belfast sinks, washing machines, exposed beams, door to Courtyard
Guest Bedroom:	3.6m x 3.2m	Carpet flooring, exposed beams, dual aspect, WHB, door to courtyard
Living Room:	3.6m x 3.0m	Carpet flooring, Courtyard views, fireplace
Living Room 2:	5.4m x 5.3m	Carpet flooring, open fireplace with cast iron surround, dual aspect
Back Hall/Lobby:	2.4m x 4.6m	Linoleum flooring, stairs to ground floor return
Scullery:	3.1m x 4.1m	Tiled flooring, fitted shelving
Wine cellar:	3.1m x 2.9m	Exposed brickwork
Utility Room:	2.7m x 4.6m	Tiled flooring, fitted shelving, fitted waist and eye level units
Boiler Room:	2.8m x 3.5m	Tiled flooring, fitted shelving, closet
First Floor Guest Acc.:		Accessed via stairway from garden room and from Courtyard
Bedroom 1:	3.6m x 2.7m	Carpet flooring, vaulted ceiling
Bathroom:	2.4m x 1.7m	Timber flooring, WC, WHB, bath with electric shower, fitted storage
Bedroom 2:	2.4m x 3.5m	Carpet flooring, Courtyard views, vaulted ceiling
Bedroom 3:	3.6m x 3.0m	Carpet flooring, fitted wardrobes, Courtyard views, vaulted ceiling
Bedroom 4:	3.6m x 2.5m	Timber flooring, vaulted ceiling, Courtyard views



OUTSIDE:

Stunning landscaped grounds envelop the house with superb scenic views. A vast expanse of mature gardens and features include manicured lawns, rockeries, stone walls, archways, ornamental sculptures and statues, beautiful pathways inviting you to explore its hidden treasures.

Showcased within the grounds are an abundance of specimen and ornate trees, walled garden (no longer in use), tennis court, water feature and large curtilage.

The property is a haven for equestrian enthusiasts with well maintained stables with large loft overhead offering spacious accommodations for horses and paddocks.

LAND:

The agricultural lands comprise of approximately 45 acres of grassland, laid out in two large fields with two smaller paddocks with an array of mature trees. The lands are in a high state of fertility and of excellent quality, well fenced with mature boundaries and suitable for any agricultural enterprise.

There are a large range of sheds, stables, outbuildings and yards.

SERVICES & FEATURES:

Private Water

Private Sewage

Wifi

Monitored Alarm & CCTV

Listed Building

Two Separate Entrances With Gate Lodges

2 x Oil Fired Central Heating Systems

Extensive Range Of Outbuildings

Large Conservatory

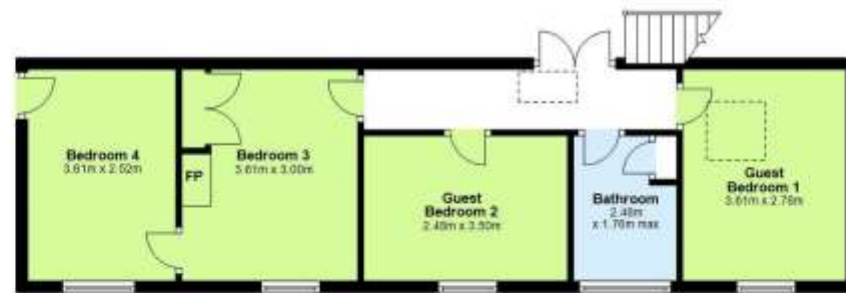
Separate Guest Accommodation In Main Residence

Coach House



With its unparalleled beauty and serene location, this stunning country residence presents a rare opportunity to experience the quintessential charm of the Irish countryside living

First Floor



Ground Floor



Second Floor



Total area: approx. 599.1 sq. metres

QUINN PROPERTY

www.quinnproperty.ie

Gorey: 053 94 80000
Email: sales@quinnproperty.ie

Carnew: 053 94 26234
Email: info@quinnproperty.ie



Legal: Garrett Fitzpatrick, Lombard Cullen & Fitzpatrick, Solicitors, McDermott Street, Gorey, Co. Wexford. Tel: 053 9422167

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26 Main Street, Gorey, Co. Wexford Y25DP60

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34 Main Street, Carnew, Co. Wicklow Y14XW25

