

Ref: P7350

BALLINAKILL, COURTOWN, GOREY, CO. WEXFORD Y25 EO95



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QUINN PROPERTY

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TRADITIONAL STONE BUILT FARMHOUSE ON C. 0.76 ACRES WITH EXTENSIVE RANGE OF OUTBUILDINGS

For Sale By Online Auction On Wednesday, 14th August At 12 Noon



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to introduce this new property to the market. Enjoying an excellent countryside location this charming traditional farmhouse has its roots in the sunny south east, only 2.5km from Riverchapel, Courtown and the popular Wexford coastline. Riverchapel has a very good range of amenities with primary school, crèche, community centre, supermarket, pub, pharmacy and church, while Courtown has long been a tourist attraction with its picturesque harbour, beautiful forest walks, shops, pubs, hotel, cafes & restaurants. The property is 6km from Gorey with a vast array of amenities, including an excellent choice of schools, boutiques, shops, restaurants, hotels and excellent daily commuter services by rail and bus. For the golf enthusiasts, Courtown and Ballymoney Clubs are only 5.5 km away and a short drive will take you to numerous sandy beaches. Junction 23 and the M11 is 5km, allowing for a comfortable commute of one hour to Dublin.



This residence is a stone built farmhouse which was built in 1900. Full of charm and character, it retains many original features including attractive beamed ceilings. Accommodation is spacious, extends to c. 133m² over two floors and is presented in good condition. It briefly comprises of sitting room, kitchen/dining room, utility and bedroom (en-suite) on the ground floor, with two further bedrooms and a main bathroom on the first floor.

There is a farmyard with its own separate entrance adjoining the residence which includes an extensive range of outbuildings, providing endless possibilities for those with a passion for restoration, customization or development. Due to the property's advantageous location, it also offers significant potential to tap into the local tourist industry and transform the farmhouse and its outbuildings into a boutique bed and breakfast with chalets, a coastal retreat, holiday rental complex or simply an idyllic family country retreat in a peaceful and tranquil setting. Accommodation is as follows:

Sitting Room:	3.8m x 3.8m	Laminate flooring, open fire, beamed ceiling
Kitchen/Dining Room:	7.8m x 3.8m	Fitted units, breakfast bar, beamed ceiling, under stairs storage
Utility Room:	4.7m x 1.6m	
Bedroom 3:	4.2m x 2.3m	Timber flooring
En-Suite:	2.3m x 1.7m	W.C., W.H.B., shower, closet
Landing:	5.5m x 1.2m	Carpet flooring
Bedroom 1:	4.1m x 3.8m	Carpet flooring, WHB
Bedroom 2:	4.1m x 2.6m	Carpet flooring
Bathroom:	4.1m x 2.5m	Linoleum flooring, bath, WC, WHB





OUTSIDE:

A concrete yard leads to the front of the house with a grass area to the side and rear. There is a farmyard with a separate entrance adjoining the house incorporating a range of sheds and stone outbuildings to include:

A Range Of Stone Buildings With Slate Roof: 15 x 4.7m
 A Lofted Piggery With Slate Roof: 8m x 3.6m
 A 2 Bay Lean-To 12m x 7.6m
 A 3 Bay Round Roof Shed 15m x 6m
 A 2 Bay 'A' Roofed Shed 10m x 6.6m
 A 3 Bay Round Roof Shed 15m x 8m With Lean-To 6m. X 6m
 A Lean-To 15m x 6m
 Cattle Crush



SERVICES AND FEATURES:

Mains Water & Well Water
 Septic Tank
 Oil Fired Central Heating
 Solar Panels
 Extensive Range Of Outbuildings
 Property Extends To: 133m²
 Built: 1900
 Superb Coastal Location



BER DETAILS:

BER: F
 BER No. 104860077
 Energy Performance Indicator: 438.89 kWh/m²/yr



This Is An Exciting Opportunity To Acquire A Traditional Farmhouse With Outbuildings
 In The Sunny South East With Endless Potential For Customization/Development

P.O.A.

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