



Ref: 7560

MULMONTRY, TAGHMON, CO. WEXFORD Y35 CP73



QUINN PROPERTY

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**Valuable C. 83 Acre Residential Holding With An Extensive Range Of Versatile Outbuildings
For Sale By Online Auction On Wednesday, The 19th February 2025 at 12 Noon (In 1 Or More Lots)**





LOCATION & DESCRIPTION:

QUINN PROPERTY are excited to offer this extensive countryside property to the market that combines rustic charm with boundless potential for the discerning purchaser. Located 3km from Taghmon, it is 3km off the N25, New Ross to Wexford road, 16km from Wexford town, 13km from Wellingtonbridge, 23km from New Ross and 40km to Waterford.

Taghmon is a charming country village and offers excellent amenities including school, church, shops, pharmacy, doctor's surgery, Post Office, hardware store, pubs and restaurants. There is also an excellent community centre and a choice of sports and leisure facilities on offer in the immediate area. There are regular bus services to Wexford town, which is just a fifteen minute drive.

The property is only half an hour's drive to Rosslare Harbour via the N25 where passenger ferries are available to various locations from Rosslare Harbour such as Bilbao, Fishguard and Cherbourg, as well as access to numerous sandy beaches along the Wexford coastline and an array of water based activities such as kayaking, sailing, surfing and fishing.

The residence is a traditional two storey farmhouse that simply oozes charm and character, retaining many of its original features. It has however been unoccupied for sometime and is in need of up-grading works. Accommodation comprises as follows:

Entrance Hall:	4.4m x 2.2m	
Kitchen:	4.9m x 4.6m	AGA cooker, stairway to first floor
Pantry:	4.6m x 2.4m	Tiled flooring, dual aspect
Bathroom:	2.4m x 1.9m	Tiled flooring, WC, WHB, shower
Parlour:	4.6m x 3.8m	
Back Hallway:	5.5m x 1.8m	Tiled flooring, stove, stairs to first floor, door to rear garden
Bedroom 1:	5.3m x 5.4m	Carpet flooring, feature fireplace with open fire
Landing:	1.0m x 0.9m	Linoleum flooring
Bedroom 2:	5.6m x 2.8m	Timber flooring, vaulted ceiling
Bedroom 3:	5.4m x 2.3m	Timber flooring, vaulted ceiling, hot press
Bedroom 4:	4.6m x 3.1m	Linoleum flooring, vaulted ceiling



Bedroom 5:	5.8m x 3.7m	Timber flooring, feature fireplace with open fire, dual aspect, vaulted ceiling
Landing (Return)	1.4m x 1.2m	Carpet flooring
W.C.:	1.4m x 1.2m	Linoleum flooring, WC, WHB
Hallway:	4.3m x 1.6m	Walk-in-Wardrobe 1.4m x 1.2m
Bedroom 6:	4.0m x 2.6m	Timber flooring, feature fireplace with open fire, vaulted ceiling
Bedroom 7:	3.8m x 2.5m	Timber flooring, vaulted ceiling

OUTSIDE:

There are a range of traditional stone outbuildings adjacent to the house, as well as a four span round roof shed and a three span round roof shed.

The property's extensive range of outbuildings offers immense potential for creative ventures and a variety of opportunities. Think cozy holiday cottages, boutique lodges, workshops, wedding venue, or simply agritourism activities for seasonal events, the possibilities are endless.

THE LANDS:

The lands are generally of good quality with C. 60 acres presently in tillage, with free draining soils, suitable to most agricultural enterprises. The remaining c. 23 acres comprise of c. 17 acres of heavier type grassland and c. 6 acres of scrub which could benefit from improvement works to restore it to grassland use or perhaps forestry use. The property will be offered in the following Lots:

- Lot 1: C. 41.36 To Include Residence, Yard & Outbuildings
- Lot 2: C. 12.94
- Lot 3: C. 28.77
- Lot 4: The Entire





SERVICES & FEATURES

Private Well

Septic Tank

Heating - Aga

Extensive Range Of Outbuildings

Potential For A Variety Of Uses



BER DETAILS:

BER: G

BER No. 117809863

Energy Performance Indicator: 471.86kWh/m²/yr



This Is A Wonderful Opportunity To Acquire An Excellent Holding With
Extensive Outbuildings Providing Options For Further Development

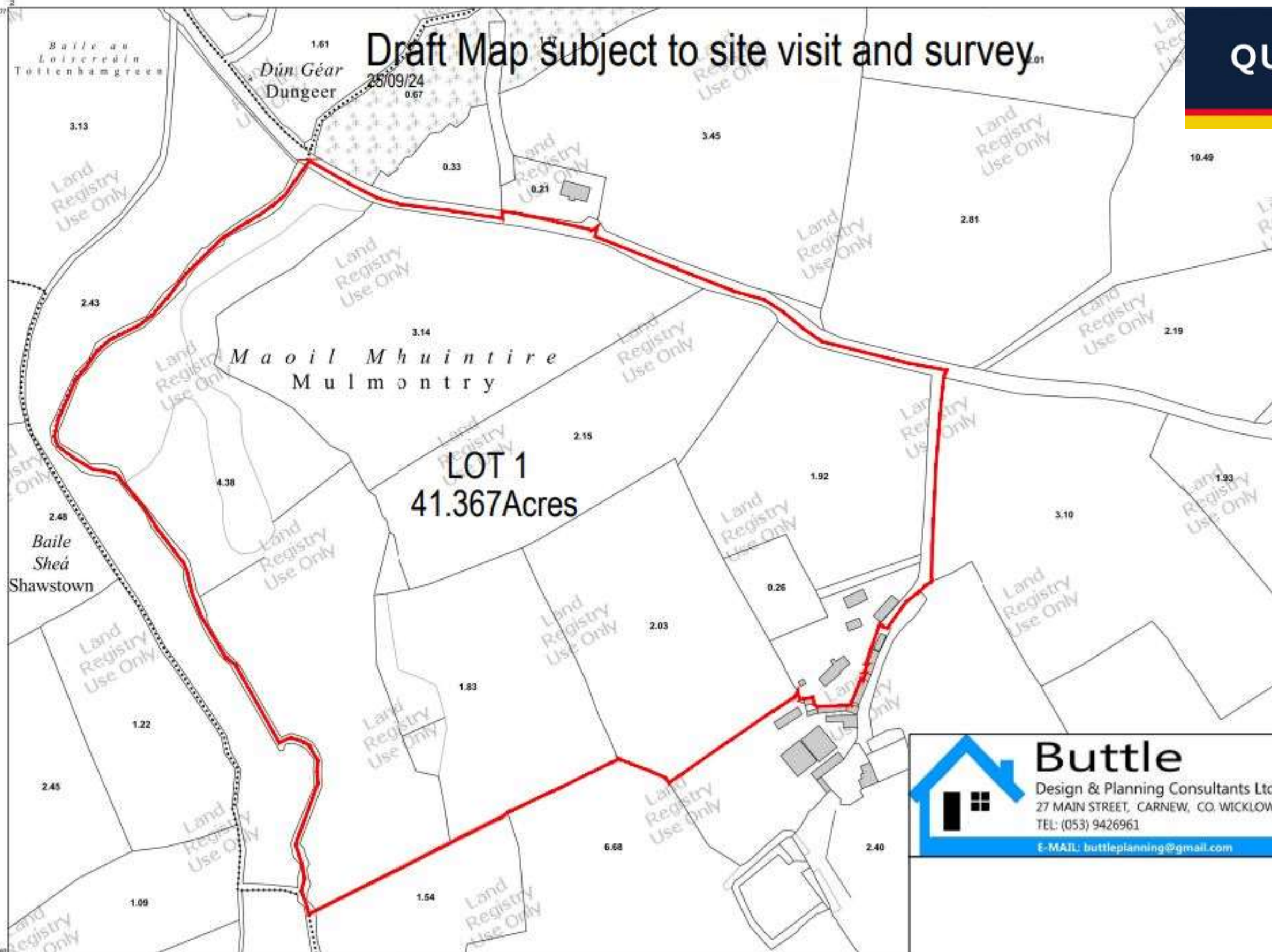
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Draft Map subject to site visit and survey



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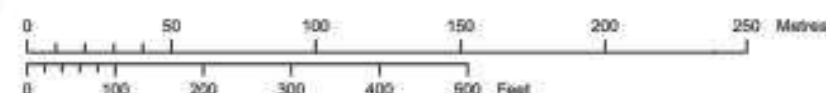
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Land Registry Compliant Map



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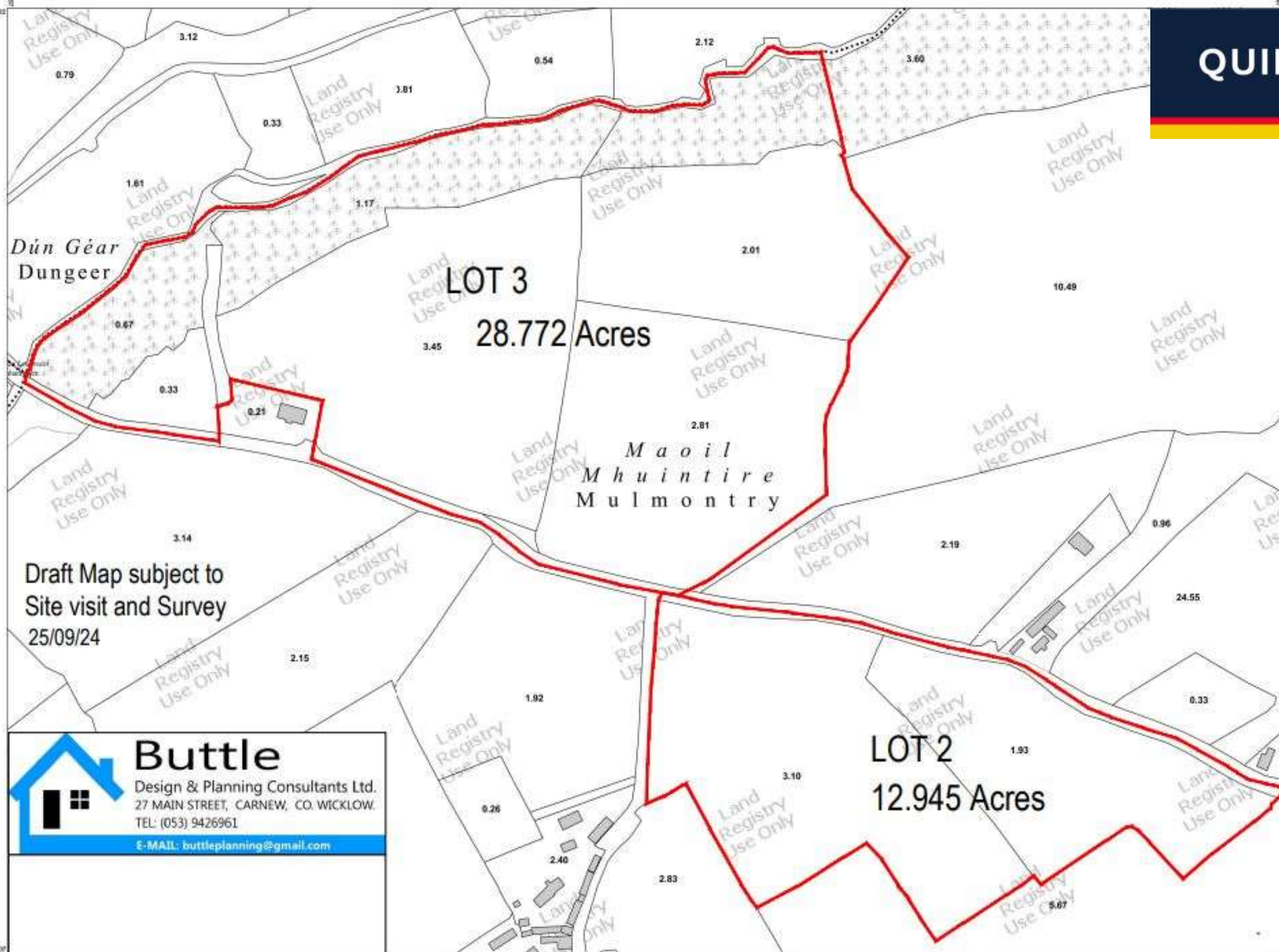
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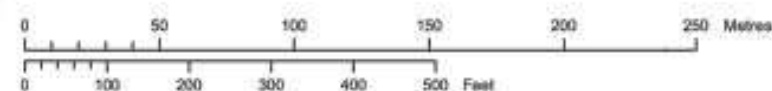
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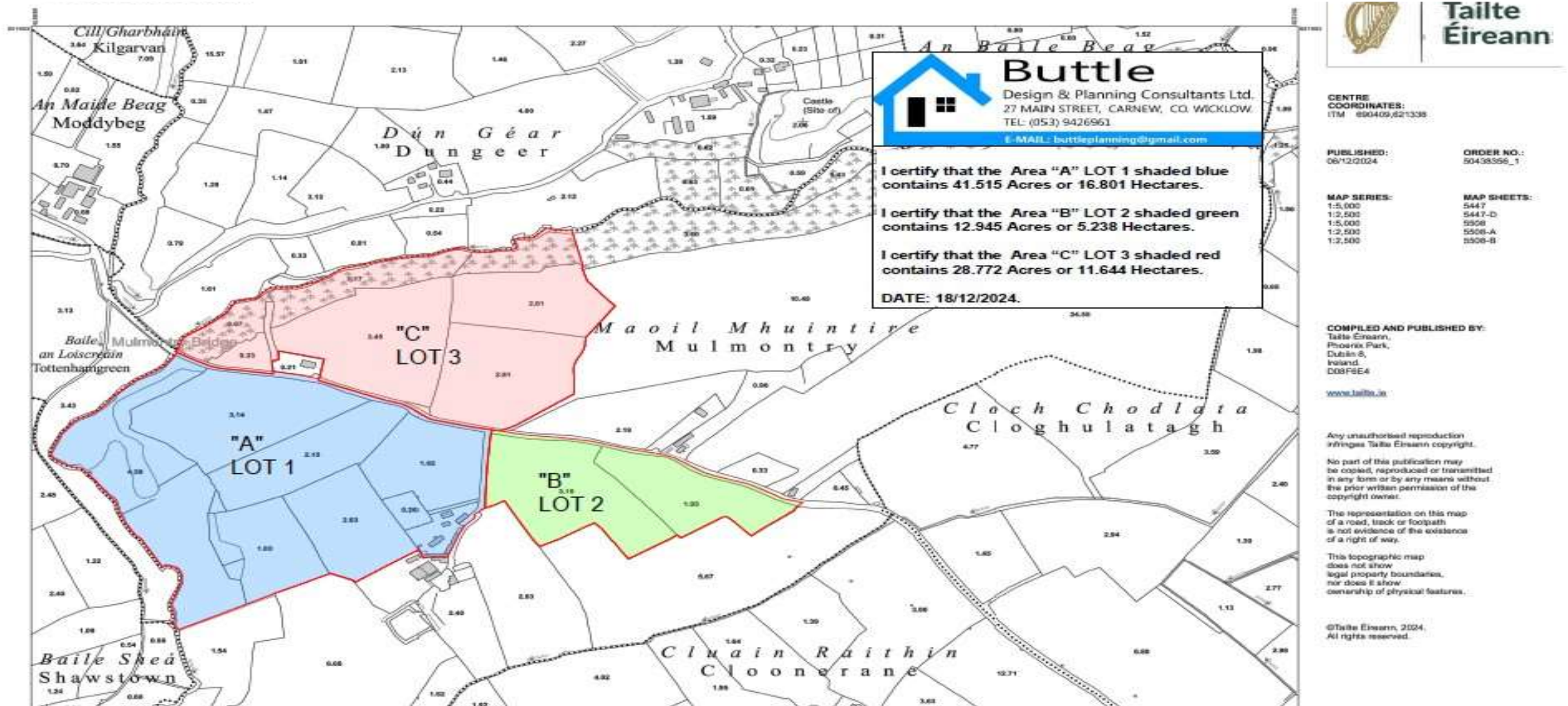


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Legal: Cormac Dunleavy, Dermott S. Dunleavy & Son, Solicitors, Ross Road, Taghmon, Co. Wexford. Tel: 053 9134188

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