

Ref: 7567

KNOCKBRANDON HOUSE, FERNS, CO. WEXFORD Y21 X3X0



BER C3

QUINN PROPERTY

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Impressive Two Storey Period Residence With Annex On A Large Site With Development Potential
For Sale By Private Treaty





LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this substantial two storey property to the market. 'Knockbrandon House' is a fine detached property enjoying an excellent village setting in the historic town of Ferns and is walking distance to all amenities, as in supermarkets, primary school, restaurants, pubs, pharmacy, churches, hair salons and more. The property is a mere three minute drive from Wexford GAA Centre of Excellence and a five minute stroll to St. Aidan's GAA Club. The M11 is a ten minute drive from the property, making south Dublin a comfortable commute. Gorey Town with an extensive array of amenities is 17km, Enniscorthy 11km and Wexford 28km.



The property was constructed in the late 1800's and is presented in excellent condition throughout, having been lovingly cared for by its current owners. The residence exudes the charm and character of a period house and retains many of its original attractive features. Of particular note in the main property is the open plan kitchen/living/dining area with double height ceilings allowing natural light to penetrate throughout.

Outside, a natural stone walled entrance with wrought iron gates creates an inviting first impression with its rich sensory design. The residence and annex are approached via a hard core driveway with a pebbled area to the front. The grounds have a mixture of natural stone walls and fencing as a boundary, where you will also find an abundance of mature shrubs, trees and an attractive patio area, the perfect al fresco dining and entertainment setting, all of this adding to the overall ambiance.



To the rear, there is a substantial yard and parking area together with an attractive natural stone built annex comprising of kitchen/living room, bedroom and en-suite, all of which are presented in excellent condition. The annex offers multifunctional opportunities to the discerning buyer from a granny flat, home office, guest accommodation, long term rental or Airbnb, the latter providing a steady source of income. Alternatively, it could simply be used as a recreational and leisure space.

The property has excellent road frontage, with the left side of the property having a large garden with its own separate entrance, giving rise to obvious development potential, subject to the relevant planning permission. Again, this is bounded by a mixture of natural stone walls and fencing.



Main Residence Accommodation Comprises As Follows:

Ground Floor:

Entrance Hall:	2.8m x 2.0m	Tiled flooring
Inner Hall:	4.6m x 1.8m	Timber flooring, coving, understair storage, stairs to first floor
Sitting Room:	4.2m x 4.0m	Timber flooring, solid fuel stove
Living Room:	4.2m x 4.0m	Timber floor, open fire, coving cast iron surround
Living/ Dining Area:	6.5m x 3.6m	Timber flooring, solid fuel boiler stove
Kitchen:	3.6m x 3.3m	Tiled flooring, Stanley Supreme cooker, gas hob, electric oven, Belfast sink, shelving, dresser
Utility Room:	3.5m x 2.3m	Tiled flooring, washing machine, dishwasher, fridge freezer, stable door to rear
Office/Bed 4:	4.2m x 2.0m	Laminate flooring

First Floor:

Bedroom 1:	4.2m x 4.0m	Timber flooring
En-suite:	4.0m x 2.3m	Tiled flooring, shower, W.C., W.H.B., shelved
Bedroom 2:	4.2m x 4.0m	Timber flooring, open fire, cast iron surround
Bedroom 3:	3.3m x 3.0m	Timber flooring, open fire, cast iron surround
Bathroom:	3.5m x 2.0m	Tiled flooring, shower, W.C., W.H.B., bath



SERVICES & FEATURES:

Mains Water
 Mains Sewage
 Original Features
 Double Height Ceiling
 Large Yard
 Ample Parking
 Separate Annex
 Attractive Patio Area
 Excellent Village Setting
 Year of Construction: 1890
 Property Extends To: 206m²



BER Details for Main House:

BER: C3
 BER No. 113220479
 Energy Performance Indicator: 212.01kWh/m²/yr



This Is A Wonderful Opportunity To
 Acquire A Substantial Property In A
 Central Village Location





Annex Accommodation:

Kitchen/ Living Room:	8.2m x 4.0m	Belfast sink, gas hob, electric oven, shelving, dresser, dishwasher, fridge freezer, vaulted beamed ceiling, bright and spacious
Bedroom:	4.0m x 4.0m	Laminate flooring
En-suite:		Shower, W.C., W.H.B.
Hot Press		



SPECIAL FEATURES:

Double Height Beamed Ceilings
Mains Water
Mains Sewage
Large Yard
Ample Parking
Multifunctional Uses



BER DETAILS:

BER: C1
BER No. 118023001
Energy Performance Indicator: 166.49 kWh/m²/yr

A.M.V. €525,000





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