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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.

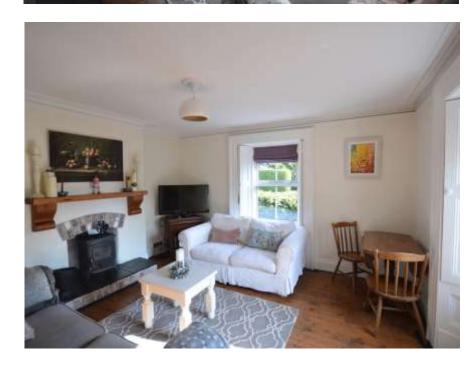
Outside, a natural stone walled entrance with wrought iron gates creates an inviting first impression with its rich sensory design. The residence and annex are approached via a hard core driveway with a pebbled area to the front. The grounds have a mixture of natural stone walls and fencing as a boundary, 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:

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

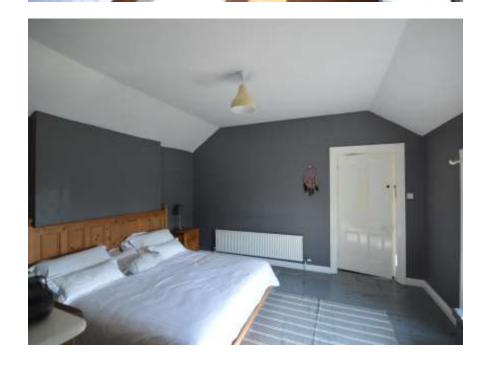
BER No. 113220479

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/ 8.2m x 4.0m Belfast sink, gas hob, electric oven, shelving, dresser, dishwasher,

Living Room: 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: C1

BER No. 118023001

Energy Performance Indicator: 166.49 kWh/m²/yr









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ОПІИИ РКОРЕКТУ

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