

Ref: 7909

'ACRE HOUSE', NEWTOWN, CAIM, ENNISCORTHY, CO. WEXFORD Y21 H560



BER **D2**

QUINN PROPERTY

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Superb C. 53 Acre Residential Holding For Sale By Online & Public Auction In The Riverside Park Hotel, Enniscorthy, Co. Wexford On Wednesday, 14th May 2025 At 3pm (In 1 Or More Lots)





LOCATION:

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. It is 5km west of Enniscorthy, 3km from the village of Caim and a short distance off the N30 Enniscorthy to New Ross road, in an area of some of Wexford's finest agricultural lands.

Caim village has amenities to include primary school, church, pub, takeaway, shop and hardware store.

Enniscorthy is based in the centre of County Wexford along the N11 Dublin to Rosslare route, it is 22 km north of Wexford town, 25 km south of Gorey and 105 km south of Dublin. It is a large market town a good range of shops, services, schools and amenities. It also has an excellent range of commuting options with Irish Rail, Wexford Bus and Bus Eireann running excellent services.

The property is 2.5km from the award winning and renowned Monart Destination Spa, as well as local attractions and sporting venues, 35km from the coast and 12km to the M11 motorway.

The residence has independent access from the public road and is approached via a hardcore driveway with lawns to the front and rear and mature hedging on one side. The traditional two storey stone built farmhouse, which was built almost one hundred years ago, is full of charm and character and retains many original features including some attractive timber ceilings and floors. The property recently had a new roof added in 2023, and new PVC sash windows that were installed in 2008. It enjoys miles of uninterrupted views of the surrounding, lush countryside.

Accommodation is spacious, extends to c. 175m² over two floors and is presented in good condition throughout. It briefly comprises of entrance hall, sitting room, dining room, kitchen, two utilities and downstairs bathroom on the ground floor with four bedrooms and family bathroom on the first floor.

BER DETAILS:

BER: D2

BER No. 117946822

Energy Performance Indicator: 272.4kWh/m²/yr



Accommodation comprises as follows:

Entrance Hall: 4.9m x 1.8 Carpet flooring, stairs to first floor, under stairs storage

Sitting Room: 4.7m x 4.9m Carpet flooring, feature open fireplace

Dining Room: 4.9m x 4.9m Carpet flooring

Kitchen: 4.7m x 4.0m Linoleum flooring, waist and eye level units, Stanley oil fired cooker, dishwasher, fridge, hot press

Utility: 3.3m x 1.4m Linoleum flooring, fitted units

Utility No. 2: 2.4m x 1.5m Washing machine

W.C.: 2.0m x 2.6m Fully tiled, shower, WC, WHB

Landing: 5.0m x 1.0m Carpet flooring

Bedroom 1: 4.8m x 4.8m Carpet flooring, fitted wardrobes
Master

Ensuite: 1.8m x 1.4m Fully tiled, shower, WC, WHB, heated towel rail

Bedroom 2: 3.0m x 3.0m Timber flooring, fitted wardrobes

Bedroom 3: 4.8m x 2.4m Carpet flooring

Bedroom 4: 9.0m x 2.4m Carpet flooring, fitted wardrobes

Bathroom: 4.5m x 1.7m Linoleum flooring, WC, WHB, bath, shower

SERVICES AND FEATURES:

- Well water - pump house
- Septic Tank
- Oil Fired Central Heating
- Property Extends To: 175m²
- New Roof Added In 2023
- PVC Sash Windows Installed In 2008
- Excellent Agricultural Land
- Extensive Range Of Outbuildings



The farmyard is located to the side of the residence and has its own independent access. There are a range of outbuildings to include:

'A' roof, steel frame shed 8m x 9m

Lean-to, calf rearing house 6m x 3.8m

4 Bay round roof shed 60 ft with 2 x 20ft lean-tos with cubicles and concrete yard

3 Bay round roof shed, with 20ft lean-to

3 Bay round roof shed with 40ft lean-to and 15ft lean-to

Open silage pit 90ft x 30ft

The lands are all currently in grass with free draining soil and generally of excellent quality. The majority of the lands would be suitable for either tillage or grassland production. The land has the benefit of some frontage onto the river Urrin, as well as a small amount of mature woodland, offering a unique oasis of tranquillity, with calming / relaxing moments by the water, your own private riverside picnic area or fishing, while the wooded area offers a variety of wildlife and birds or simply an enjoyable walk within a natural landscape.

The property will be offered for sale in the following lots:

Lot 1: C. 4.8 acres

Lot 2: Farmyard and C. 47.5 acres

Lot 3: Residence On C. 0.75 Acres

Lot 4: The Entire, C. 53 Acre Residential Holding







QUINN PROPERTY

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