

Ref: 8226

**MONGLASS, CAIM, ENNISCORTHY, CO. WEXFORD Y21 E027**



**BER C2**

**QUINN PROPERTY**

[www.quinnproperty.ie](http://www.quinnproperty.ie)



## Exceptional Four Bedroom Farmhouse Residence Including Stables on C. 1.3 Acres For Sale By Private Treaty







#### LOCATION:

**QUINN PROPERTY** are delighted to introduce this new property to the market. Nestled in the heart of the countryside, this charming residence offers peace, privacy, and rural elegance. Set on approximately 1.3 acres, the property features an exquisite house and quality stables. Surrounded by rolling countryside and scenic views, it presents a rare opportunity to enjoy peaceful country living with space and privacy, while combining rural charm with everyday convenience.

Caim village is approximately 3km from the property and has amenities to include primary school, church, pub, takeaway, shop and hardware store. This residence is located only 10km from Enniscorthy, which is a large market town offering 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 within 10km of local attractions and sporting venues, 35km from the coast, 12km to the M11 motorway, 22km from Wexford Town and 100km from Dublin City Centre.

#### DESCRIPTION:

Approached via impressive granite piers, a tree-lined sweeping driveway leads to a charming farmhouse-style residence, distinguished by its beautiful stonework façade, natural slate roof and granite sills. This welcoming home exudes character and sits gracefully within its picturesque rural setting. The delightful residence comprises a welcoming entrance hall, a large, spacious living room that opens into both a sunroom and a kitchen/breakfast room. The kitchen is a standout feature, uniquely hand-crafted from Douglas fir, combining natural warmth with timeless craftsmanship to create a truly inviting heart of the home. Off the kitchen, there is a practical utility room and a guest W.C., providing added convenience for everyday living. A separate family room completes the ground floor, offering additional space for relaxation or entertaining. Upstairs, off a spacious galleried landing, there are four well-appointed bedrooms, including one en-suite, along with a stylish family bathroom.

A truly spectacular garden, thoughtfully designed by renowned landscape architect Bernadette Doran, perfectly complements the residence, enhancing its charm and providing a serene outdoor retreat. The garden is beautifully planted with a diverse collection of trees and shrubs, including Japanese Acer, Acer griseum, cedar, tulip trees, mulberry bushes, apple, plum, and cherry trees, as well as majestic copper beech, and white oak—creating a vibrant and ever-changing landscape throughout the seasons. With the addition of three box stall stables and a large garage which may be suitable for conversion (subject to relevant permission) this property is a dream come true for gardening and equestrian enthusiasts alike.





Entrance Hall:	4.03m x 3.37m	Solid Oak flooring, Oak stairs to first floor
Living Room:	7.69m x 4.43m	Solid Acacia flooring, solid fuel fired stove with feature brick surround, exposed beams, double doors to rear garden.
Sun Room:	3.77m x 3.32m	Linoleum flooring, double doors to rear garden
Kitchen/ Breakfast Room:	3.54m x 6.09m	Ceramic tiled flooring, solid fuel boiler stove, unique fitted Douglas Fir units, electric oven, gas hob, under counter fridge, tiled splashback, extractor fan
Utility Room:	1.87m x 1.79m	Tiled flooring, washing machine, fridge freezer, back door
W.C.:	1.57m x 1.79m	Tiled flooring, W.C., W.H.B.
Galleried Landing:	5.37m x 4.39m	Carpet flooring, hot press
Bedroom 1:	3.56m x 3.43m	Red Deal wood flooring, fitted wardrobe
En-Suite:	2.24m x 0.95m	Fully tiled, W.C., W.H.B., shower
Bedroom 2:	3.47m x 4.40m	Red Deal wood flooring, fitted wardrobe
Bedroom 3:	3.30m x 4.43m	Red Deal wood flooring, fitted wardrobe
Bedroom 4:	3.58m x 4.43m	Red Deal wood flooring, fitted wardrobe
Bathroom:	2.24m x 3.34m	Fully tiled, W.C., W.H.B., shower over bath





### Services and Features:

Private Well

Septic Tank

Solid Fuel Central Heating

Stove with Back Boiler — Heat Pump

Pump House Including 1 H.P. Submersible Pump

Fiber Optic Broadband

Large Garage Suitable For Conversion (S.T.P.P.)

Three Box Stalls with Lean To (2m Wide)

Built: 2005

Property Extends to C. 204m<sup>2</sup>



### BER DETAILS:

BER: C2

BER No. 108254020

Energy Performance Indicator: 198.76 kWh/m<sup>2</sup>/yr

A.M.V. €410,000

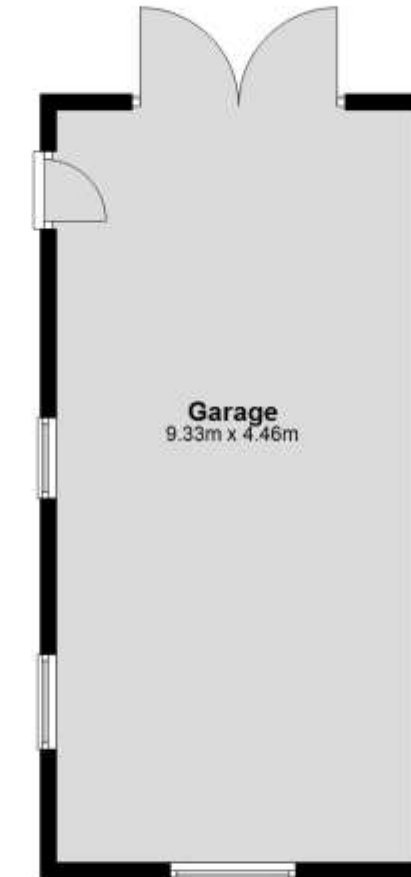
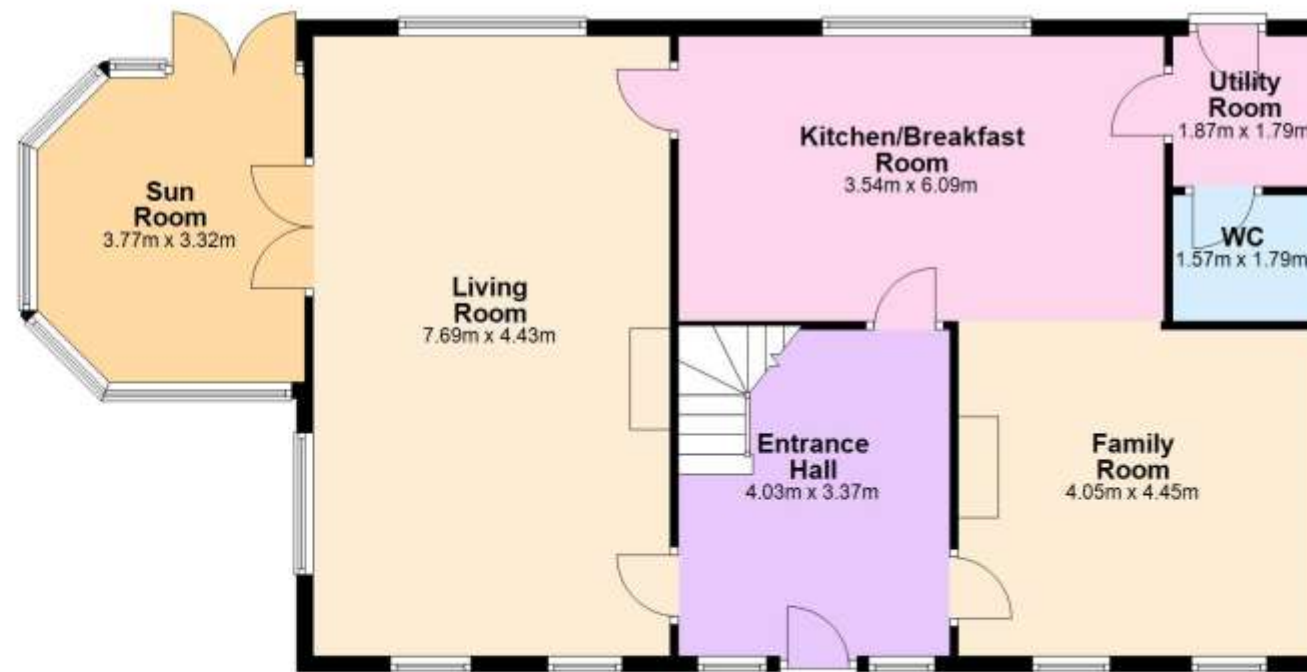




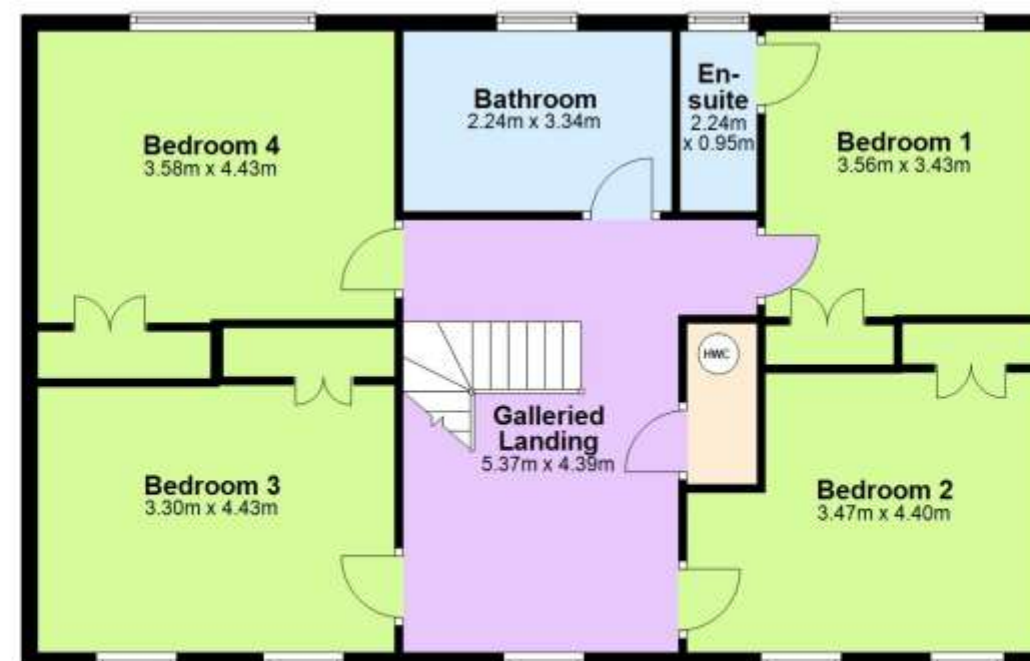




**Ground Floor**  
Approx. 108.0 sq. metres



**First Floor**  
Approx. 96.0 sq. metres



Total area: approx. 204.0 sq. metres



# QUINN PROPERTY

[www.quinnproperty.ie](http://www.quinnproperty.ie)

Gorey: 053 94 80000  
Email: [sales@quinnproperty.ie](mailto:sales@quinnproperty.ie)

Carnew: 053 94 26234  
Email: [info@quinnproperty.ie](mailto:info@quinnproperty.ie)



The above particulars are issued by **QUINN PROPERTY** on the understanding that any negotiations whatsoever concerning the property are conducted through **QUINN PROPERTY**. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.

26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA. NO. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

