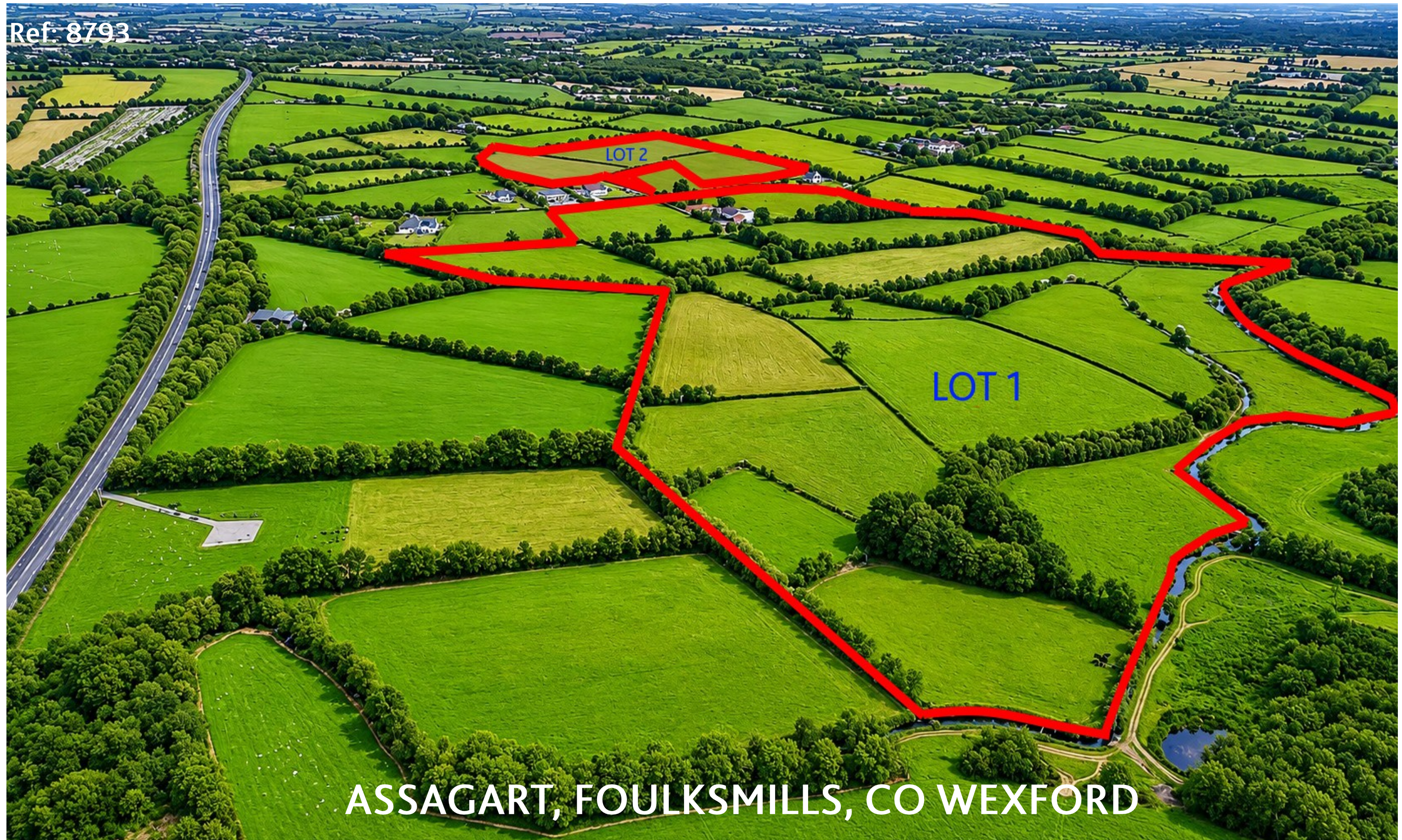


Ref: 8793



ASSAGART, FOULKSMILLS, CO WEXFORD

QUINN PROPERTY

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Excellent C. 92 Acre Residential Farm

For Sale By Online Auction On Friday, 17th July At 12 Noon (In 1 Or 2 Lots)

LOCATION:
The land enjoys an excellent location in Assagart, near Foulksmills in south-east Co. Wexford. It is just off the N25 Wexford to New Ross road, 500m off the N25 along a local road (L7019), approximately 25 minutes from Wexford town and 15 minutes from New Ross. Nearby Foulksmills provides day-to-day services including convenience shopping, petrol station facilities, primary schools in the wider area, sports clubs and community facilities.

In terms of connectivity, the property enjoys a highly convenient rural location with easy access to the N25, providing direct links to both Wexford Town and New Ross. From there, onward connections to Waterford and the wider national road network are readily accessible. The area is well served by local road infrastructure, ensuring straight-forward commuting to nearby villages and employment hubs. Regular bus routes operate within the wider Foulksmills and Wellingtonbridge area, while Rosslare Europort, offering ferry services to the UK and mainland Europe, is within comfortable driving distance.

Overall, the location strikes an ideal balance between tranquil countryside living and excellent accessibility to major road networks, regional centres and national routes.

DESCRIPTION:
This fine holding has good road frontage onto the L7019 and is divided by this local road with c. 75 acres, farmhouse and buildings on the western side with c. 17.7 acres on the eastern. A particular feature of the property is the charming stone-built farmhouse. Showcasing many original features, the property exudes warmth and charm, from its classic proportions and rustic detailing to its welcoming atmosphere and picturesque setting. The property offers an ideal canvas for those seeking a family home or country retreat. The existing structure provides a solid foundation upon which to create a truly special residence while preserving the character and authenticity that make traditional farmhouses so desirable. Adjacent to the farmhouse are a range of traditional stone outbuildings, providing both visual appeal and potential for restoration, conversion, or ancillary use, subject to planning permission. Accommodation in the farmhouse comprises as follows:

Front Porch:	2.3m x 2.0m	Marly flooring, fitted units
Sitting Room:	4.0m x 4.0m	Carpet flooring, open fire with ornate fire surround
Kitchen:	4.6m x 4.0m	Marly flooring, fitted units with waist and eye level units, dishwasher, fridge, electric cooker, extractor fan, solid fuel stove
Utility:	4.0m x 2.7m	Laminate flooring
W.C.:	2.4m x 2.0m	Tiled flooring, WC, WHB, shower
First Floor:		
Landing:	6.0m x 1.1m	Carpet flooring
Bedroom 1:	4.0m x 4.0m	Carpet flooring
Bedroom 2:	2.5m x 2.0m	Carpet flooring
Bedroom 3:	2.5m x 3.0m	Carpet flooring
Bathroom:	4.0m x 2.0m	WC, WHB, Bath, Hot Press



BER DETAILS:

BER: E2

BER No. 119289668

Energy Performance Indicator: 375.6 kWh/m²/yr

OUTSIDE:

There is a farmyard on the land with a good range of sheds and out-buildings offering a wealth of potential for restoration and/or conversion. These include:

Garage/Store 15ft. x 10ft

Lofted Stable 5ft. x 4ft

3 Bay Round Roof Shed 45ft x 20ft

3 Bay Lean-To 45ft x 18ft

4 Bay 'A' Roof Shed With Concrete Floor 50ft x 40ft

3 Bay Round Roof Shed with Concrete Walls & Floors 30ft x 20ft

5 Bay 'A' Roof Shed 70' x 20'

Pump House 25ft x 20ft

Dairy 10ft x 10ft

Holding Pen & Cattle Crush

Enclosed Workshop With Sliding Door

The land is excellent quality land with free draining soils, with the majority in grass and a smaller area in tillage. An internal roadway from the yard gives access to the lands which are also bounded on one side by the River Corock. Given the layout of the farm, it is ideally suitable for most agricultural enterprises, particularly dairy.

The property will be offered in the following Lots:

Lot 1: Farmhouse & Outbuildings On C. 74.66 Acres

Lot 2: C. 17.7 Acres

Lot 3: The Entire:



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'This Holding Presents A Highly Attractive Farmstead, Offering A Rare Opportunity To Acquire A Property Of Genuine Character In A Peaceful And Scenic Rural Setting'

Legal: Cormac Dunleavy, Dermott S. Dunleavy & Son, Wexford. Tel: 053 913 4188

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