

FOR SALE

AMV: €595,000

File No. c208.CM



Stud Farm on c. 48 Acres Kilmore Quay, Co. Wexford

- Excellent residential holding in wonderful coastal location.
- Extensive detached property extending to c. 3,230 sq.ft.
- Ideal for those with an equestrian interest.
- Together with stable yard, 12 loose boxes, tack room & sand arena.
- Viewing strictly by prior appointment with the sole selling agents only.



**Kehoe
& ASSOC.**

Stud Farm at Kilmore Quay, Co. Wexford

This stud farm occupies a wonderful position in South County Wexford. Only 5 minutes' drive from both Duncormick Village and the renowned, scenic Kilmore Quay. A short drive will take you to Duncannon, Wellingtonbridge and the International Ferry Port at Rosslare. It is only 1 hour from Waterford City, approximately 2 hours from Dublin Airport. This is a wonderful residential holding set on c. 48 acres in a most private location.

There is a separate stable block with 12 loose boxes, 4-span shed, tack room and a large sand arena.

The lands are laid out in one block, divided into paddocks. The land is sound and free draining, partially in grass and the remainder in tillage.

The house extends to c. 3,230 sq.ft. It is a wonderful family home presented in excellent condition with bright, spacious and light-filled accommodation. This property is flexible with a fine balance between living and bedroom areas.

There is potential to have a self-contained granny flat which could also be integrated into the main house. All this only a short drive from the coastline.

To arrange a suitable viewing time, contact the sole selling agents, Wexford Auctioneers, Kehoe & Assoc. at 053 9144393.



ACCOMMODATION

| | | |
|---|---------------------------------------|---|
| Entrance Hallway | 6.68m x 2.51m | With part tiled floor. |
| Sitting Room | 8.37m x 5.41m | Featured raised fireplace with brick and timber surround. French doors to extensive patio area. |
| Kitchen/Dining Room | 5.64m x 7.74m (max) | (L-shaped) – extensive fitted kitchen, wall and floor units, granite worktop, tiled splashback, Aga oil fired range. French doors to patio area. Including corner sun room area. |
| Utility Room | 3.81m x 2.40m | Tiled floor, door to outside. |
| Boot Room | 2.20m x 1.81m | With quarry tiled floor, Belfast style sink and plumbed for washing machine. |
| Bedroom 1 | 3.76m x 3.67m | With fitted wardrobes and storage units. |
| Family Bathroom | 3.73m x 2.07m | Tiled floor, w.c., w.h.b., double ended bath, double shower stall with Mira power shower. Tiled floor to ceiling, recessed ceiling spotlights and heated towel rail. |
| Bedroom 2 | 4.85m x 3.28m | (L-shaped) – timber floor covering. |
| Bedroom 3 / Optional Self Contained Suite | 9.39m x 4.25m (including en-suite) | French doors from bedroom area to patio area. En-suite - w.c., w.h.b, shower stall with Triton shower, tiled floor and wall. Please Note this area could be suitable ideally as a self-contained unit/granny flat/independent living. |

Feature hardwood timber stairs to first floor

First Floor

| | | |
|-----------------------|----------------|---|
| Spacious Landing Area | | Hotpress with dual immersion water heater and fitted shelving. |
| Bedroom 4 | 5.48m x. 4.87m | Door from outside to potential balcony area. |
| En-suite | | W.C., w.h.b, shower stall with mains power shower, tiled walls and shower stall. |
| Bedroom 5 | 3.71m x 3.68m | With feature sliderobes. |
| Bedroom 6 | 4.82m x 3.27m | With feature sliderobes. |
| Family Bathroom (2) | 3.67m x 2.09m | W.C., w.h.b., bath, double shower stall with Triton power shower, tiled floor to ceiling. |

Approximate Floor Area: c. 300 sq.m. / 3,230 sq.ft.



OUTSIDE

In addition to the residence there is a detached block-built garage. This extends to c. 16 sq.m.

This property offers exceptional equestrian facilities. The stable yard is private, surrounded by paddocks with a large 4-span shed approximately 18m x 14m. There are 12 loose boxes, tack room and store area. This is all adjacent to the main sand arena which extends to c. 55m x 30m.

Early viewing is highly recommended and essential to appreciate all this is on offer here.



Features

- Extensive accommodation.
- Property presented in excellent order.
- With exceptional equestrian facilities.
- Mature gardens.
- Total privacy.
- Convenient to coastline.
- A few minutes' drive from Kilmore Quay.
- c. 27 acres of land under tillage – remainder in grass

Outside

- c. 48 acres.
- Mature private site.
- Detached garage.
- Separate stable yard with 12 loose boxes
- Tack Room.
- 4-span shed.
- Bay/storage area.
- Large sand arena.

Services

- Mains water.
- OFCH
- Septic tank.
- ESB.
- Telephone
- Broadband

DIRECTIONS: From Wexford town proceed to the village of Baldwinstown. Continue through the village signposted towards Kilmore Quay. Proceed for precisely 3.9km and turn right. Continue up this road for precisely 2.5km and turn left where the main road bends to the right. Proceed down this lane and the property is approximately 150 metres down here on the right.
Eircode: Y35 N8PO

Building Energy Rating (BER): D2 BER No.: 110861168

Energy Performance Indicator: 298.2 kWh/m²/yr

For overview video search: Ballyteige House, Co. Wexford  YouTube

VIEWING: Strictly by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

Kehoe & Assoc.,
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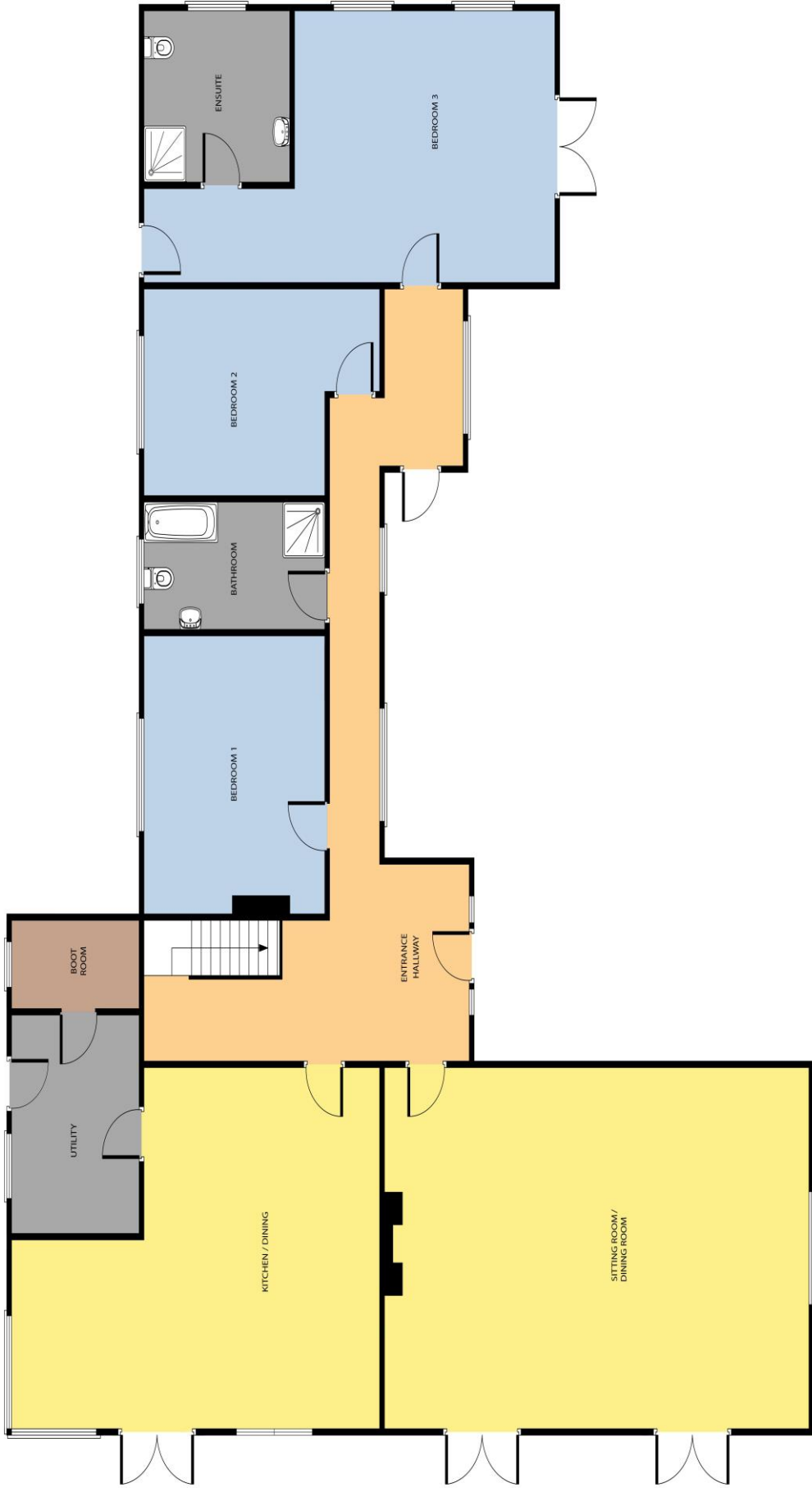
www.kehoeproperty.com

Email: sales@kehoeproperty.com



These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRSA No. 002141

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan, contained herein, measurements of doors, windows, rooms and areas are approximate and should not be relied upon for any purpose other than illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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