

FOR SALE

AMV: €380,000

File No. 9991 BF



Crosslake, Bannow, Co. Wexford Y35YX36

- Traditional Farmhouse on c. 1 Acre with wonderful Sea Views
- Accommodation briefly comprises entrance porch, sitting room, kitchen, 5 bedrooms, family bathroom.
- Viewing is strictly by prior appointment with the sole Selling agents only, contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

GENERAL DESCRIPTION:

Bannow Bay is an area of unspoilt beauty situated in the southeast of County Wexford. It is well known for its wildlife and historic monuments.

This most impressive four bedroomed traditional farmhouse residence is situated on approximately 1 acre overlooking the sea at Bannow Bay with fabulous views of the Saltee Islands. The sale of this property offers a wonderful opportunity to purchase a spacious residence of immense character and charm. The property has been carefully tended to over the years and tastefully decorated preserving the original features where possible. Nowhere is this more prevalent than in the kitchen with its Aga cooker, farmhouse dresser and traditional slate flooring. The bathroom comes with original cast iron bath set on a raised platform in the middle of the room. The inside walls throughout the house are a combination of original stone and traditional whitewash. The sitting room has the original fireplace with an efficient Stanley stove and sea views from the first-floor bedrooms.

Outside there is a landscaped garden to the front with a mature orchard which also overlooks the sea. To the rear there is a combination of stone buildings scattered around a gravel yard. With no other house between this and the sea, privacy is totally guaranteed.

Rarely do opportunities to acquire properties of this character with sea views come to the market and early viewing is highly recommended.



Accommodation

Entrance Porch

Kitchen	16'6 x 15'	Flagstone flooring, exposed ceiling beams, traditional type kitchen units with solid worktop, Belfast sink, farmhouse dresser, Aga cooker, stairs to first floor.
Sitting Room	15'3 x 15'1	Original fireplace with Stanley solid fuel stove, solid wood flooring, timber cladded ceiling, whitewashed walls, telephone point.
Bedroom 1	10'3 x 8'4	Solid wood flooring, timber panelled ceiling.
Bedroom 2	9'10 x 6'2	Solid wood flooring, dimmer light.
Bathroom	15'4 x 9'2	Free-standing cast iron bath with mixer taps, shower stall with electric shower, w.c., w.h.b., exposed stone work, vaulted ceiling with exposed beams and slate floor. Fully fitted laundry press with washing machine and dryer.

First Floor:

Bedroom 3	15'3 x 13'7	Solid wood flooring, original stone walls, two sash windows.
Bedroom 4 Master Suite	15'3 x 14'2	Solid wood flooring, original fireplace, sash window, whitewashed walls. Dressing room and ensuite shower room.
Shower Room	10'4 x 6'6	Tiled shower stall with electric shower, w.c., w.h.b., heated towel rail, sash window and timber floor.
Dressing Room	10'4 x 8'10	With exposed stone work and timber floor.

Total Floor Area: 134 sq.m 1,440 sq.ft



Features

- Whitewashed walls
- Exposed stone work
- Six panel antique doors throughout
- Granite window sills
- 10 minutes' drive from Wellingtonbridge (Supervalu supermarket, chemist, restaurant, pub)
- Scenic location
- 200 metres from the beach
- Traditional farmhouse design
- Beautifully preserved original features
- Private setting
- Generous accommodation
- Overlooking the sea

Services

- Mains electricity.
- Septic tank drainage.
- Private water supply
- OFCH
- Solid fuel stove

Outside

- Gravelled courtyard
- Selection of stone sheds
- Vehicular entrance from rear.
- Vehicular and pedestrian entrance to the front.
- Orchard.
- Grassed lawn.
- Security lighting
- Outside taps.



DIRECTIONS:

From Dublin through Enniscorthy take the N11 towards Wexford. In Wexford, after passing the Ferrycarrig Hotel on the left-hand side, proceed to the second roundabout and take right at this roundabout signposted for Duncannon/Arthurstown (R733). Continue down this road until you reach the village of Wellingtonbridge. There is a Filling Station on the right-hand side and directly opposite there is a pub called 'Tir na nOg', take left just after the pub and continue along this road until you come to a 'T junction'. Take right here and proceed for c. 3 km taking the third turn to the left. The property is the second house on the left and the last property on this road just before the beach. There is a stone entrance and farm sheds just beforehand.

Eircode www.eircode.ie Y35YX36.



Building Energy Rating (BER) : G

BER No.: 112553516

Energy Performance Indicator: 498.63 kWh/m²/yr

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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



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for 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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