



**HOUSE & YARD ON C. 32 HECTARES (79 ACRES)**

**RATHNURE HOUSE, RATHNURE,  
ENNISCORTHY, CO. WEXFORD,  
Y21 E721**



PSRA Reg No. 001536

**FOR SALE IN LOTS**

## FOR SALE BY PRIVATE TREATY

RATHNURE HOUSE, RATHNURE,  
ENNISCORTHY, CO. WEXFORD ON  
C. 32 HECTARES (79 ACRES)

---

### LOCATION:

The property is located in Rathnure which is a small village on the R731 Regional Road c. 12 km from Enniscorthy, Co. Wexford. The Village is located at the foot of the Blackstairs Mountains which borders Co. Carlow and is also close to Bunclody (20km) and New Ross (18 km).

### DESCRIPTION

The property extends to c. 32 hectares (79 acres) with two storey farmhouse and traditional farmyard.

The residence, on a lovely elevated site is approached via a tree lined avenue and is set back from the road. Although in need of modernisation it comprises a number of reception rooms in addition to 3 / 4 bedrooms with a total floor area of approximately 230 sq.m (2,475 sq.ft). Located inside the main entrance is an old gate lodge/ cottage which is derelict but would be ideal for replacement at a future date.

There is a traditional farmyard located to the rear of house providing a number of old sheds and derelict outhouses under a partial concrete and gravel base.

The land extends to circa 79 acres and is primarily laid out in one block in a number of divisions. The entire is very good quality with natural boundaries and hedgerows throughout, extensive road frontage and is ideal for any number of farming enterprises. It is classified as 'Clonroche series' soils which are known as some of the most productive in County Wexford. The property is being offered for sale in 5 lots as outlined below:

**Lot 1:** House & Yard on c.6.6 acres.

**Lot 2:** 21.4 acres.

**Lot 3:** 34.3 acres

**Lot 4:** 16.47 acres

**Lot 5:** Entire property.

### SERVICES:

Septic tank, private well, ESB.

### AMENITIES:

Schools: Primary & Secondary available in Bunclody, Enniscorthy and New Ross.

Racing: Gowran, Punchestown & Wexford Park.

Shopping: Enniscorthy, New Ross & Bunclody.

Hunting: Island hunt, Bree hunt and Shillelagh.

Fishing & Boating: River Slaney.

### DIRECTIONS:

**EIRCODE: Y21 E721**

#### From Enniscorthy:

Take the N30 towards Clonroche/New Ross. After 10km turn right onto the R730. Go straight for 4km through two crossroads and at next cross take left, after ½ km turn right and at next T-junction turn left. This brings you into Rathnure and property is on your right with a **JORDAN Sign**.

#### From Bunclody:

Take the R746 for 11km into Kiltealy. Continue on the R730 for 4.5 km and turn right onto the R731 going through Killane and into Rathnure. Turn left in Village past Church. Property is on your left with a **JORDAN Sign**.

### SOLICITOR:

AB Jordan Solicitors, College Street, Carlow. Ref: Bernard Jordan/Charlotte - Tel: 059 9142157

### GUIDE PRICES:

POA

### CONTACT:

Clive Kavanagh

T: 045 – 433550

E: [clive@jordancs.ie](mailto:clive@jordancs.ie)

Paddy Jordan

T: 045 - 433550

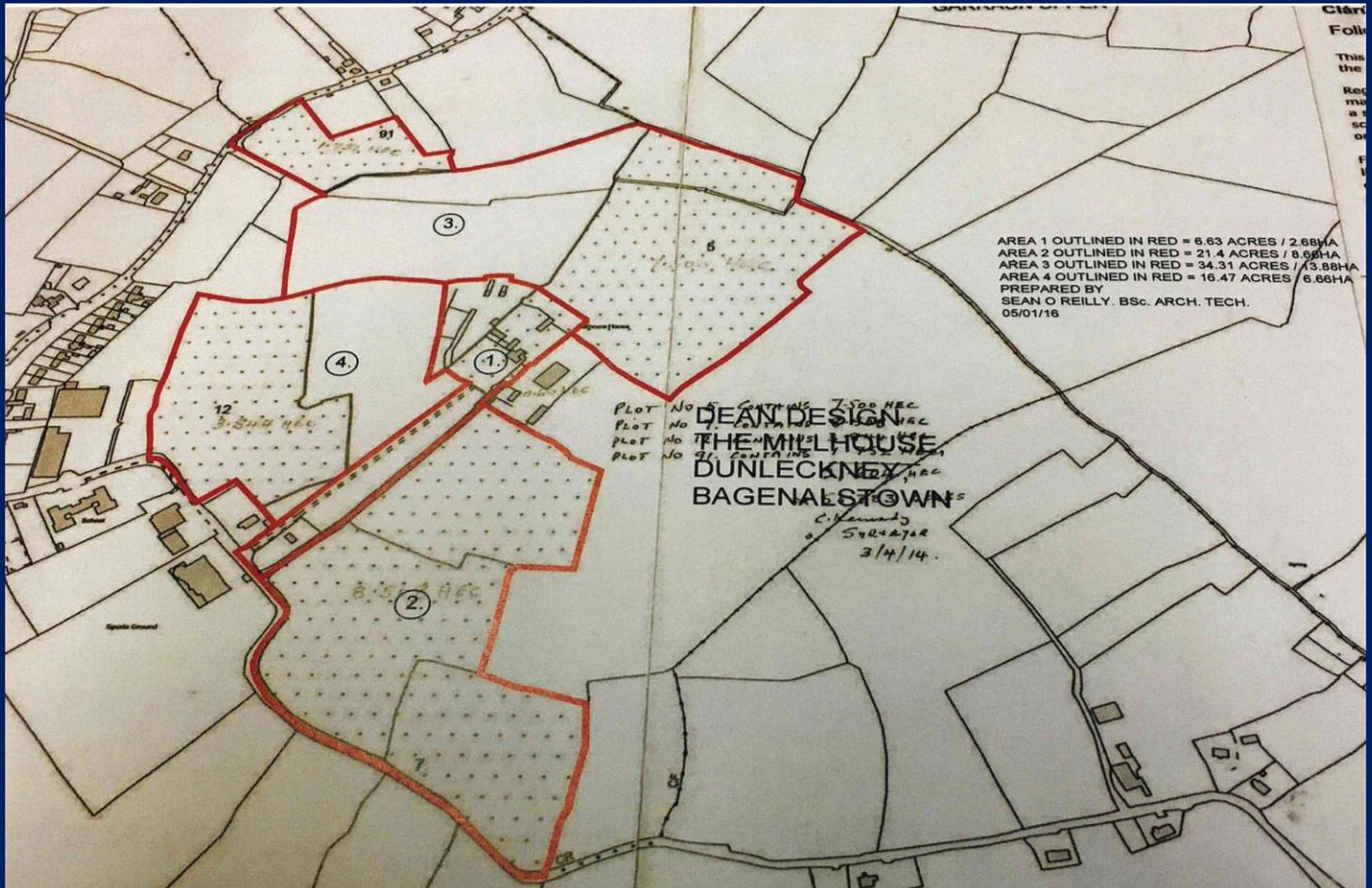
E: [paddy@jordancs.ie](mailto:paddy@jordancs.ie)

### VIEWING:

Strictly by appointment with sole selling agents



# Maps of lands showing lots



Edward Street, Newbridge, Co. Kildare.

T: 045-433550

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

These particulars are issued by Jordan Town and Country Estate Agents on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense that may be incurred in visiting same, should it prove unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © Jordan Town & Country Estate Agents 2019. PSRA Reg No. 001536. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007519 © Government of Ireland.