



For Sale By Private Treaty

Ballagh Court Cottages, Ballagh, Adamstown, Co. Wexford

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Ballagh Court Cottages is a most charming homestead arranged around a courtyard setting with a traditional cut stone farmhouse dating from the 19th century at its heart and 4 exceptionally well presented self catering units. The present owners have been running an extremely successful self catering enterprise which is highly rated on Booking.com, imagineireland.com, hoseasons.com and tripadvisor.com for the last several years and the sale offers new purchasers an exciting opportunity to grow this thriving business.

The central location of Ballagh Court allows visitors take full advantage of Ireland's "Ancient East" particularly County Wexford's offerings from historic Wexford town on the Slaney Estuary; New Ross on the River Barrow and home to the Dunbrody Famine Ship and not to mention the stunning natural beauty of the Hook Peninsula and Lighthouse. Neighbouring Counties of Kilkenny, Carlow and Waterford are all within 30/40 minutes drive.

The entire property is presented in pristine condition having been sensitively and imaginatively refurbished creating a stunning retreat in picturesque setting.



The Farmhouse (Total floor area 95sq m)

Entrance Porch

Sittingroom 4.12m x 4.12m with stove

Kitchen with range of units and tiled floor 5.8m x 5.14m

1st Floor

Bedroom 1. 4.5m x 4.12m with en suite bathroom 3.2m x 3.2m

Bedroom 2. 3.5m x 3m

Shower room

Outside

Rear garden

BER C1 111205548



The Granary (Total floor area 105sq m)

Open plan living room/ kitchen 8.2m x 6.6m with feature fireplace including stove

1st Floor

Bedroom 1. 4.9m x 4.64m with Jack & Jill en suite

Bedroom 2. 4.2m x 3.5m

Bedroom 3. 3.2m x 3m

Outside

Charming private south facing garden

BER C1 111205548



The Stable (Total floor area 115sq m) (currently used as main residence)

Entrance porch with tiled floor

Sitting room 5m x 3.9m with solid fuel stove

Kitchen 6m x 3.25m with range of units

Study/ Bedroom 5.6m x 3.6m

Bedroom 1. 4m x 3.9m

Shower room

1st Floor

Master Bedroom 8m 4.5m with en suite bathroom and walk in wardrobe

Outside

South facing private garden

BER F 111201364



The Lodge (Total floor area 95 sq m) Sittingroom 3.2m x 3m

L-Shape Kitchen / Dining Area 6m x 5.6 av

Guest w.c.

1st Floor

Bedroom 1. 3.7m x 3m

Bedroom 2. 3.7m x 2.3m

Bedroom 3. 3.2m x 2.3m

Bathroom

Outside

Rear patio area

BER D2 111198966



The Cottage

Entrance hall

Living room open plane to Kitchen 6m x 3m

Bedroom 4.5m x 3.3m with en suite shower room

Outside

Sunny gardens

BER C2 111195129



Outside The grounds extend to c. 0.8 acres, there is ample car parking facilities, private and communal garden & patio areas ideal for picnics and BBQs.

Directions Sat. Nav. settings: N 52.41039 W 6.77701

Distances

Wexford Town 31km New Ross 24km Rosslare 47km

Services Mains Electricity, Own Water & Sewerage, Oil Fired Central Heating Systems

Eircodes: Y21Y0F5; Y21W2NF; Y21KF57; Y21A430; Y21TX93

VIEWING: Strictly by prior appointment

SELLING AGENT:



The Quay & Quay Street, New Ross, Co Wexford

Tel: 051 421226

Web: www.pnogorman.ie

PSRA No. 002262

