

For Sale

Asking Price: €600,000

**Sherry
FitzGerald**
O'Leary Kinsella



Parkannesley House,
Ballygarrett,
Gorey,
Co. Wexford
Y25H599

BER C3

sherryfitz.ie



Parkannesley House is an impressive, detached five-bedroom family residence standing c.12 acres in a wonderful rural setting while still within close proximity of Gorey Town and a wealth of amenities.

Built in c.1796 and extending to 3,340 sqft approx., this double fronted period farmhouse, set over 3 levels, retains all the character and charm one expects from a home of this era. The airy hallway sets the tone for this spacious property, off which lies the light filled dining room, a comfy sitting room with feature open fireplace, the kitchen with adjoining utility and a sunroom/gym with swim spa. On the first floor are two well-proportioned bedrooms, both ensuite with walk-in wardrobes and a family bathroom. A further three bedrooms are on the second floor.

Outside to the front of the property is a gravel driveway and parking area with the driveway extending to the rear of the dwelling with many versatile outbuildings creating a courtyard. Also located on the grounds of the property is a Squash Court and a Tennis Court as well as an orchard.

This is a most sought-after location, in the quiet countryside while only 15 minutes from Gorey town and the M11.



Accommodation

GROUND FLOOR

Entrance Porch 3.21m x 3.08m (10'6" x 10'1"): at widest point, tiled flooring.

Entrance Hallway 3.62m x 2.50m (11'11" x 8'2"): at widest point, tiled flooring.

Sitting Room 6.34m x 4.40m (20'10" x 14'5"): at widest point, solid wood flooring, feature open fireplace and exposed timber beam.

Dining Room 4.65m x 5.22m (15'3" x 17'2"): tiled flooring, feature fireplace with solid fuel stove, built-in storage and exposed timber beams.

Kitchen 3.67m x 5.27m (12' x 17'3"): at widest point, tiled flooring and backsplash, fitted kitchen units electric oven and electric hob.

Utility Room 3.52m x 2.75m (11'7" x 9'): at widest point, built-in storage, plumbed for washing machine and dryer and WC.

Sunroom/Gym 7.31m x 7.32m (24' x 24'): at widest point, solid wood flooring, swim spa, shower, WC and sliding doors to garden and timber clad walls.

FIRST FLOOR

Landing 5.12m x 2.62m (16'10" x 8'7"): at widest point, carpet flooring.

Bedroom 1 4.70m x 4.61m (15'5" x 15'1"): carpet flooring, large bed and furniture to be included.

Walk-in wardrobe 2.01m x 2.36m (6'7" x 7'9"): carpet flooring.

Ensuite 1.56m x 2.36m (5'1" x 7'9"): linoleum flooring, tiled walls, shower, WC and wash hand basin.

Master Bedroom 2 4.92m x 5.54m (16'2" x 18'2"): solid wood flooring, bed & furniture included.

Walk-in wardrobe 2.50m x 2.48m (8'2" x 8'2"): carpet flooring.

Ensuite 1.18m x 2.48m (3'10" x 8'2"): tiled flooring and walls, shower, WC and wash hand basin.

Bathroom 2.66m x 1.82m (8'9" x 6'): solid wood flooring, tiled walls, bath, WC and wash hand basin.

SECOND FLOOR

Landing 4.65m x 2.71m (15'3" x 8'11"): at widest point, carpet flooring.

Bedroom 3/TV Room 4.87m x 4.37m (16' x 14'4"): solid wood flooring.

Bedroom 4 4.91m x 5.46m (16'1" x 17'11"): solid wood flooring.

Bedroom 5 3.34m x 3.32m (10'11" x 10'11"): carpet flooring, double bed and rugs included.

Ensuite 0.81m x 3.34m (2'8" x 10'11"): carpet flooring, tiled shower, WC and wash hand basin.





Special Features & Services

- Five-bedroom dwelling c.3340sqft approx.
- Traditional country farmhouse on c.12 acres.
- Stunning countryside setting.
- Excellent stone-built outbuildings, ideal for conversion (subject to planning permission).
- Superb location within close proximity of Ballygarrett & Kilmuckridge villages and approx. 15 mins drive to Gorey.
- Short distance to the coast and beautiful beach (approx. 5 kms).
- Solar panels.
- Orchard.
- Squash Court and Tennis Court.







Directions
Y25 H599





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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FIRST FLOOR



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SECOND FLOOR



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OFFICE OPENING HOURS

Our office opening hours are:
 9am – 1pm & 2pm – 5.30pm
 Monday to Friday.
 Viewings conducted 6 days
 (including Saturdays).

VIEWING

Viewing by appointment.

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