# For Sale

Asking Price: €600,000





Parkannesley House, Ballygarrett, Gorey, Co. Wexford Y25H599





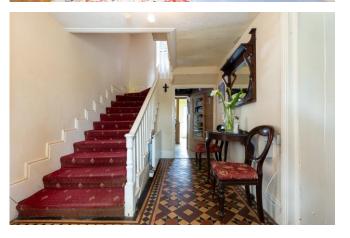
Parkannesley House is an impressive, detached fivebedroom family residence standing c.12 acres in a wonderful rural setting while still within close proximity of Gorey Town and a wealth of amenities.

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.

















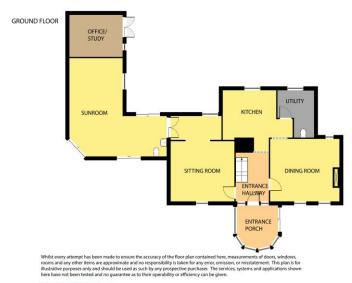


Directions Y25 H599









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FIRST FLOOR SECOND FLOOR





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## **CONTACT**

Sherry FitzGerald O'Leary Kinsella Tara View, Esmonde Street, Gorey, Co Wexford

T: 053 9430088

E: info@olearykinsella.com

## OFFICE OPENING HOURS

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

(including Saturdays).

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