



COOLNAHORNA, ENNISCORTHY, CO. WEXFORD Y21AT02

Ref: P4394



QUINN PROPERTY

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OUTSTANDING C. 87 ACRE RESIDENTIAL HOLDING WITH EXTENSIVE RANGE OF OUTBUILDINGS

For Sale By Public Auction on Wednesday 2nd September at 3pm On The Holding (In One or More Lots)

LOCATION:

This excellent holding is situated close to Enniscorthy and adjoins the N30. It is 3km from the centre of Enniscorthy and is located along the road leading from the Moyne towards Marshalstown.

Enniscorthy is based in the centre of Co. Wexford along the N11 Dublin to Rosslare route, 22km north of Wexford town, 25km south of Gorey and 105km south of Dublin. It is a thriving market town with a good range of shops, services, schools and amenities servicing both a large urban and rural population. There is a swimming pool/recreation centre, several sports grounds including a rugby club and GAA club and several hotels including the four star Riverside Park Hotel. Surrounding the town, there is an 18-hole golf course, several pitch and putts, freshwater fishing and the five-star spa 'Monart' is just beside "The Still Pond". It has an excellent range of commuting options with Irish Rail Wexford Bus & Bus Eireann, along with the M11 to Dublin, N30 to New Ross and N80 linking Carlow/Laois & Offaly.

DESCRIPTION:

The farm is in two blocks with c. 56 acres, the residence and farmyard located to the western side of the N30 and the remaining c. 31 acres located to the eastern side. The lands adjoin two local roads and have over 1km of road frontage. The residence, a traditional farmhouse which has been extended and upgraded over the years, is presented in excellent condition. It is approached via a tarmac driveway with mature grounds, gardens and patio area.

Accommodation comprises of:

Entrance Hall:	3.4m x 3.0m	Tiled floor and cornice ceilings
Sun Room:	4.75m x 3.7m	Tiled floor and double door to living room
Living Room:	4.5m x 4.5m	Carpet and wood pellet stove
Lounge/TV Room:	5.5m x 3.3m	Timber floor, fireplace with stove and sliding doors to patio
Kitchen:	5.5m x 4.9m	Fitted units at floor and eye level, tiled floor, dishwasher, microwave and electric cooker
Pantry:	1.3m x 1.0m	Off kitchen with shelving
Bathroom:	2.0m x 2.5m	Fully tiled, w.c., w.h.b and double shower
Bedroom 1:	4.5m x 2.6m	Fitted wardrobe and vanity unit



First Floor:

Bedroom 2:	4.4m x 2.6m	Carpet
Bathroom:	2.5m x 1.4m	Fully tiled, w.c., w.h.b shower
Bedroom 3:	5.1m x 4.0m	Carpet
En-suite:	2.3m x 1.5m	Fully tiled, w.c., w.h.b., shower
Walk-In-Wardrobe/ Hot Press:	5.1m x 1.2m	Shelving
Bedroom 4:	4.4m x 3.3m	Timber floor, w.h.b and vanity unit
Bedroom 5:	4.5m x 4.6m	Carpet, w.h.b
Adjoining Garage	5.0m x 4.0m	Lift over door

Close to the kitchen is an attractive brick building which has been used as residential accommodation in the past and would make an ideal granny flat if upgraded. It extends to 36meters and has a small kitchen, w.c., living room and bedroom with a store room to the side (4.5m x 2m).

SERVICES AND FEATURES FOR RESIDENCE:

- Private Well
- Septic Tank
- Oil Fired Central Heating
- Alarm
- Property Extends To: 220.25m²
- Built: 1950

BER DETAILS:

- BER: C3
- BER No. 113120208
- Energy Performance Indicator: 222.45 kWh/m²/yr



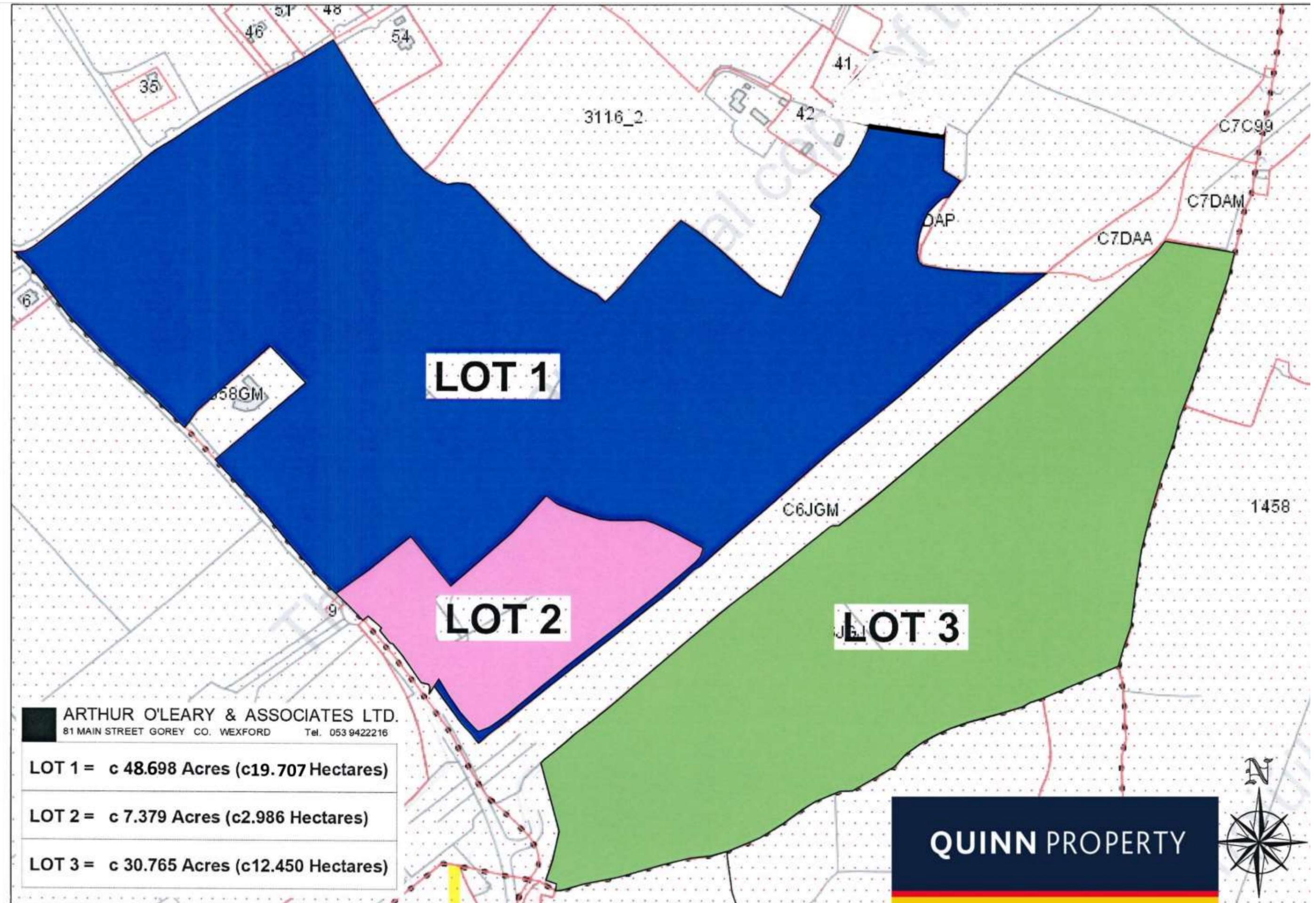
FARMYARD AND OUTBUILDINGS:

The farm was run for many years as a dairy enterprise and has an extensive range of traditional out buildings as well as more modern sheds. It has been leased in more recent times in a mixture of tillage and grass, however it would be ideal to be returned to dairy production if required.

Outbuildings include:

- Traditional stone built shed 11m x 4m
- Lofted shed 16m x 5m on ground floor with overhead loft 16m x 5m
- Two calving sheds both 12m x 6m
- Covered passage way 9m x 3m
- Calf house 9m x 5m with three pens
- Dairy: 6.5m x 5.5m
- Milking parlour 14m x 5m
- 5 span slatted shed 20m x 6m with covered feeding area
- Cubicle shed 14m x 5m, 20 cubicles with automatic scrapers
- Cubicle shed 14m x 6m, 24 cubicles with automatic scrapers
- 3 span machinery shed 15m x 9m
- 3 span shed 9m x 7m
- 4 span hay shed 20m x 8m with concrete floor
- 4 span slatted shed and feeding passage 20m x 11m
- Concrete outdoor silage pit 20m x 20m
- Range of yards and cattle crush





ARTHUR O'LEARY & ASSOCIATES LTD.
81 MAIN STREET GOREY CO. WEXFORD Tel. 053 9422216

- LOT 1 = c 48.698 Acres (c19.707 Hectares)**
- LOT 2 = c 7.379 Acres (c2.986 Hectares)**
- LOT 3 = c 30.765 Acres (c12.450 Hectares)**

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LAND:

The lands have extensive road frontage and are laid out in a number of suitable divisions with the majority currently being in tillage with a smaller amount of grassland. The farm has free draining soils and has been farmed to a high standard over a long number of years. The farm is located in one of Co. Wexford's most productive agricultural regions and it would be ideal for any number of agricultural enterprises.

The property will be offered in the following lots:

Lot 1: C. 48.7 acres

Lot 2: Residence and Farmyard On C. 7.38 acres

Lot 3: C. 30.76 acres





DIRECTIONS:

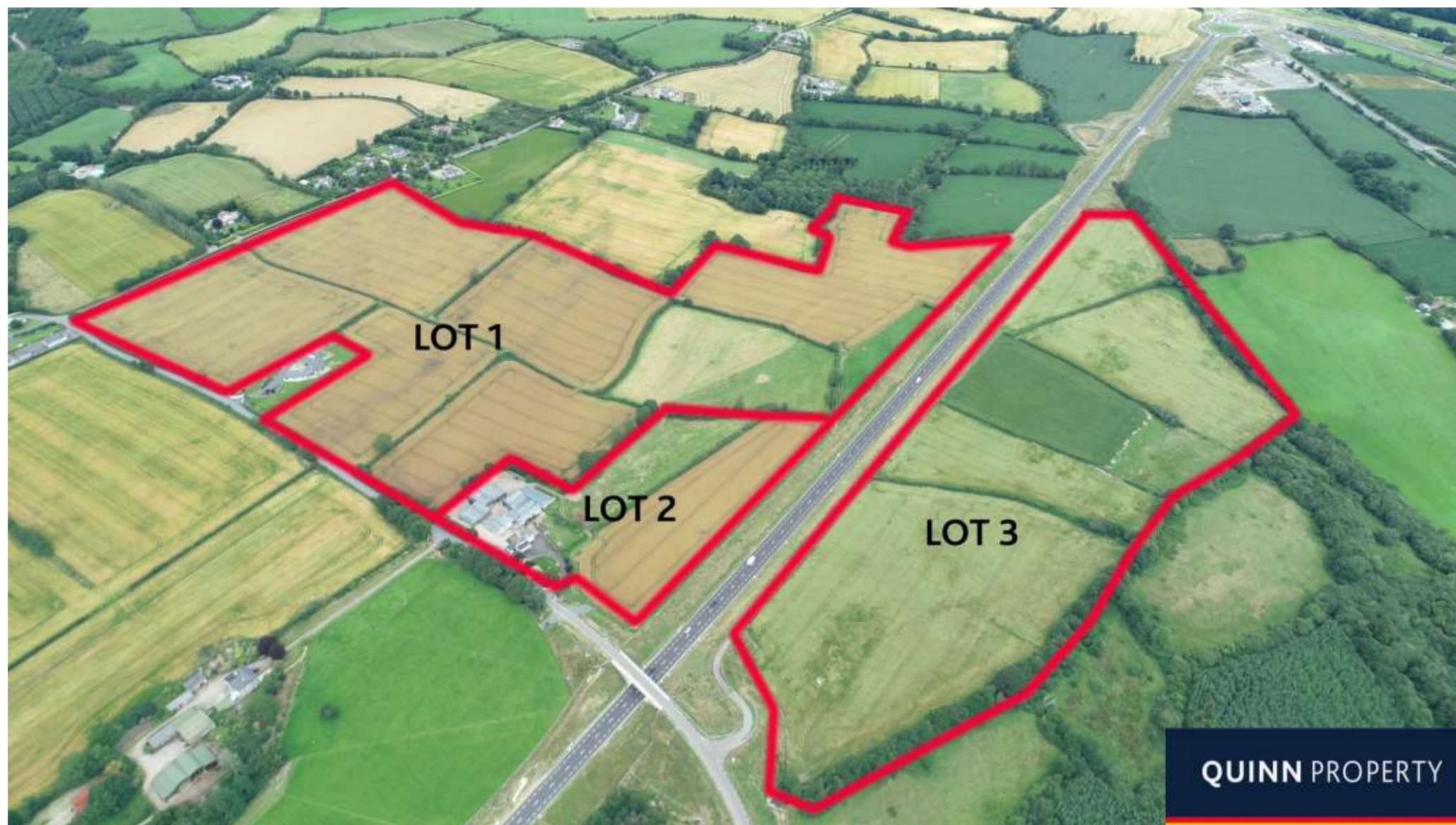
From Enniscorthy, proceed along the N11 to the Scarawalsh roundabout, take the N80 for Bunclody, proceed 500 meters taking the first road to the left with a **QUINN PROPERTY** sign and signposted for Monart, proceed to the first four crossroads, turn left, the farm is on the left hand side with **QUINN PROPERTY** signs.

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www.quinnproperty.ie

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VISIT OUR **QUINN** PROPERTY WEBSITE FOR EXTENSIVE DRONE FOOTAGE at www.quinnproperty.ie

Legal: Kevin O'Doherty, O'Doherty Warren Solicitors, Charlotte Row, Gorey, Co. Wexford. Tel: 0539421587

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26 Main Street, Gorey, Co. Wexford Y25DP60

PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

