

FOR SALE

AMV: €400,000

File No. d182.CWM



The Game Keepers Lodge, Growtown Lower, Barntown, Co. Wexford

- A two-storey property with c. 2.21 Hectares / 5.46 acres of lands.
- Panoramic views of the surrounding countryside.
- The Lodge extends to 125 sq.m. / 1,345 sq. ft. with three bedrooms and two bathrooms
- An integrated garage extending to c. 17.5 sq.m
- Accommodations need finishing in areas and comprise of front porch, hall, sitting room, kitchen / dining room, utility, bathroom. Upstairs, master bedroom with walk-in-wardrobe, family bathroom and two further bedrooms.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

Game Keepers Lodge, Growtown Lower Barntown, Co. Wexford

Location: The Game Keepers Lodge sits proudly on the hillside of what was once the Beatty Estate, in the most scenic location in Barntown. This property is a special offering to the market with a lot of potential. The two storey lodge comes to market with c. 2.21 Hectares / 5.46 acres of land. These lands host panoramic views from the Comeragh Mountains in Waterford to the Wicklow Mountains and out to the Irish Sea.

The lodge was extended in 1998 and now extends to 125 sq.m. / 1,345 sq. ft. It requires renovation finishing with accommodation consisting of a kitchen and dining room, utility room, living room, three bedrooms and two bathrooms. In addition there is an integrated garage extending to c. 17.5 sq.m.

A very private location on the local road L7073 in Growtown Lower, off the R738 which is minutes' drive to Barntown and less than 10 minutes to Wexford town, all major routes to Dublin, Waterford and Cork easily accessed. A newly built national school at Barntown National School is minutes' drive away and all of Wexford secondary schools are services by buses in this area.

Enjoying a rural location while still being within easy reach of many popular Wexford destinations, minutes away is the newly developed Forth Mountain Hike which stretches to the stunning Carrigfoyle Lake, Glynn-Barntown GAA Club, Wexford Rugby Club and Wexford Boat Club. There are a number of horse-riding schools to choose from including Kingsford Equestrian Centre and Shelmalier Stables, there is also a full cross-country course at Forth Mountain Stud.

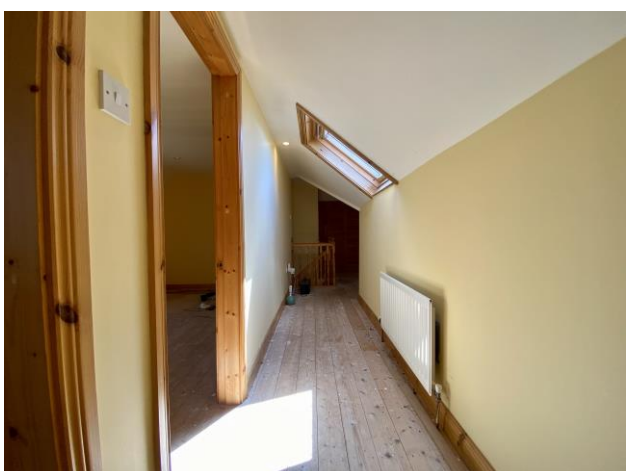
Early viewing comes highly recommended. Contact Wexford Auctioneers Kehoe & Associates 053-9144393.



ACCOMMODATION

Front Porch	2.87m x 1.44m	Dual aspect, large window overlooking front lawn, side window.
Internal Hall	4.15m x 1.99m	Timber staircase leading to first floor, storage underneath stairs, recessed lights. Door to:
Sitting Room	5.94m x 3.54m	Recessed lights, 3 windows overlooking front lawn, feature red brick wall with open fireplace & timber mantlepiece.
Kitchen/Dining	4.40m x 4.07m	Fitted kitchen with solid timber ground & eye level cabinets, worktops, sink access, dual aspect overlooking side & front gardens. Solid fuel stove with back boiler.
Utility Room	2.54m x 1.67m	Ground floor units. Door to outside.
Bathroom	2.57m x 2.00m	not fitted out but is plumbed for shower, w.c. & w.h.b.
Timber staircase leading to first floor		
Landing	7.24m x 2.10m	T&G flooring. Copper cylinder – potential for hotpress
Master Bedroom	4.09m x 3.75m	T&G flooring, large dual aspect window overlooking front & side gardens.
Walk-in wardrobe	1.68m (max) x 1.50m	T&G flooring.
Family Bathroom	3.68m x 1.71m	Lino flooring, w.h.b. with cabinet underneath, bath & w.c.
Bedroom 2	4.15m x 2.77m	T&G flooring, recessed lights, window overlooking front garden.
Bedroom 3	4.11m (max) x 3.03m	T&G flooring, recessed lights, window overlooking front garden, attic access.
Total Floor Area: c. 125 sq.m. / 1,345 sq.ft.		
Integral Garage	4.41m x 3.99m (c. 17.5 sq.m.)	Concrete floor, loft access, pedestrian access & roller door access. Pump for well.





Features

- Set on c. 2.21 Ha / 5.46 acres
- Three bedroom, two bathrooms.
- Extends to c. 125 sq.m. / 1,345 sq.ft.
- Panoramic views across the countryside to neighbouring counties
- Private location

Outside

- Integral garage extending to c. 17.5 sq.m.
- Concrete grounds
- Garden in lawn

Services

- Mains electricity
- Bio-Crete treatment Plant
- Private Well
- Broadband available
- Back boiler on stove
- Alarm

Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Directions: Eircode: Y35 X466



Building Energy Rating (BER): F BER No. 115371932
Energy Performance Indicator: 389.28 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents.

Sales Agent
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