

Ref: P2669

AGHOWLE HOUSE, AGHOWLE, SHILLELAGH, CO. WICKLOW



BER **D2**

QUINN PROPERTY

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**MOST ATTRACTIVE PERIOD FARMHOUSE WITH TWO SELF-CATERING APARTMENTS
SET ON C. 12.8 ACRES WITH EXCELLENT RANGE OF STABLES & OUTBUILDINGS.
AVAILABLE IN 1 OR TWO LOTS.**

LOCATION: This superb holding is located in a mature setting on the Wicklow/Carlow border, close to the Wicklow Way. Originally part of the Coolattin Estate in one of the most spectacular and scenic locations in the Irish Countryside. The area is widely renowned for its picturesque landscape, famous Oak woodlands and numerous forest walks. The quaint villages of Coolattin and Shillelagh are close by and offer amenities such as schools, churches, restaurants, retail shops and all related services with glamping and the Munny Trail. A vast range of outdoor activities are on your doorstep such as Coolattin & Mount Woolsey Golf Clubs, fishing, hill walking, cycling, along with equestrian pursuits including an all-weather riding arena close-by. The property is 1km off the main Shillelagh to Carlow road (R725) along the Aghowle/Crab Lane road, ½km from the local pub at Crab Lane. It is within one hours drive from Dublin and within close proximity of Carlow, Kilkenny, Wicklow and the Wexford Coastline.



DESCRIPTION: Approached via a tree lined avenue, this charming farmhouse was built c. 200 years ago and is of stone construction with a slate roof. It has been extensively renovated and upgraded over the years, whilst retaining many original features such as beamed ceilings, Georgian windows and granite fire-place. The house has been very well maintained and is presented in excellent condition throughout, it is surrounded by beautiful landscaped and ornamental lawns and gardens with an abundance of mature trees (including fruit trees), vegetable gardens, hedging and shrubs.

An attractive patio area leads from a large conservatory with a central courtyard being surrounded by a range of granite stone outbuildings, stables and the house itself. Ample hard core parking is available to the front of the house and continues around the side and rear. Overall the property sits on c. 12.8 acres which also includes two self catering apartments, out-buildings and stables, all with granite stone facades. Accommodation is bright and spacious and comprises of:



Entrance Porch:	1.9m x 1.8m	Tiled floor
Entrance Hall:	1.55m x 1.3m	Carpet
Diningroom:	4.25m x 4.15m	Tiled floor, original granite fireplace, beamed ceiling
Sunroom:	5.75m x 4.6m	Tiled floor, door to patio at front and door to rear garden
Back Hall:	2.6m x 1.8m	Tiled floor
Utility / WC:	2.6m x 2.35m	Tiled floor, fitted units, under-counter freezer, plumbed for washing machine, w.c., w.h.b.
Kitchen:	2.6m x 5.1m	Tiled floor, fitted floor & eye level units, electric cooker, electric hob, under-counter fridge
Sittingroom:	4.3m x 4.1m	Carpet, fireplace
First Floor:	Landing	Carpet throughout, hot press off landing



FARMHOUSE SUNROOM

Bedroom 1:	4.2m x 4.4m	Fitted wardrobes, carpet
Ensuite:	2.65m x 3.0m	W.c., w.h.b., bath, tiled & carpet
Bedroom 2:	4.4m x 2.9m & 2.0m x 2.3m	Carpet, south facing/south west facing windows
Bathroom:	2.6m x 2.6m	Tiled, w.c., w.h.b., shower
Bedroom 3:	2.6m x 3.3m	Carpet

SERVICES AND FEATURES:

Private Well
Septic Tank

Oil Fired Central Heating
Property Extends To: 183.22m²



FARMHOUSE DININGROOM



FARMHOUSE LIVING ROOM



FARMHOUSE MASTER BEDROOM



FARMHOUSE KITCHEN



FARMHOUSE BATHROOM

BER DETAILS FOR ENTIRE PROPERTY

BER: D2

BER No. 109622431

Energy Performance Indicator: 294.44 kWh/m²/yr



There is a most attractive courtyard to the rear of the house with a range of granite stone buildings. In 2007 some of these buildings were tastefully renovated and converted to two self-catering apartments known as 'The Loft' and 'The Mews' keeping the original appearance of the yard intact. The self-catering apartments are currently producing a rental income and have their own separate parking area and private garden patio areas.

THE MEWS - STONE BUILT SINGLE STOREY, ONE BEDROOM, APARTMENT

Entrance Hall:		Leading to ...
Kitchen/Utility:	4.95m x 3.5m	Fitted kitchen presses, fridge, gas cooker, tiled & carpet floor
Livingroom:	4.8m x 3.55m	Double doors to garden, tiled floor, stone feature wall
Bedroom 1:	4.6m x 2.7m	Timber floor
Shower Room:	3.0m x 1.1m	W.c., w.h.b., shower



THE MEWS LIVING AREA

The Loft is a two storey building with a beautiful open-plan stairs. The stove in the Loft is very effective and burns efficiently with a lovely flame and the underfloor heating combined with sun coming in the windows makes the Loft very warm the whole year round. A balcony finishes off this superb conversion providing a perfect space for evening drinks on long summer evenings or even an ideal area for bird watching /deer spotting.

THE LOFT APARTMENT

Entrance Hall:	9.3m x 8.7m	Open plan leading to
Shower Room:	1.55m x 1.55m	W.c., w.h.b., shower
Bedroom 1:	4.54m x 2.7m	Carpet
Ensuite;	2.28m x 1.79m	W.c., w.h.b., bath
Bedroom 2:	3.59m x 1.49m	Tiled
First Floor		Open plan, light metal stairs
Kitchen/Living Area:	10.18m x 4.54m	Fitted wall & floor units, integrated fridge/freezer, electric cooker and dishwasher. Solid fuel stove in living area



THE LOFT LIVING AREA

OUTSIDE:

There is a gravelled driveway leading from the public road with a gravelled parking area to the front. There is a courtyard to the rear of the residence with a concrete yard and ample parking. Large lawn to front and sides with mature trees, fruit trees & shrubs leading to a delightful sunken garden accessed through a 'lovers arch' providing a private and sheltered spot. To the side of the property is granite paved patio surrounded by mature shrubs, west facing catching the evening sun. A number of pathways meander through the gardens. Vegetable garden in three divisions and protected by a wire fence.



OUTBUILDINGS:

Modern shed (15m x 9m) with double doors to both ends incorporating three stables, tack room and storage area. Stone built shed (5m x 7m) incorporates utility room and boiler. A concrete built store/shed with corrugated roof (9.m x 5.m). Two old fashioned pig stys.

LAND:

The land around the farmhouse and farmyard is divided into four divisions, all currently in grass. The majority of the land is good quality, free draining grassland while one section of the land is in need of some drainage and improvement works. Suitable for any equine /agricultural enterprise. It has good road frontage and the benefit of a natural water supply.

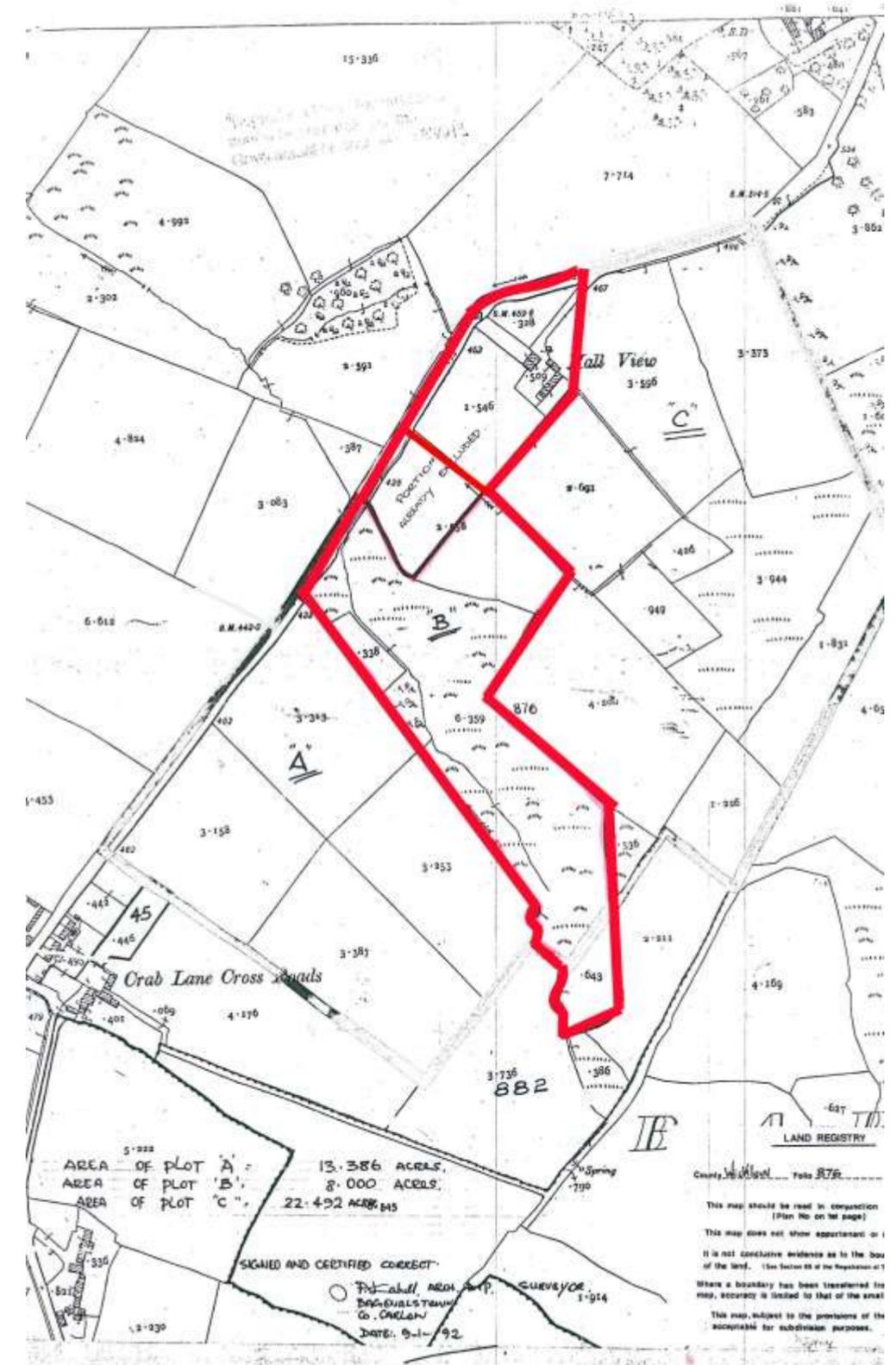


The property is available to purchase on C. 2.5 Acres with Residence, Apartments and Out-buildings or the Entire on C. 12.8 Acres.

DIRECTIONS:

From Shillelagh take the R725 towards Carlow. Take the third road to the left at sign for Crab Lane Road. Continue past Aghowle Church and the property is on the left after about 300m.

G.P.S.: 52°46'41.0"N 6°36'36.9"W





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