



Cuckoo Hill

Ballyprecas, Bunclody Co. Wexford

A superbly presented training facility with a charming family residence enjoying magnificent views of the Blackstairs mountain range and only a short drive from Bunclody town.

Cuckoo Hill

Ballyprecas, Bunclody Co. Wexford

A top class training facility set amidst c.18.5 acres and with a stunning backdrop of the Blackstairs Mountains.

Approached via a gated entrance, this well laid out family home is finished to a very high standard and presented in superb condition. The residence is a split level detached bungalow laid out over two main floors (attic space suitable for conversion with an option to provide additional accommodation). Extending to c.3,800 sq. ft. the house boasts generous accommodation, perfect for modern living.

5
BED

5
BATH

2
LIVING

18.5
ACRES

353
M²



Ground Floor

ENTRANCE HALL

3.4m x 2m

KITCHEN / LIVING ROOM

9m x 4.85 with modern fitted kitchen, island, marble counter tops, stove with doors to patio area.

DINING ROOM

5m x 5m with dining area off kitchen, doors to living room and patio doors to rear garden.

UTILITY ROOM

4.1m x 2.7m off the kitchen with door to garden and patio area.

SITTING ROOM

Sitting room - 7.5m x 5.2m large reception with feature windows, fireplace (fitted stove), vaulted ceiling with exposed beams, door to balcony and rear patio.

PRINCIPAL BEDROOM

4.84m x 4.62m with access to balcony and large dressing area (3.28m x 2.85m) and en-suite (4.19m x 3.14m) featuring tiled walls & floor, jacuzzi bath, shower, wc and whb.

BEDROOM 2

4.8m x 3.9m with en-suite (2.7m x 2.3m) shower with wc and whb. Access also to entrance hall off en-suite.

INNER HALL

11.43m x 2.7m with feature vaulted ceiling and spiral staircase to attic.

ATTIC

5.86m x 4.75m & 7.25 x 3.5m floored attic space with fitted skylights and suitable for conversion.



Lower Ground Floor

LAUNDRY ROOM

3.28m x 2.7m plumbed for washing machine and dryer with door to rear garden.

INNER HALL

3m x 2.6m

BEDROOM 3

4.05m x 3.85m

BATHROOM

3.05m x 2.1m with fitted bath, shower, wc and whb.

KITCHEN / LOUNGE

5.4m x 5.1m & 3.7m x 3.1m large lower ground floor kitchen/living area perfect for use as a self contained unit with own door access or further accommodation. This includes fitted kitchen with an adjoining living area and bedroom.

BEDROOM 4

4.95m x 4.1m located off the kitchen/living area with parquet flooring, spacious en-suite (3.25m x 2.45m) with shower, wc & whb.

BEDROOM 5

4.83m x 3.6m with en-suite (3.5m x 2.04m) bath, wc & whb.





Outside

A spacious raised balcony and timber decking area along with a paved patio is situated to the rear of the residence, ideal for outdoor dining / entertaining and offering privacy with spectacular views of the surrounding countryside.

This is all surrounded by sloping lawn, well stocked flower beds, hedging and mature trees.



Stables, Yard & Equestrian Facilities

Situated below the residence is the yard which is a well designed / turnkey facility with the benefit of an excellent 5f gallop:

BARN 1

Incorporating 10 boxes, tack room, wash bay, hay storage area and opening onto a large sand arena.

BARN 2

Incorporating 8 boxes.

BARN 3

Incorporating 16 boxes, tack room & hay storage area.

The yard also has the added benefit of 2 covered horse walkers and provides access to a selection of stock proof turn out paddocks.

There is a superb gallop (wexford sand) extending to c.5f with both a circular gallop and uphill shoot off which caters for horses of all levels of fitness. In addition there is a schooling strip (fibre mix) which can accommodate 3 schooling fences.



Features

A charming split level residence

Stunning location

Spectacular views of the Blackstairs Mountains

Internal Road

Extensive Yard, well laid out and with excellent facilities.

Outdoor sand arena

5f Wexford sand gallop

Convenient to Bunclody and M9 & M11 motorways







Amenities

The local town of Bunclody provides a wide choice of shops, restaurants, bars and is well served with schools at both primary & secondary school level. There is an array of local sports clubs providing a wide range of sporting activities.

There is also an abundance of outdoor activities to be found close by which including walking, hiking, horse riding and fishing. Golf enthusiasts are also well catered for with Bunclody Golf Club only a few minutes drive away.



Location

MAP CO-ORDINATES

Lat: 52.641426 (52° 38' 29.13" N)

Long: -6.669563 (6° 40' 10.43" W)

Eircode: Y21 VP04

Located c.2km from the town of Bunclody and within easy reach of Dublin via either the M11 or M9 motorways.

The property is accessed via it's own gated entrance off the Mill Road, enjoys magnificent scenery and panoramic views of the locality.



Details

SERVICES

Well water supply · Mains electricity · Telephone · Broadband
Septic tank · Gravity fed water to fields

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is offered as appropriate with rights of way either public or private, wayleaves, easements and other rights of way whether these are specifically referred to or not. All sporting rights, standing timber and minerals insofar as they are owned, are included in the freehold sale.

FIXTURES & FITTINGS

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together are excluded from the sale but some may be available by separate negotiation. Such items include all carpets and curtains, light fittings, domestic electrical items and garden statuary.

SOLICITOR WITH CARRIAGE OF SALE

Ethel Deacon, Ensor O'Connor, 4 Court Street, Enniscorthy, Co. Wexford.

VIEWING

Viewing is strictly by appointment with the selling agents.







Goffs Property
Kildare Paddocks, Kill, Co. Kildare
Email: property@goffs.ie
Tel: +353 45 981 048
PSRA Licence 001903

GOFFSPROPERTY.COM



Donohoe Town & Country
Butler Court, Patrick St, Kilkenny
Email: info@donohoeproperties.com
Tel: +353 56 777 0400
PSRA Licence 003789

DONOHOEPROPERTIES.COM

These particulars are not an offer or contract, nor part of one. You should not rely on statements in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. The agents do not have authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers or lessors

The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.