



For Sale By Private Treaty

**Dun Ar Ruin,
Duncannon, Co. Wexford**

FOR SALE BY PRIVATE TREATY

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A Most Charming Coastal Residence and Martello Tower on c. 2 acres

Rarely does such a property come to the market, located only a short walk from the seaside village of Duncannon, Dun Ar Ruin is a most charming and exceptionally well maintained 3 bed property dating from the late 1950's and historic Martello Tower which dates from the early 19th century.

Approached via a beautiful driveway, the main property which extends to approximately c.92sq m includes a bright entrance hall, sitting room with solid fuel stove, dining room, kitchen, utility, 3 bedrooms and shower room.

The granite built Martello Tower is one of only 3 built in Co. Wexford as defences against a planned invasion by Napoleon Bonaparte.

The Martello Tower is a free-standing, compact, squat, circular, two-storey structure built over a vaulted cellar with a parapet- protected roof which has a fixture for a large traversing cannon. The tower stands 10m high, with bomb-proof walls, over 3 metres thick in places. It is built with large granite blocks and is a magnificent feat of engineering. It is one of the few Towers in Ireland that still has its boundary walls and embankments that are fairly intact.

There is a stone staircase to the roof. The first- floor was the garrison's living quarters for eleven men and one officer. There were 2 rooms on this floor with one window & one fireplace in each. The entrance door was on this floor also. It was 3 m from the ground and access was by a ladder, which could be withdrawn into the tower in an emergency.

The latrines were outside in the corner of the grounds. The ground floor was devoted to storage of materials and supplies. Incorporated in it was an ammunition's magazine which was walled off for safety reasons. There is a well in the cellar.

The Tower is surrounded by a stone wall with a 3m wide and sloping embankment in front so that any attackers could not hide behind it. Local myth suggests there are tunnels connecting the Towers to the Fort. The defeat of Napoleon and the advance of gun technology meant that Martellos were rendered surplus to requirements. They were then used as watch towers to combat smugglers.



Accommodation

Entrance Hall 4.2m x 2.5m with ceramic tiled floor

Sitting Room 4m x 3.7m with Feature Stone Fire Surround, Stove and Solid Wood Flooring

Dining Room 3.5m x 3m with Solid Wood Flooring

Kitchen 3m x 2.4m with a range of fitted units

Utility with tiled floor, sink & storage, large hotpress and door to rear

Guest W.C. & W.H.B.

Bedroom 1. 4m x 3m with fitted wardrobes

Bedroom 2. 3m x 2.4m

Bedroom 3. 2.7m x 2.7m

Shower room fully tiled

Services: Mains electricity, group water, own sewerage alarm

BER:  No. 105584833

Local Authority: Wexford County Council—The Martello Tower is a Protected Structure ref 0566

Viewing:

By Prior Appointment with Selling Agents

Directions:

From the village proceed in the direction of the Church the entrance to the property is immediately before the Church gates and Community Centre on the right hand side.

Outside

The property is set on approximately 2 acres the majority of which is in lawn. There is ample car parking on gravelled forecourt to the front of the property.



Selling Agents:

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Solicitors:

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