

# Charming 200-year-old renovated farmhouse set on about 10 acres

Caherbrack, Ballinamult, Co Waterford, E91 PX74

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## About this property

Caherbrack is a beautifully renovated 200-year-old farmhouse set on around 10 acres, featuring numerous traditional outbuildings. The original cottage has been thoughtfully extended into the adjoining stone barn, creating spacious living accommodation totaling 224 sqm (2,411 sq ft). This property boasts exceptional energy credentials, featuring 28 high-performance solar panels complemented by advanced battery packs. Designed for maximum sustainability, the system significantly reduces running costs, making the home extremely economical to operate. The main entrance hall leads to an open-plan kitchen, living, and dining area, as well as a sunken living room and an ensuite bedroom. The kitchen is equipped with built-in cabinetry and a central island topped with solid wood countertops. A charming, exposed brick wall and stove add to the warmth of the room. Just off the kitchen, a shower and utility room offer practical convenience and provide separate access to the rear garden.

A large ensuite bedroom accessed from the entrance hall overlooks the peaceful courtyard. The sunken living room, perfect for entertaining and soaking up the evening sun, opens onto a glass canopy patio in the rear garden.

Adjacent to the living room is an additional open-plan kitchen and

dining area featuring double-height ceilings that flood the space with natural light and create an airy atmosphere. Built-in cabinetry wraps around this room, while a glass door opens onto a private front courtyard - an ideal suntrap for alfresco dining and entertaining. Completing the ground floor are a utility room and a further ensuite bedroom. A pine wood staircase from the kitchen/dining area leads to the final bedroom and bathroom upstairs. Additionally, a gym adjoining the house is accessible via a separate entrance, offering flexibility and privacy.

**Outbuildings:** A substantial original stone barn measuring approximately 157 sqm (1,689 sq ft) offers five generously sized bays, providing excellent versatility for storage, agricultural use, or the potential for conversion into additional living or functional space, subject to obtaining the necessary planning permission. Situated to the east of the main house is a practical workshop with adjoining storage space, alongside a separate storage shed.

To the west of the house, a large concrete yard provides a robust, easily maintained surface ideal for agricultural operations or vehicle access. This yard currently includes a four-bay dry-bedded cattle shed, thoughtfully designed to provide comfortable shelter for livestock.

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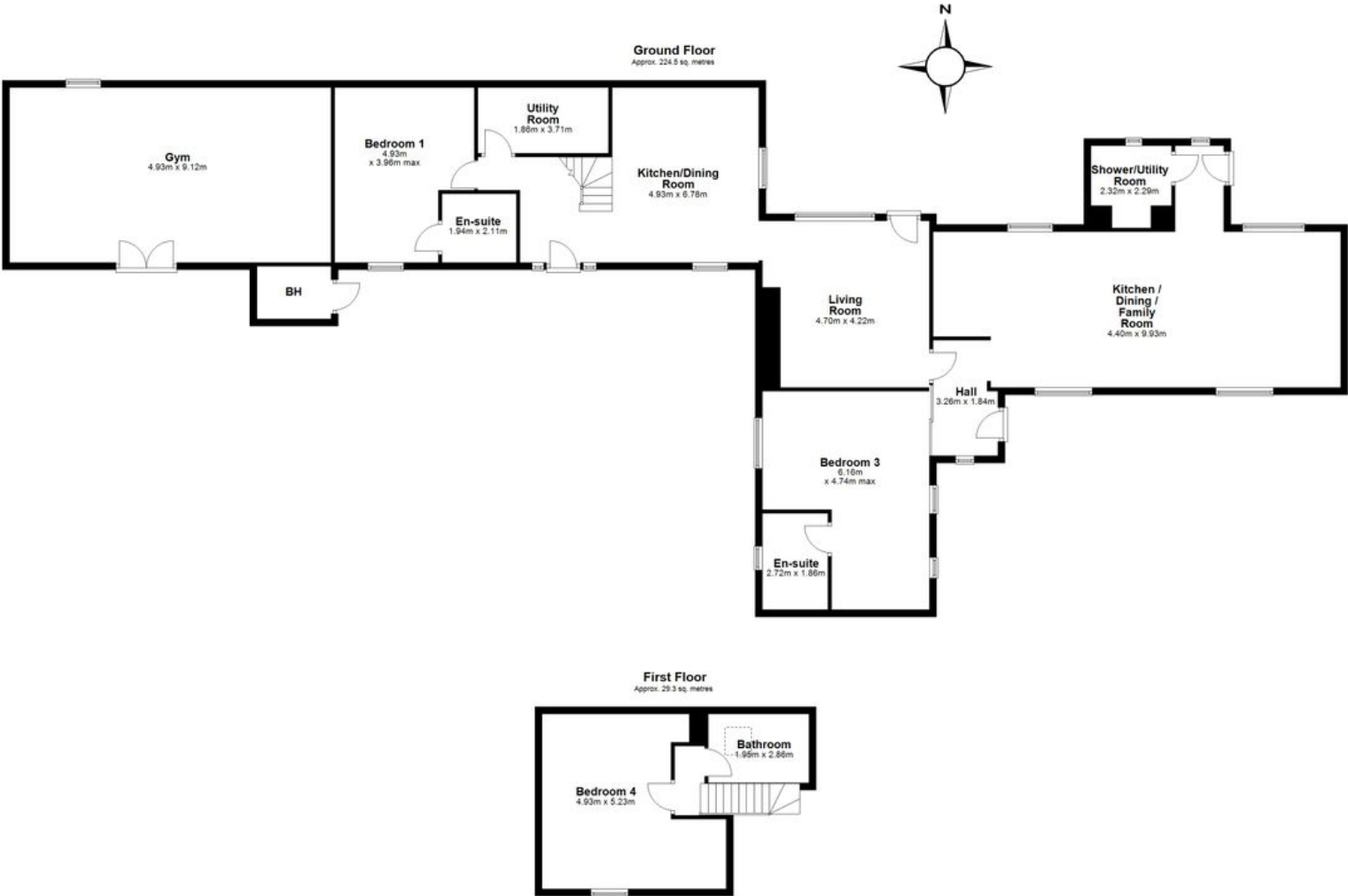
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## Plans

 2,411 sq ft

 10.6 acres



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## Local Area

For everyday amenities, the nearby town of Newcastle (11km) provides shops, services and local amenities.

The award-winning coastal town of Dungarvan (20km) offers a comprehensive range of amenities and services including fine dining restaurants, bars, cafés, and retail centres. The Waterford Festival of Food takes place annually and attracts visitors from across Ireland and abroad.



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## Property Details

### Key Features

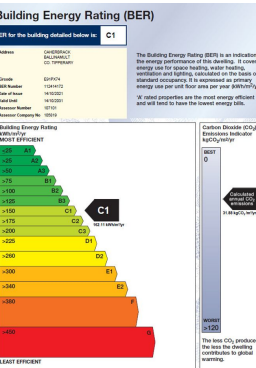
- Idyllic countryside setting
- Fully renovated farmhouse
- Ultra efficient featuring 28 high performance solar panels
- Extensive traditional farm buildings
- Large garden area and set on about 10 acres
- Located a short distance from Dungarvan

### Services & Additional Information

- Registered septic tank
- Private well

### BER

BER Rating = C1



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## Enquire



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## More Information



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Property Ref: DUY250044



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