

Ref: P2392

'FARABOGUE HOUSE', RAHEENTEIGUE, TINAHELY,
CO. WICKLOW Y14 XR23



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QUINN PROPERTY

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EXCEPTIONAL C. 45 ACRE RESIDENTIAL FARM WITH OUTBUILDINGS (IN 1 OR MORE LOTS) FOR SALE BY PRIVATE TREATY



LOCATION:

'Farabogue House' enjoys a wonderful rural location in a very scenic area along the Wicklow Way. It is located just 2km off the main Tinahely/Hacketstown road (R747) at Crossbridge with primary school and church, 5km from Tinahely and 6km from Hacketstown with all amenities in both towns. There is an array of sporting and outdoor amenities in the vicinity such as beautiful walks in Tomnafinnogue Woods, fishing and Coolattin Golf Club. The property is 25km from many of north Wexford's finest beaches, 20km from Gorey with excellent train and bus services and a full range of all amenities, 25km south of Arklow and 80km south of Dublin.

DESCRIPTION:

The residence, which is approached via a hard core avenue, was constructed in the late 1800's and can lay claim to an historical link with the famous Irish Leader, Charles Stuart Parnell, who attended meetings in the property. Built of granite cut stone with an adjoining courtyard and a further selection of granite single storied buildings, it simply oozes charm and character. The outbuildings may be suitable for conversion into further accommodation or holiday chalets, subject to planning permission being obtained for change of use. The property was refurbished some 20 years ago and, more recently, has been dry-lined. Internal walls and attic space have been insulated and it is presented in excellent condition. Accommodation comprises of:



Entrance Hall:	1.5m x 1.2m	Stair well, carpet
Parlour:	4.3m x 4.3m	Solid fuel stove with cast iron surround, under stairs storage, carpet
Sitting Room:	4.3m x 3.6m	Open fire with marble surround, carpet
Kitchen/Dining & Living Area:	7.8m x 3.9m	Tiled floor, fitted kitchen, integrated electric oven, electric hob, extractor fan, dishwasher, microwave, fridge freezer, solid fuel stove with back boiler
Utility:	3.4m x 2.8m	Tiled floor, plumbed for washing machine, back door
W.C.:	2.7m x 1.2m	Tiled, shower, w.c., w.h.b.
First Floor:		
Bedroom 1:	4.3m x 4.3m	Carpet
Bedroom 2:	4.3m x 4.3m	Carpet
Bedroom 3:	3.3m x 2.2m	Carpet, hot press
Bathroom:	3.2m x 3.0m	W.c., w.h.b., shower, fully tiled





The property may be sold in 1 or 2 lots as follows:

Lot 1: Residence and outbuildings on c. 20 acres. The lands have excellent road frontage and are divided into five fields with natural boundaries and matures trees. They are currently in grass and of excellent quality, suitable for any agricultural use.

A.M.V.: SALE AGREED

Lot 2: C. 25 acres and are located directly opposite Lot 1. This land enjoys frontage onto the public road and onto a hard core laneway. This block is more suitable for grazing with about five acres in need of reclamation.

A.M.V.: €140,000



OUTSIDE:

The property has a good range of outbuildings and these include:

- 2 Bay Round Roof Shed
- 2 x 4 Bay Lean-To's 75' x 60'
- Open Silage Pit
- Concrete Yard
- Free Standing 2 Bay Lean-To
- Cattle Crush
- Dip Tub
- Dog Kennels



BER DETAILS:

BER F

BER No. 107839672

Energy Performance Indicator: 417.62 kWh/m²/yr

SERVICES AND FEATURES:

- Solid Fuel / Central Heating
- Private Well
- Septic Tank
- Property Extends To: 132m²
- Built: 1832

This Is An Ideal Opportunity For Someone Wishing To Buy A Residential Farm Of This Size Or To Increase An Existing Holding. Viewing Is Strictly By Appointment Only



DIRECTIONS:

From Tinahely take the Hacketstown Road (R747). Proceed for 3 km to Crossbridge, veer left and proceed for 1 km, turn left and the property is on the left after c. 0.5 km with a **QUINN PROPERTY** sign.

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