

Ref: 7936

BALLYCARRIGEEN, FERNS, CO. WEXFORD Y21 RY20



BER E1

QUINN PROPERTY

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Valuable C. 107.4 Acre Residential Holding
For Sale By Auction on Friday, 28th November At 2pm In The Ashdown Park Hotel (And Online)
(In 1 Or More Lots)





LOCATION:

QUINN PROPERTY are delighted to bring to the market this outstanding residential farm at Ballycarrigeen, Ferns, Co. Wexford. Nestled in the heart of County Wexford, this offers a rare opportunity to acquire a substantial agricultural holding in a highly sought-after location. Situated just minutes from Ferns, it offers easy access to Enniscorthy, Gorey and the M11, an ideal location for those seeking the tranquillity of country living without sacrificing connectivity.

The property lies in the half Parish of Boolavogue, with Monageer being the other half. Local amenities are well catered for with primary schools, shops and sporting facilities with Monageer/Boolavogue GAA Club and St. Cormac’s Soccer Club. The property is 4km from the renowned Fr. Murphy Historical Centre in Boolavogue, a site steeped in rich Irish history. The Centre commemorates the 1798 Rebellion and pays tribute to local hero Fr. John Murphy, offering a deep cultural and historical connection to the area.

Ferns is 5.5km away, also an historic town located along the N11 in north Wexford, with a good range of services to include primary school, shops, pubs, restaurants and churches. It also provides a good range of transport links with Expressway and Wexford Bus offering daily services.



DESCRIPTION:

The property comprises of a traditional farmhouse that is set back about 300 meters from the public road, providing privacy and offering panoramic views of the surrounding countryside. It is a traditional two storey stone built farmhouse, over 150 years old, to which an extension has been added in more recent times. Whilst it could benefit from some modernisation and upgrading, it is full of charm and character and offers a solid layout with original features and timeless appeal, an ideal canvas for those looking to modernise a country home to their own taste and standards. Accommodation comprises as follows:

Entrance Hall:	3.5m x 2.3m	Tiled flooring, stairs to first floor
Living Room:	5.0m x 4.1m	Laminate flooring, feature fireplace with open fire, dual aspect
Kitchen/Dining Room:	5.0m x 3.5m	Laminate flooring, dual aspect
Utility Room:	2.1m x 1.5m	Tiled flooring, plumbed for washing machine, back door
W.C.:	1.7m x 1.2m	Tiled flooring, WC, WHB
Sitting Room:	6.0m x 4.0m	Laminate flooring , open fireplace
Landing:	1.7m x 1.0m	Carpet flooring
Hallway:	7.2m x 1.0m	Carpet flooring
Bedroom 1:	4.1m x 4.1m	Carpet flooring, pleasant country views, walk in wardrobe

Hot Press:	1.0m x 0.9m	Shelving
Bedroom 2:	4.2m x 3.3m	Carpet flooring, pleasant country views
Bedroom 3:	3.1m x 2.0m	Laminate flooring
Bathroom:	2.6m x 1.9m	Fully tiled, WC, WHB, electric shower
Back Hallway incl. below		
Bedroom 4:	4.1m x 3.0m	Timber flooring

BER DETAILS:
 BER: XX
 BER No. XX
 Energy Performance Indicator: XX kWh/m²/yr

SERVICES:
 Private Well
 Septic Tank
 Oil Fired Central Heating
 Extensive Range Of Outbuildings

OUTSIDE:
 Outside there is a farm yard to the rear of the residence with a good range of sheds and outbuilding with excellent scope for farming operations, these include:

An old milking parlour and dairy:
 4 span ‘A’ framed shed 20m x 23m, including a stable
 1 span ‘A’ framed shed 23m x 5m
 4 span round roof with 2 lean-tos 20m x 23m
 7 span round roof concrete built shed 35m x 6m, with 25m of lofted accommodation, incorporating milking parlour, dairy, two stables and loose housing
 Stone built shed incorporating 3 stables
 Lean-to shed 5m x 6m with stable
 ‘A’ framed shed 8m x 20m with a 2 span lean-to
 3 span ‘A’ framed shed 15m x 10m

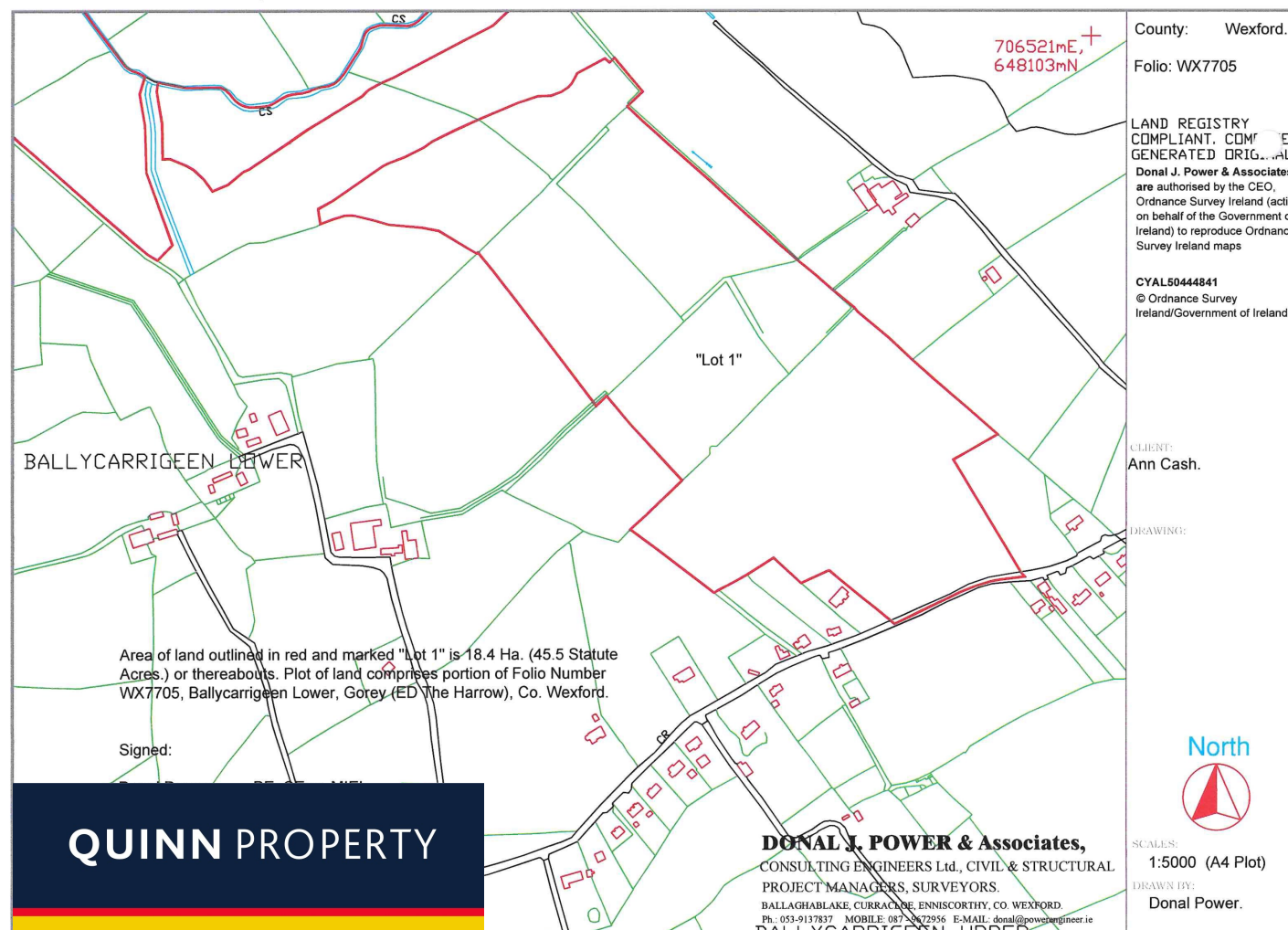


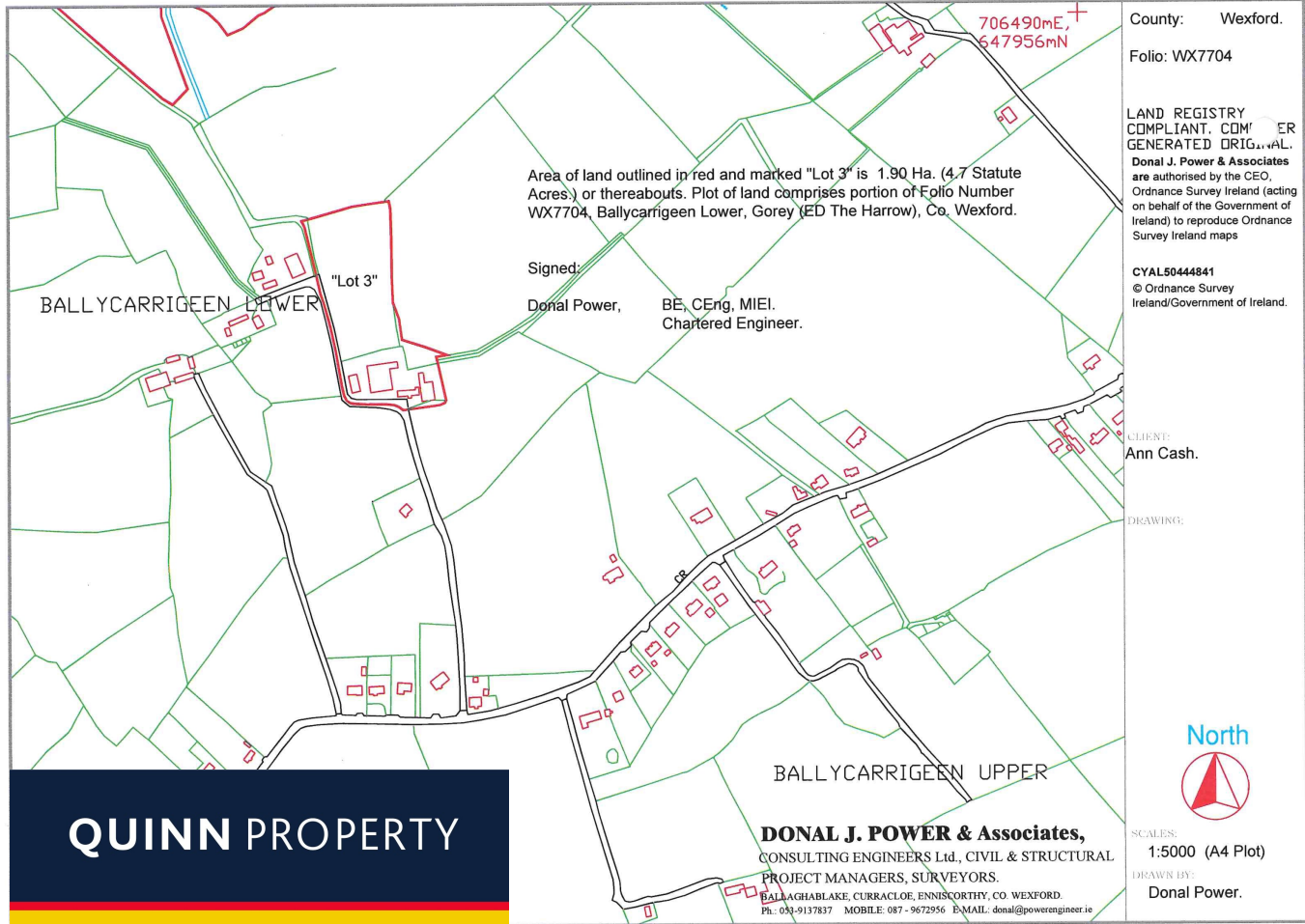
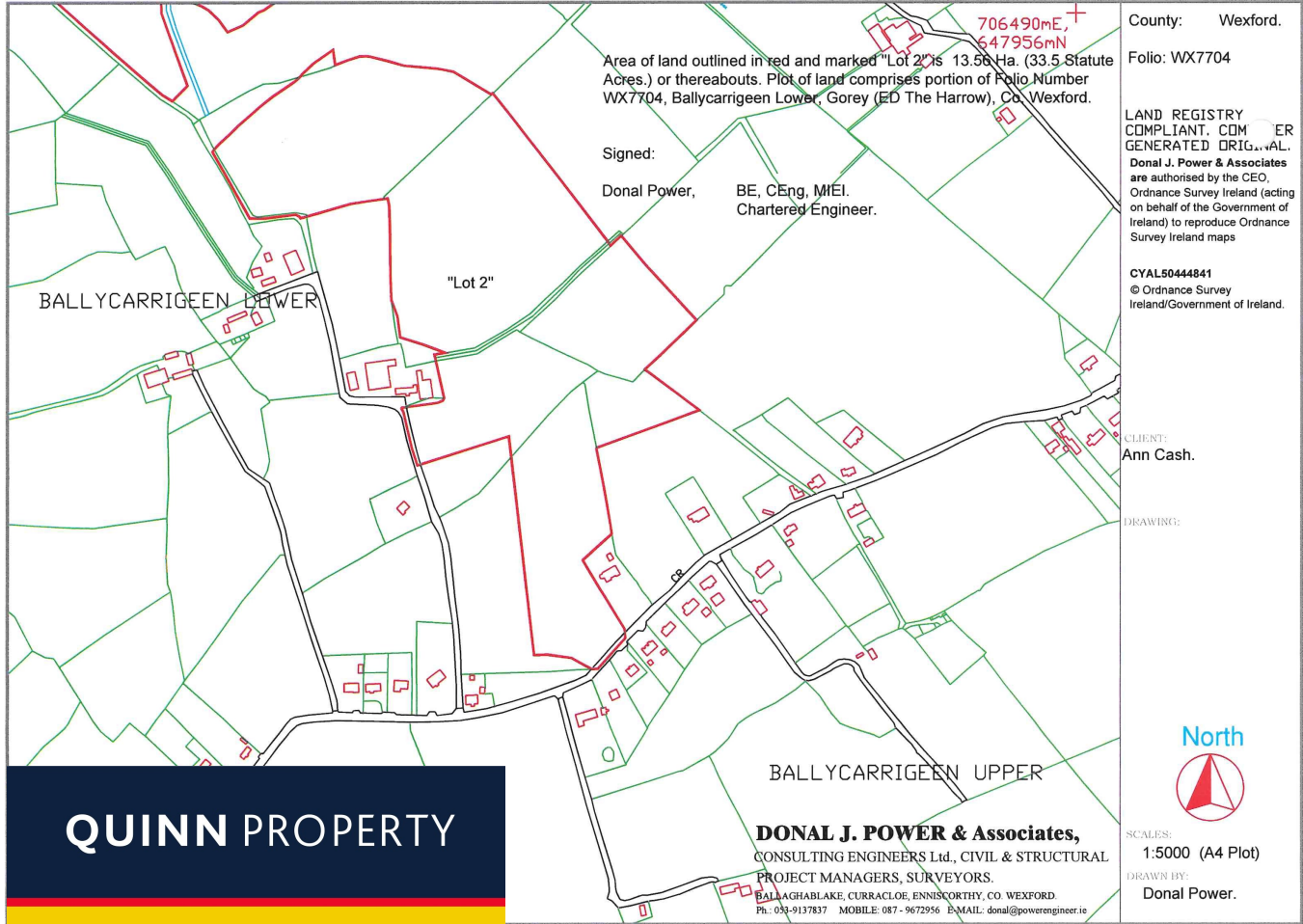
LANDS:

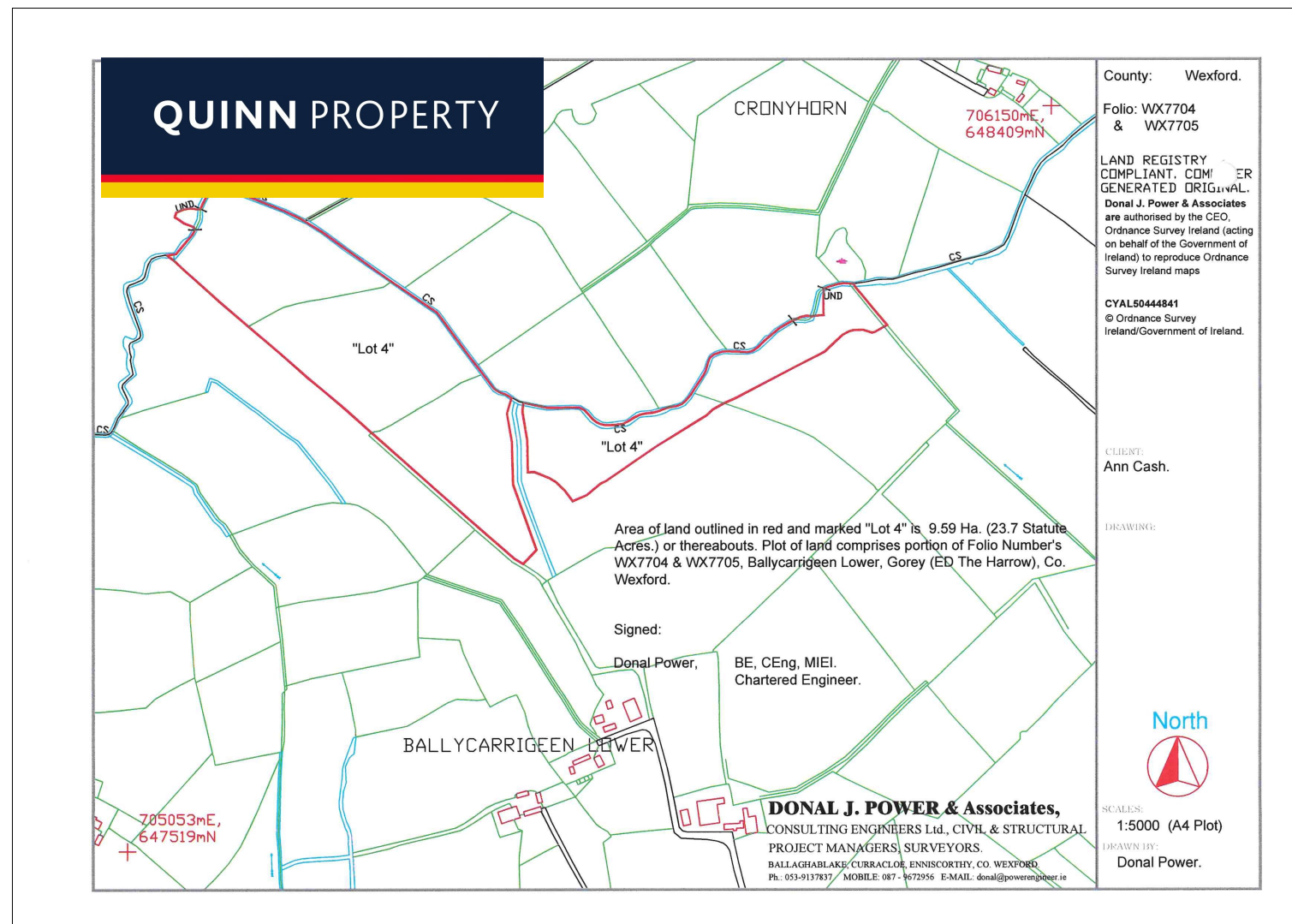
The lands are laid out in a number of suitable divisions with the majority in grass and a small amount of tillage. The land is all in the one block, however the M11 has split the farm with C. 83.7 acres adjoining the house and farmyard on the eastern side and the remaining C.23.7 acres on the western side. The majority of the lands are free draining soils with some heavier soils closer to the motorway. An underpass links the lands either side of the motorway.

The lands will be offered in the following Lots:

- Lot 1: C. 45.5 Acres
 Lot 2: C. 33.5 Acres
 Lot 3: Residence, Farmyard and Outbuildings on C. 4.7 Acres
 Lot 4: C. 23.7 Acres







This is a property with tremendous potential, whether for farming lifestyle, or investor exploring new possibilities. It represents a rare opportunity to secure a significant landholding in one of Wexford's most scenic and fertile farming regions.

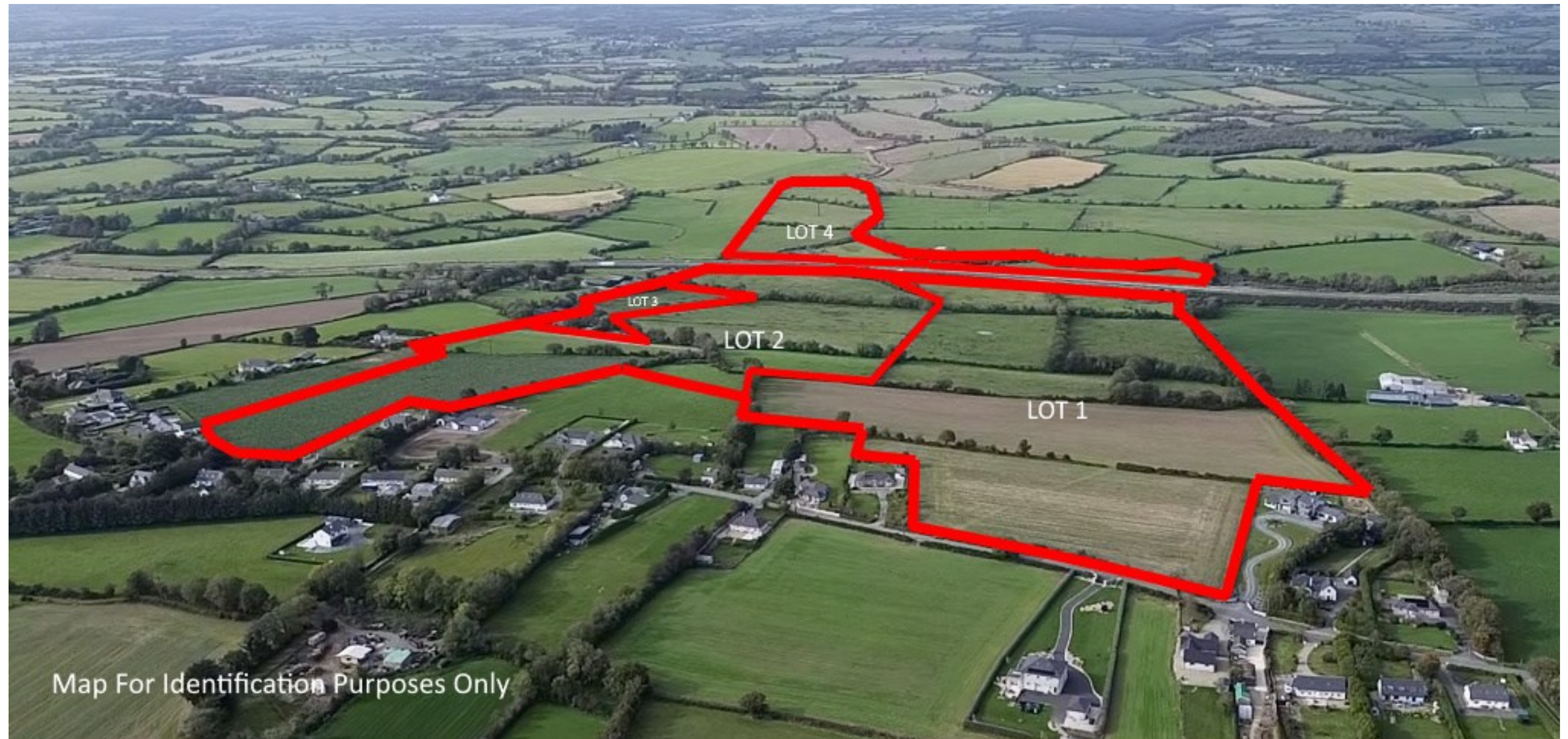
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26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA. NO. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

