



For Sale By Private Treaty

Hook Cottage, Fethard-On-Sea, Co. Wexford

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A wonderful opportunity to acquire a lovely family home together with the benefit of self-catering cottages in the popular Seaside Village of Fethard-on-Sea.

Hook Cottage briefly comprises a 3 bedroom residence with 2 Reception rooms, Kitchen, Conservatory, Office all sensitively refurbished to retain the original charm and character of the property.

The three Self-Catering Units are being offered fully furnished. Excellent location within 10 minutes walk of Grange Beach and easy reach of numerous leisure and sporting amenities.

This property has huge potential and viewing is highly recommended.

Main House

Ground Floor:

Entrance Hall with natural tiled floor

Family Room 4.23m x 4.13m with open fireplace and solid timber floor

Sitting Room 4.15m x 3.93m with Oisin Stanley Stove, laminate floor and double doors to:

Conservatory 6.4m x 4.0m with Quarry tiled floor attractive feature stone wall, doors to garden

Office 3.93m x 2.28m with solid pine floors

Kitchen. 4m x 3.99m with Belfast Sink, Traditional Caledonia Solid Fuel Stove, slate tiled floor

Utility Room with storage units, rear porch with access to yard and guest cottages

1st Floor:

Master Bedroom 4.15m x 3.93m with open fireplace with Dressing Room and En suite Bath room, W.C., W.H.B., antique freestanding Bath

Bedroom 2 4.32m x 4m with open fireplace.

Bedroom 3 4m x 3.99m with open fireplace.

Bathroom W.C., W.H.B.

Outside:

The main residence has lovely south facing gardens to the front of the property with ample off street Parking.

BER: E1 105266225



The Forge, Hook Cottage, Fethard-On-Sea, Co. Wexford

Ground Floor:

Open plan Livingroom/ Kitchen 7.9m x 3m with Wood Burning Stove fitted units and tiled floor.

Shower Room. W.C., W.H.B.

1st Floor:

Bedroom 1 3.6m x 2.9m

Bedroom 2 3.6m x 2.7m

Bedroom 3 3.78m x 1.45m

Outside:

Sheltered rear garden

BER: E2 109365593

The Barn, Hook Cottage, Fethard-On-Sea, Co. Wexford

Ground Floor:

Open Plan Livingroom with Galley Kitchen 7.8m x 4m with solid fuel stove and tiled floor.

Shower Room. W.C. W.H.B.

1st Floor:

Bedroom 1 4.3m x 2.6m

Bedroom 2 4.3m x 2.35m

Bedroom 3 3.6m x 3.2m

Outside:

Sheltered rear garden

BER: E2 109365627



The Forge & Barn



The Forge, Living room & Kitchen



The Barn, Living area

The Stable, Hook Cottage, Fethard-On-Sea, Co. Wexford

Ground Floor:

Open Plan Livingroom / Kitchen 4.2m x 4m

Shower Room. W.C. W.H.B.

Open Plan to Mezzanine Bedroom 4.2m x 3.9m

Outside:

Private rear patio.

BER: E1 105266225

Services:

Mains Electricity, Water and Sewerage. Oil Fired Central Heating.

Title: Freehold.

These holiday cottages have been rented for the past 15 years on an ongoing basis and enjoy the benefit of a considerable amount of repeat business.





The Area

Fethard-On-Sea and The Hook Peninsula is one of the South East's truly unspoilt locations, boasting numerous beautiful coves along the rugged coast line. Home to the Hook Lighthouse one of the oldest in Europe and the natural scenery, shoreline walks, views across to the Saltee Islands make the area ideal for fishing, walking, hiking and cycling enthusiasts.

County Wexford landmarks such as John F Kennedy Park & Arboretum, Dunbrody famine ship, Kilmokea Gardens are only a short drive away.

There is golf at Wexford, Rosslare, New Ross and Faithlegg (via Ballyhack car ferry).

Viewing by Prior Appointment with Sole Selling Agent:



PSRA Licence No: 002262

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