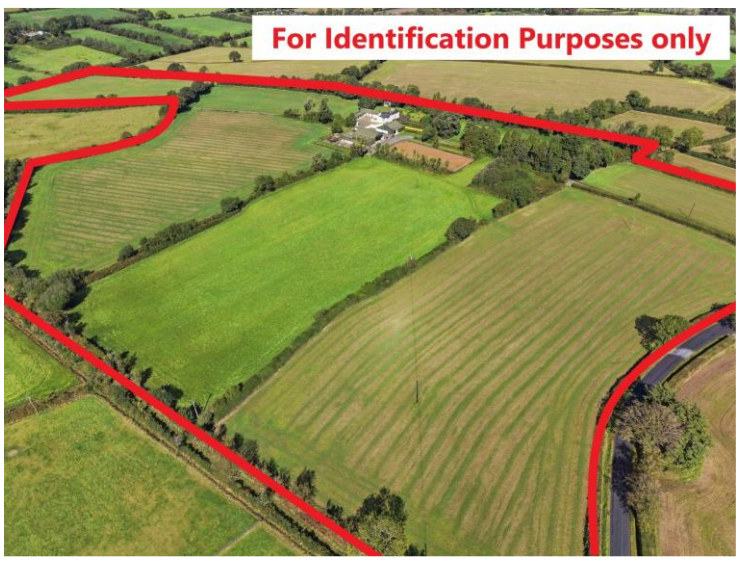
For Sale by Auction

Thursday 26th of November 2026 at 3pm at Sherry Fitzgerald
O'Leary Kinsella Office, Tara View, Esmonde Street, Gorey

Sherry FitzGerald
O'Leary Kinsella





Clondaw House,
Clondaw,
Ferns,
Co Wexford Y21 AY97

BER D

sherryfitz.ie



Clondaw House represents an exceptional opportunity to acquire a substantial country property set on approx. 36.77 acres, with approx. 300 meters of road frontage and 300 meters from gate to the house, incorporating a spacious c. 202 sq m three-bedroom farmhouse, together with stables, sand arena and livery facilities.

Situated in the Clondaw Ferns area, this attractive property combines the space and privacy of a substantial rural holding with the convenience of a well-proportioned family home and established equestrian facilities. The property will undoubtedly appeal to those seeking a country lifestyle with land, as well as equestrian enthusiasts and purchasers looking for a property with potential for a livery or equestrian enterprise, subject to the necessary planning and regulatory requirements.

This elegant property dated from circa 1891 provides well-proportioned accommodation over two floors. The ground floor offers a welcoming and versatile arrangement, centered around the open-plan kitchen/dining/family area, which provides an excellent everyday living and entertaining space. The remaining ground floor accommodation comprises: Entrance hall, living room, sitting room, bedroom, utility room, storage room and bathroom. On the first-floor level there are two further bedrooms, one of which benefits from ensuite bathroom. The overall layout provides three bedrooms together with a selection of generous reception and ancillary spaces, creating a comfortable and adaptable family home.

A particular feature of Clondaw House is its established range of equestrian facilities. The property includes: 12 stables, sand arena, livery facilities on extensive lands extending to 36.77 acres approx. The combination of the substantial acreage and existing equestrian infrastructure provides an excellent base for private horse ownership and a range of equestrian pursuits. Extending to 36.77 acres, the lands are a significant component of the property and provide an exceptional degree of space, privacy and versatility.

The land is of excellent quality and offers scope for a variety of agricultural, equestrian and recreational uses. The holding also benefits from excellent road frontage, providing convenient access and adding further versatility to the property. For the equestrian enthusiast, the combination of land, stabling and a sand arena provides an opportunity to create an excellent home and equestrian base. The scale of the holding, together with its road frontage and range of facilities, gives Clondaw House a distinctive appeal to purchasers seeking more than simply a residential property.

Clondaw House offers the opportunity to embrace a genuine country lifestyle, with the freedom and space associated with a substantial acreage. The property combines the character and proportions of a traditional farmhouse with practical modern living accommodation, while the extensive grounds and equestrian facilities create an ideal environment for those with a passion for horses and country pursuits. The versatility of the property also lends itself to a number of potential uses, whether as a private family residence, an equestrian home, or a combination of residential and livery use.Of particular significance is the property's history and continuity of ownership. Since 1891, Clondaw House has changed hands on only three occasions, a testament to the enduring appeal and special nature of the holding.

Viewing is highly recommended to appreciate the scale, accommodation, facilities and overall potential of this impressive country property.

Accommodation

Ground Floor

Entrance Hall 3.7m x 4.7m (12'2" x 15'5"): at widest point, tiled flooring.

Living Room 4.8m x 4.7m (15'9" x 15'5"): at widest point, carpet flooring and feature open fireplace.

Storage 1.5m x 3.7m (4'11" x 12'2"):

Sitting Room 4.3m x 4.7m (14'1" x 15'5"): at widest point, tiled flooring and feature stove fireplace.

Open Plan kitchen/dining/family area

Kitchen area 3.4m x 4.3m (11'2" x 14'1"): tiled flooring and fitted kitchen.

Dining area 3.6m x 4.3m (11'10" x 14'1"): tiled flooring.

Family area 3.9m x 5.0m (12'10" x 16'5"): tiled flooring.

Utility Room 1.6m x 4.3m (5'3" x 14'1"): tiled flooring and built in storage.

Hallway 5.9m x 1.9m (19'4" x 6'3"): tiled flooring.

Utility 1.8m x 1.8m (5'11" x 5'11"):

Bedroom 3 4.7m x 4.0m (15'5" x 13'1"): wood flooring and built-in wardrobes.

Bathroom 3.0m x 3.0m (9'10" x 9'10"): tiled flooring, bath, shower, w.c. and wash hand basin.

First Floor

Landing 2.0m x 3.0m (6'7" x 9'10"): at widest point, carpet flooring.

Bedroom 2 5.5m x 4.7m (18'1" x 15'5"): at widest point, carpet flooring.

Primary Bedroom 4.8m x 3.4m (15'9" x 11'2"): at widest point, carpet flooring.

Ensuite 4.8m x 1.6m (15'9" x 5'3"): at widest point, tiled flooring, wash hand basin, w.c, and shower.









Special Features & Services

- Substantial country property extending to 36.77 acres.
- c. 202 sq m three-bedroom farmhouse – built c.1891.
- Stables, Sand arena, sheds and livery facilities.
- Extensive acreage suitable for equestrian and agricultural use.
- Private and tranquil rural setting in Monageer, 9km from Enniscorthy and 9km from Ferns and 8 mins from exit 25
- Versatile property combining residential, agricultural and equestrian uses.
- Rare opportunity to acquire a substantial acreage holding with an existing farmhouse and equestrian infrastructure.
- 300 metres from the road.
- Road frontage.
- Electric gates







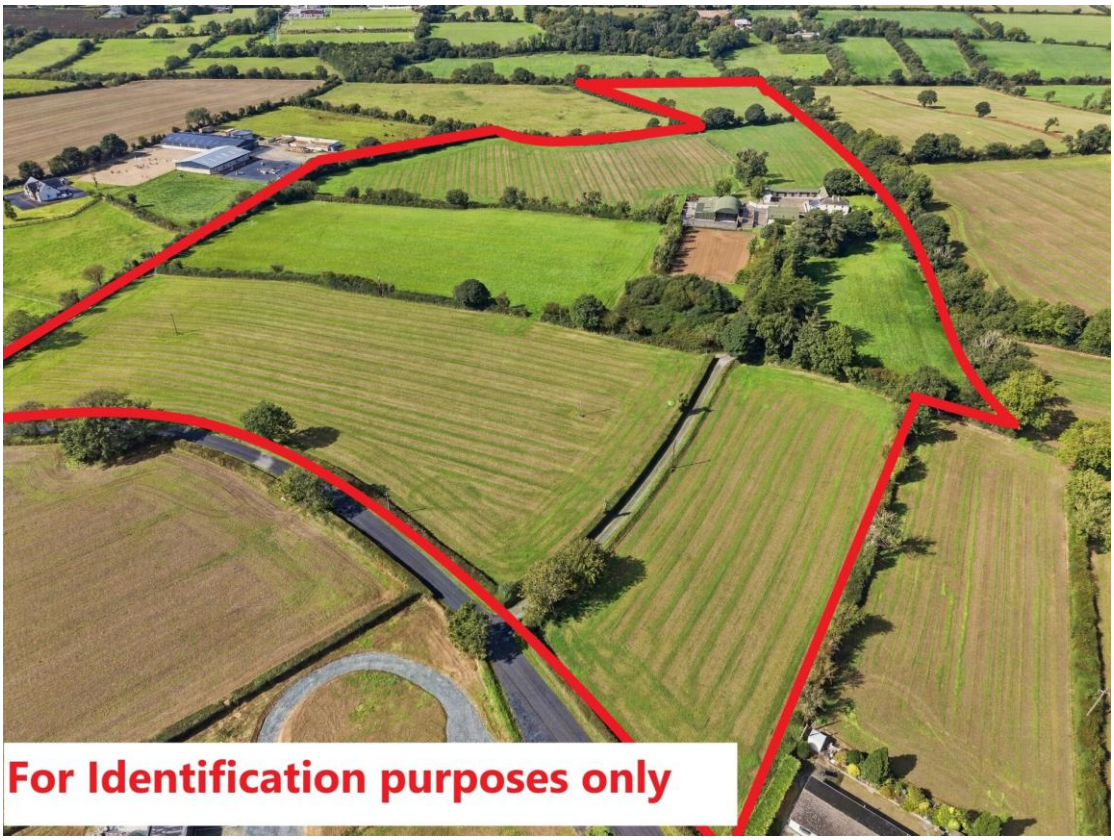










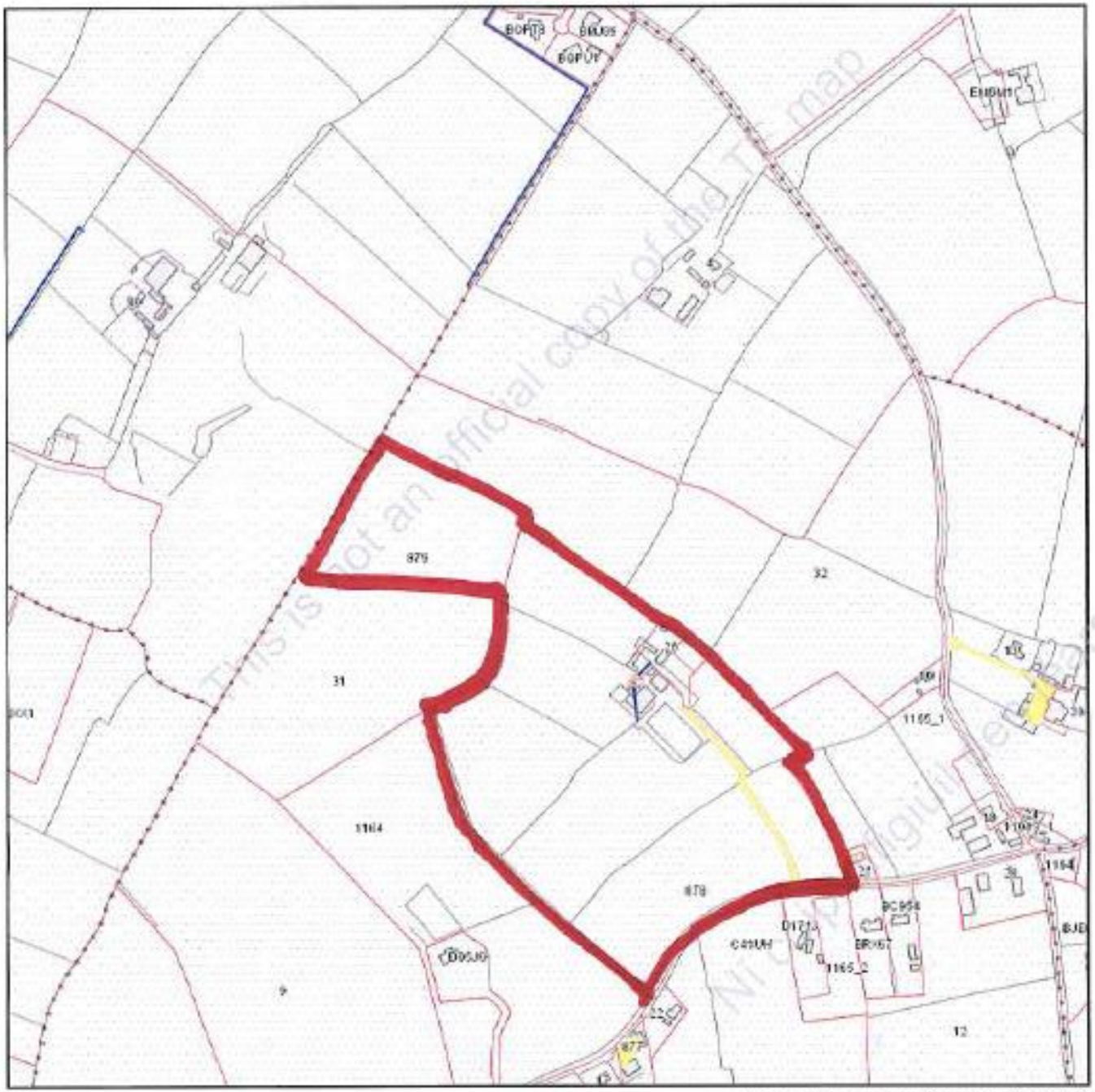


Directions
Y21 AY97









Creation Date: Tuesday, October 6, 2026 11:43:09 AM

Tailte Éireann

Official Tailte Éireann Registration Map

This map should be read in conjunction with the folio.

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(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold
- 'S' Register

(see Section 8(b)(II) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2030).

Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- Soak Pit

A full list of burdens and their symbology can be found at: www.landdirect.ie

Tailte Éireann Registration operates a non-conclusive boundary system. The TE Registration map identifies properties not boundaries meaning neither the description of land in a folio nor its identification by reference to a TE Registration map is conclusive as to the boundaries or extent.

(see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

CONTACT

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OFFICE OPENING HOURS

Our office opening hours are:
9am – 1pm & 2pm – 5.30pm
Monday to Friday.
Viewings conducted 6 days
(including Saturdays).

VIEWING

Viewing by appointment.

sherryfitz.ie

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