

For Sale

Asking Price: €450,000

**Sherry
FitzGerald**
O'Leary Kinsella



Abbey Cottage,
Templeshannon,
Enniscorthy, Co Wexford,
Y21 T6C7

BER D1

sherryfitz.ie



A delightful period property enjoying immense charm and character with enchanting secluded rear garden and lofted coach house, c.1800, set in a historic town centre just literally a minutes' walk from the local train station, swimming pool/leisure centre and Enniscorthy town centre.

Steeped in history and situated beside an early 6th century Christian settlement, (seen from the aerial photos) it was the home and place of business for a long number of years to two veterinary practitioners Mr Ringwood and later Mr Ronald King-hall which operated in the adjoining coach-houses and perhaps offers an opportunity for other potential business use or home / office conversion.

Then there are the gardens, totally secluded partially walled in extending to approximately half acre, an oasis of tranquility in the heart of the town with an abundance of flowering shrubs, plants and large mature trees.

The property with its ivy clad façade and original character which according to National Inventory of Architectural Heritage "exhibits an informal architectural design representing an important element of the mid to late eighteenth century domestic architectural heritage of Enniscorthy" along with the coach house which is also listed on the NIAH site described as "a detached three-bay two story coach house c.1800 with pair of square-headed carriageways to ground floor, having been well maintained the coach house presents an early aspect with the unassuming architectural attributes surviving in place together with most of the original fabric, thus making a pleasing impression on the character of the local setting".



The property has been subject to a number of alteration works in the mid to late twentieth century keeping the early character of the house both internally and externally.

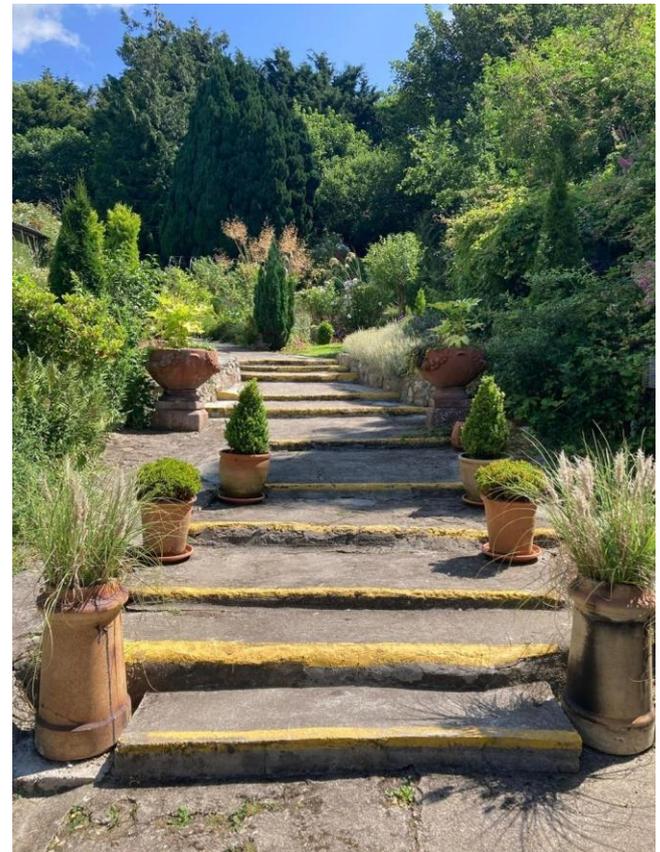
Beyond the attractive façade of this semi-detached period home lies a most spacious interior.

Impressive accommodation comprises entrance hall, two reception rooms; the main drawing room features open fireplace with tiled surround, kitchen/dining room with fitted kitchen, window overlooking the gardens, and wc.

On the first floor accommodation comprises three double bedrooms; master bedroom features open fireplace with cast iron surround, wc, bathroom on this level features wc, whb and bath.

The second floor accommodates two further double bedrooms one with sink and fitted wardrobe. Externally the property is set back from the streetscape with forecourt to front providing ample parking. There are a number of useful stone outhouses, with some imagination provides an excellent opportunity to convert to possible, mews, studio, courtyard cottage, the possibilities are endless! Further outbuilding to the rear which we believe was originally a double stable.

Early viewing is essential to see this impressive property.



Accommodation

Entrance Hall 1.48m x 5.87m (4'10" x 19'3"):

Sitting Room 5.84m x 4.38m (19'2" x 14'4"): open fireplace

Office 3.77m x 1.7m (12'4" x 5'7"):

Dining Room 3.31m x 4.63m (10'10" x 15'2"): open fireplace

Back Hall 1.1m x 3.1m (3'7" x 10'2"):

Back porch with WC 3m x 1.55m (9'10" x 5'1"): sliding door to garden

Kitchen/Dining Room 2.74 (9')m x 3.46 (11'4")m + 2.75 (9')m x 3.83 (12'7")m:

First Floor

Bedroom 1 3m x 4m (9'10" x 13'1"): sink

Bathroom 1.67m x 1.94m (5'6" x 6'4"):

WC 1.68m x 1 (5'6" x 1): wc, whb

Hallway 2.98m x 2.3m (9'9" x 7'7"):

Bedroom 2 4.86m x 3.23m (15'11" x 10'7"):

Landing 1.82m x 1.3m (6' x 4'3"):

Bedroom 3 4.31m x 5.91m (14'2" x 19'5"): open fireplace with cast iron surround

Second Floor

Bedroom 4 3.63m x 4.5m (11'11" x 14'9"): fitted wardrobe, sink

Bedroom 5 4.26m x 4.97m (14' x 16'4"):

Externally

Outbuilding 1 8.8m x 5.37m (28'10" x 17'6'10"):

Loft 5.6m x 5.7m (18'4" x 18'8"):

Outbuilding 2 2.3m x 5.7m (7'7" x 18'8"):

Outbuilding 3 5.1m x 4.2m (16'9" x 13'9"):

Outbuilding 4 5.2m x 7.4m (17'1" x 24'3"):

Loft 12m x 4.76m (39'4" x 15'7"):

Outbuilding 5 8.1m x 3.1m (26'7" x 10'2"):





Special Features & Services

- Oil fired central heating
- Lovely landscaped gardens
- Stroll to Enniscorthy and all amenities

Services

- Mains water & sewerage, electricity

BER BER D1, BER No. 106879992



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions

From Enniscorthy proceed over old Brige. Passing Treacys Hotel and property is on right hand side.

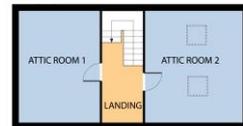
FIRST FLOOR



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SECOND FLOOR



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NEGOTIATOR

Declan O'Leary
Sherry FitzGerald O'Leary
Kinsella
11 Slaney Street, Enniscorthy, Co
Wexford
T: 053 92 37322
E: sfol@wexproperty.ie

SOLICITOR

sherryfitz.ie

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