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'MILESTONE HOUSE', BARNADOWN UPPER, GOREY, CO. WEXFORD Y25 XF89

BER B3

QUINN PROPERTY

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OUTSTANDING 5 BEDROOM FAMILY HOME ON C. 1.2 ACRE SITE IN A WONDERFUL COUNTRY SETTING

For Immediate Sale By Private Treaty

QUINN PROPERTY are delighted to introduce this superb five bedroom family home to the market.

LOCATION:

Located along a quiet road just a few minutes from Gorey, this property boasts an unrivalled location. It is perfectly situated for those looking to combine the best in country living and the convenience of a nearby large town.

Gorey is widely recognized as one of north Wexford's most noted towns and offers an excellent choice of schools in primary, secondary, post leaving, adult education, Educate Together and a Gaelscoil. With a wealth of restaurants, shops, pubs, award winning hotels, cinema, theatre and a vast array of local leisure amenities such as endless sandy beaches, golf courses to include Courtown Golf and Ballymoney Golf Club, swimming and leisure centres, Gorey and its environs has it all. The Town Park has a walking track, large playground, outdoor gym equipment, skate park and two football fields. There are excellent daily commuter services in Gorey with Bus Eireann and the local train station. Milestone House also benefits from close proximity to a number of well-renowned beaches with Ballymoney, Courtown and Kiltannel all within a 10-minute drive. Furthermore, the M11 can be accessed within 5 minutes at the Ballycanew Roundabout, making South Dublin a comfortable 50-minute commute. Wexford is a 30 minute drive and Enniscorthy a 20 minute drive.

For those with equestrian interests, Barnadown Stud and Showjumping Grounds are a 3 minute drive away. The small village of Ballyoughter which is only 6km away has a primary school and church while the village of Ballycanew is only 4km away and offers a good range of amenities with primary school, churches, shops, pubs, hair salon and garage.

DESCRIPTION:

Set within delightful landscaped gardens on a mature c. 1.2 acre site, this is surely one of the most impressive homes to come to the market in North Wexford for some time. Prepare to be blown away as you pass through the stone granite entrance with wrought iron gates to reveal a most splendid residence and private grounds with spectacular views over the surrounding countryside. A gravelled driveway leads up to and around the house where there is an abundance of mature trees, shrubs, rockeries, manicured gardens and patio area. On entering this beautiful family home, it is immediately apparent that it has been cared for with much love and attention, it is presented in showhouse condition throughout. The main entrance hall leads to a lower level giving access on one side to a fabulous custom built Andrew Ryan kitchen / dining room where large windows and French doors look onto the panoramic views and gardens. Here you will also find a living room, utility with plenty of storage presses and downstairs toilet off the kitchen. A formal sitting room and dining room completes the accommodation on the ground floor. The first floor includes a large landing and offers five bedrooms, two en-suite and the main bathroom. The bedrooms have the benefit of window seats, the perfect spot for relaxing whilst enjoying the views.





Accommodation is light filled, spacious and comprises as follows:

Entrance Hall	7.08m x 6.34m	Solid Oak floor, stairs to first floor. Downstairs toilet with w.c. & w.h.b., coving
Lower Level Hall:		Solid Oak floor, double doors to patio and gardens
Sitting Room:	4.26m x 7.28m	Carpet, open fire with Marble coving
Formal Dining Room:	3.79m x 4.77m	Carpet, open fire with Marble surround, coving, patio doors looking onto upper & lower level gardens
Living room:	4.26m x 3.67m	Solid Oak floor, open fire with Marble Surround, custom made unit with book shelves/presses, coving
Kitchen / Dining:	8.15m x 7.85m	Solid Oak floor, custom-made Andrew Ryan fitted kitchen with an impressive range of waist and eye level units, Granite worktop, large island / breakfast bar, integrated dishwasher, bin unit, wine cabinet, Aga cooker with integrated electric aga module, fridge freezer, recessed lighting, double doors to patio with stunning views over upper and lower gardens, folding doors to living room. Beautiful family area that also incorporates large dining area.
Utility Room:	2.59m x 3.50m	Washing machine, extensive range of fitted storage presses
W.C.	Inc. above	W.C., w.h.b., solid oak floor.
Landing:	3.81m x 4.60m	Carpet, shelved hot press, recessed lighting
Bedroom 1: (Master)	5.44m x 5.93m	Carpet, large light filled bedroom with extensive fitted wardrobes and window seats to take full advantage of views
En-Suite:	2.02m x 5.21m	Ceramic tiles, 2 wash hand basins with storage presses underneath, shower, w.c.



Bedroom 2:	3.4m x 0.9m	Carpet, fitted wardrobes with Louvre doors
En-Suite:	3.4m x 0.9m	Tiled, shower, w.c., w.h.b.
Bedroom 3:	4.25m x 3.28m	Carpet, fitted wardrobes with Louvre doors
Bedroom 4:	4.25m x 4.21m	Carpet, fitted wardrobes
Bedroom 5:	3.81m x 4.21m	Carpet, fitted wardrobes
Family Bathroom:	2.02m x 3.26m	Carpet, bath, w.c., w.h.b., shower, shelved storage

OUTSIDE:

Granite entrance with electric gates. Gravelled driveway with manicured gardens, mature shrubberies, upper and lower gardens, the lower lawn originally designed as a tennis court and could be reinstated as such for anyone wishing to do so. Breath-taking views of the surrounding countryside.

BER DETAILS:

Ber: B3

Ber No.

Energy Performance Indicator: kWh/m²/yr



Ground Floor



First Floor



SERVICES:

Oil Fired Central Heating, Mains water, Septic Tank, Floor to Ceiling Windows, Electric Gates, Double Glazed Windows, Mature Gardens, Panoramic Views, Property Extends to 3186m².



A.M.V. €595,000

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