

Ref: P6408

# KNOCKANREE UPPER, AVOCA, CO. WICKLOW



**QUINN PROPERTY**

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## Excellent C. 3.48 Acre Elevated Site For Sale By Private Treaty

### DESCRIPTION AND LOCATION:

Experience the joy of owning your own piece of the Garden County. **QUINN PROPERTY** are delighted to present this stunning and unique property for sale. This is a beautiful, tranquil and peaceful site with countryside sounds, scents and lots of wildlife sights containing an orchard of various fruit trees, a field shelter with a shed for storage and a contained garden nursery with raised beds previously containing many organic vegetables and variety of flowers including roses and many wild blossoms. A stream is located at the top of the property which benefits from being on an elevated site offering stunning and panoramic views of the surrounding Avoca Valley.

This unique one-of-a-kind property is located just over a mile from the picturesque countryside village of Avoca, famous for being a popular tourist area and the location where the Ballykissangel television series was filmed. Avoca Village is only a 3 minutes' drive from this site with a primary school & shops, pharmacy, church, pub and Avoca Handweavers all within easy access. Woodenbridge Hotel and Golf course are also located close by. Subject to obtaining planning permission, the property would be ideally suited for development of housing in the Avoca area. The property contains 95 metres of road frontage onto the R754 main road into Avoca village.

It is certain to appeal to the equine and or garden enthusiasts who wish to grow their own organic vegetables and/or those who wish to escape the busy lives of the city and towns for time in the countryside. The property has previously been grazed by horses and ponies in the past and the field shelter is ideal as it also contains a shed for grain and tack storage. Close by also is Spruce Lodge, a top equestrian training facility with world renowned coaches.

Frequently observed from the property, also are the appearance of Red Kites (A rare, elegant, graceful bird of prey, larger than a buzzard, with long wings and a long distinctly forked tail). The property is conveniently located within a few minutes to the Red Kite Walk in Avoca, which is a wonderful, enchanting woodland walk which will surely appeal to families and particularly avian enthusiasts.

There are excellent road links along the M11, just minutes away, linking to Dublin City which making easy access to the property on a daily basis, whilst enjoying all the local amenities and stunning beaches such as Brittas Bay within a 20-minute drive.

Properties like this are rare to the market and early enquiries are therefore advised.

### DIRECTIONS:

From Avoca, take the R754 (passing Avoca Handweavers) for 1.5km (2 minute drive), site is located on the right hand side with a **QUINN PROPERTY** signboard.

**A.M.V. €100,000**

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