



BW/R639/HR

FOR SALE BY PRIVATE TREATY

BALLINTLEA LODGE, BARNTOWN, CO. WEXFORD Y35 CX86

**Quaint & private 3 Bed/1 En-Suite Farmhouse on
c 4.7 acres with Views, Outbuildings and Sheds!**



Guide Price: €275,000



Own a piece of heaven with this quaint dwelling, set on c 4.7 acres of very private grounds with landscaped gardens, mature trees and shrubs, stunning views of the Blackstairs Mountains and rolling countryside and a variety of stone outbuildings, workshop and large sheds, ideal for keeping horses or other farm animals. This 3 bedroom Farmhouse offers peace, tranquillity and old world charm, making it a perfect country retreat. Location is ideal, c 5 miles to Wexford town, Barntown village c 2 miles away.

CHARM, CHARACTER AND IDYLIC SETTING!



Conditions to be noted: These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement of fact. The vendor does not make or give, nor is Brian Wallace Auctioneer or its staff authorized to make or give any representation or warranty in respect of this property. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith are believed correct, but any intending purchaser or tenant should not rely on them as statements or inconsistency between these particulars and the contract for sale, the latter shall prevail. We do not hold ourselves responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.

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Accommodation:

Entrance Sun Porch- 14ft x 11ft very bright rooms with tile flooring, vaulted ceiling, 3 skylights, recessed lighting, beautiful garden and countryside views.

Entry Hallway - 7ft x 4ft 6in off sun porch with tile flooring, solid wood door with glass and staircase to top floor.

Living Room - 14ft x 13ft 6in carpet flooring, original cast iron fireplace, under stairs storage area, fabulous countryside views.

Kitchen/Dining - 14ft x 14ft 8in tile flooring, recessed lighting, raised panel solid Oak kitchen cabinets, Granite counter tops with tile splash back, eye-level electric oven and grill, gas hob with extractor fan, dishwasher, fridge/freezer, fireplace, opening to utility room.

Utility Room - 10ft x 8ft tile flooring, fitted solid Oak cabinets, laminate counter top and washing machine hook-up.

Bedroom 1 (down) - 14ft 2in x 9ft 7in carpet flooring, beautiful countryside views.

Bathroom - 10ft x 6ft 8in fully tiled, large built-in linen closet/hot press, custom wet shower, WC and WHB.

Bedroom 2 (up) - 12ft 2in x 9ft solid wood flooring, vaulted ceiling, en-suite.

En-Suite - 12ft x 5ft 6in fully tiled, bath tub, WC and WHB.

Bedroom 3 (up) - 14ft x 13ft 8in solid wood flooring, vaulted ceiling, closet area.

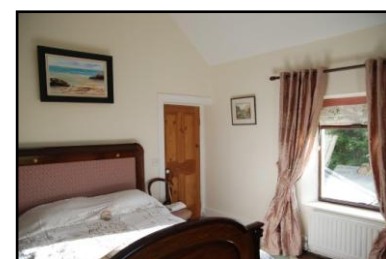
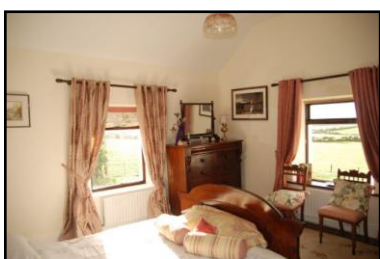
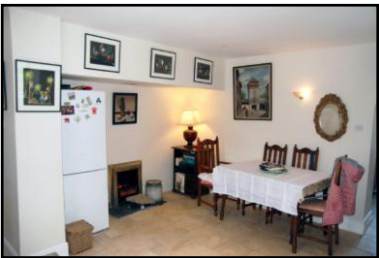
Closet Area - 12ft 3ft 6in

Property Features and Services:

- 3 Bed/1 En-suite Farmhouse on c 4.7 acres in very private and peaceful setting.
- Old world charm and character.
- Beautifully landscaped gardens with many mature trees & shrubs and a variety of stone outbuildings, large workshop and 2 large sheds (3-span hay shed with 2 x 3-span sides and almost new 4-span open shed) with concrete yard area – ideal for keeping animals.
- Entry way via long country lane, metal gates and wrap around kerbed and gravel driveway with ample parking.
- All PVC external doors and slate roof.
- Just c 5 miles to Wexford town, Barntown village only c 2 miles away.
- Private well, septic tank, ESB, O.F.C.H., 2 fireplaces, telephone, alarm system.

Exterior and Exterior Images:





All Property Photographs Available Online at www.bwallace.ie
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