



BW/R428/KF

FOR SALE BY PRIVATE TREATY

**‘PRIMROSE COTTAGE’, HOLMAN HILL,
DUNCORMICK, CO. WEXFORD Y35 H6C3**

**Enchanted very unique 4-bed Cottage of c 1400 ft²
with Outbuildings on c 5.5 acres in private setting**



Guide Price: €275,000

Own a piece of heaven with this unique and beautifully enchanted dwelling, which will open your heart and mind. Privacy and character unmatched! This charming Cottage was totally renovated and extended with much attention to detail and the highest craftsmanship throughout, tastefully decorated with a lovely cozy feel. It offers peace, tranquility and old world charm, yet has all of the conveniences of modern day living. Set on c. 5.5 acres of mature and private grounds with some outbuildings, this property is the perfect country retreat. One of the outbuildings of c 650 ft² of would make an ideal granny flat/holiday apartment, workshop/artist studio etc. Location is ideal, within minutes drive to the villages of Duncormick and Wellingtonbridge with many amenities. Wexford Town only 20 minutes drive and Rosslare Euro Port only c 40 minutes away. View it and fall in love instantly!

A PROPERTY OF UN-MATCHABLE CHARM AND CHARACTER!

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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

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Accommodation Comprises:

- **Back Entrance Hallway** - **10ft 6in x 5ft 1in** solid wood entrance door with glass, solid pitch pine flooring, ½ wood paneled and stone walls, vaulted wood paneled ceiling with feature hand crafted beams and skylight.
- **Kitchen/Dining Room** - **17ft 7in x 16ft 7in** solid pitch pine flooring, solid wood ceiling beams, high quality custom made solid wood kitchen cabinets with many special handcrafted features including scotch pine counter tops, window beams and sills, large arched window, Belfast sink, gas hob, electric oven, dishwasher, fridge/freezer, access to back porch and staircase to top floor.
- **Living Room** - **24ft 6in x 11ft 10in** solid pitch pine flooring, solid wood ceiling and window beams, fireplace with granite surround, wood beam mantel and solid fuel stove, feature stone corner, wide handcrafted solid wood window sills and wooden door with glass insert to private side garden.
- **Bath Room** - **11ft x 10ft** solid pitch pine flooring, ½ wood paneled walls, wood paneled ceiling with beams, bath tub with electric overhead shower, WC and WHB.
- **Top Landing** - **5ft x 4ft 6in** handcrafted pitch pine stairs to top landing, currently used as computer station, and bedrooms, skylight over stairs.
- **Hallway to Bedrooms** - **23ft 4in x 4ft 1in** solid wood flooring, vaulted ceiling, skylight and lots of built-in bookshelves and storage areas.
- **Bedroom 1** - **16ft 9in x 12ft 8in** painted solid wood flooring, vaulted ceiling, skylight, door to small outside decking area, large walk-in attic storage area
- **Attic storage area** - **12ft x 8ft** ideal as wardrobe or conversion into en-suite.
- **Bedroom 2** - **10ft x 6ft** solid wood flooring, vaulted ceiling, dormer window with views of country side.
- **Bedroom 3** - **10ft x 6ft** solid wood flooring, vaulted ceiling, dormer window with views of country side.
- **Bedroom 4** - **10ft x 8ft 2in** solid pitch pine flooring, vaulted ceiling, Bay window with views of country side.

Studio/Workshop/Storage (c 650 ft²):

- **2-storey main building** - **28ft x 13ft** with granite walls and thatched roof incorporating ground floor workshop and 2nd floor storage
- **Side Storage Area** - **13ft x 12ft**
- **Entrance porch/Lobby** - **15ft 5in x 8ft 5in**

Services:

Well Water, O.F.C.H., Solid Fuel Stove, brand new State-of-the-Art Septic System (Willow 300 sq m soil polisher), ESB, Telephone, Broadband & Sky TV available.

Property Features:

- Property with old world charm & character, tastefully decorated, totally renovated and extended with top craftsmanship.
- Original stone walls on main part of cottage, solid hardwood double glazed PVC windows and low profile tile roof.
- Large separate studio/workshop with granite walls and thatched roof.
- C 5.5 acres mature grounds
- Brand new State-of-the-Art Septic System (Willow 300 sq m soil polisher).
- Tranquil private location with magical country views.
- Only minutes to the excellent amenities of Wellingtonbridge.
- Within 20 minutes drive to Wexford Town, c 40 minutes to Rosslare Europort.

