



BWR604/PS

FOR SALE BY PRIVATE TREATY

# 'LAKE LODGE', BALLINGLY, WELLINGTONBRIDGE, CO. WEXFORD Y35 E142

**Beautifully renovated 3 Bed Farmhouse on c 8 acres  
with large Poly Tunnels and Ornamental Lake.**



**Guide Price: in excess of €255,000**

Located in a peaceful and idyllic setting with mature garden and beautiful country views, this beautifully renovated farmhouse of c 1,100 sq ft sits on c 8 acres of grounds with the added bonus of an ornamental lake and existing large commercial poly tunnels with concrete bases and frames, offering the potential purchaser private living and great potential for market gardening or other agricultural/horticultural use. The Farmhouse is charming, featuring cut stone exterior and an interior that has been sensitively renovated to a high standard. Only c 1 mile to the commercial centre of Wellingtonbridge, c 20 minutes to Wexford Town, easy commute to Waterford and the lovely Beaches of the Bannow and Hook Peninsula on your doorstep - this is a MUST SEE PROPERTY!

**CHARM, LOCATION AND QUALITY!**

**BER C2**

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**Brian Wallace Auctioneer**

Wellingtonbridge, Co. Wexford.

Licence No: 001272

Head Office: 051 560 958

Mobile: 087-902 5950

Email: [info@bwallace.ie](mailto:info@bwallace.ie)

Web: [www.bwallace.ie](http://www.bwallace.ie)

## Accommodation:

- **Entrance Hall** - **20ft x 7ft** solid wood 8-panel entrance door, tile flooring and staircase.
- **Sitting Room** - **18ft x 11ft 10in** carpet flooring, open fireplace with stone surround and 3 windows.
- **Kitchen/Dining**- **14ft 6in x 10ft** bright and open-plan, laminate flooring, painted cabinets finished in French Farmhouse White, laminate counter top, electric hob and oven.
- **Utility Room** - **5ft x 7ft** laminate flooring, built-in hot press and counter top.
- **Guest WC** - **5ft x 4ft** laminate flooring, WC and WHB.
- **Top Landing** - **16ft 4in x 4ft 9in** carpet flooring.
- **Bedroom 1** - **18ft x 11ft 10in** carpet flooring, built-in wardrobe, countryside views and en-suite.
- **En-suite** - **6ft x 3ft 6in** tile flooring, tiled shower, WC and WHB.
- **Bedroom 2** - **10ft x 9ft** carpet flooring and countryside views.
- **Bedroom 3** - **10ft 6in x 9ft 6in** carpet flooring and countryside views.
- **Bathroom** - **8ft x 6ft 6in** painted wooden flooring, bath tub with overhead shower, tiled walls, WC and WHB.

## Property Features:

- Beautifully renovated 3 Bed Farmhouse of c 1,100 sqft on c 8 acres of mature grounds with ornamental Lake.
- Peaceful and idyllic setting, yet just off the main R733.
- Existing large Poly Tunnels – great potential for Market Gardening/Horticultural use.
- Cut stone façade, double-glazed black PVC windows, fascia and soffits.
- Newly renovated to high standards.
- Only c 1 mile to the commercial center of Wellingtonbridge.
- C 20 minutes to Wexford town.
- Easy commute to Waterford City.
- Close to numerous beaches and coastline of Bannow and Hook Peninsula.
- Wooden Lodge/Artists Studio to be bought at extra cost.

## Services:

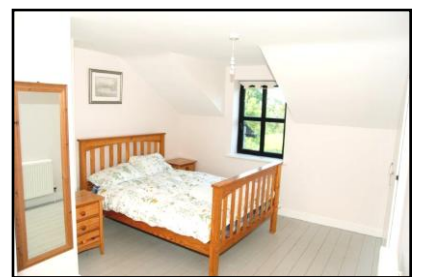
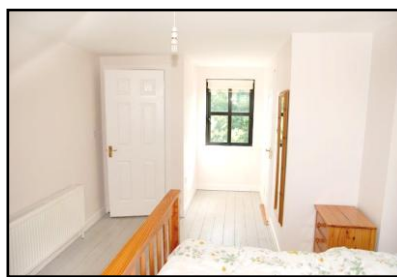
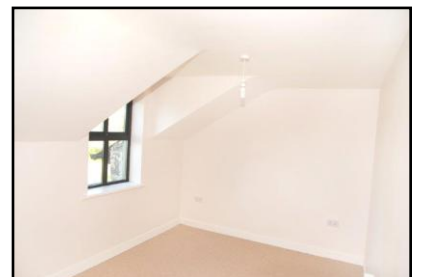
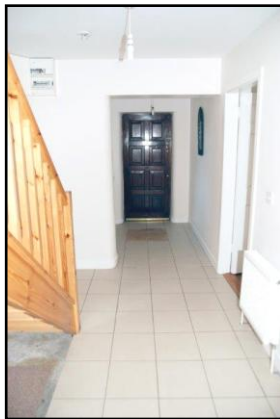
E.S.B., private well, septic system, O.F.C.H. and fireplace.

## Images Ornamental Lake and Lodge/Artists Studio (bought at extra cost):





**Exterior and Interior Images:**



**FOR DIRECTIONS OR TO ARRANGE A VIEWING ON THIS PROPERTY – PLEASE CONTACT:**

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