

Ref: 7561

BALLYELLEN LOWER, INCH, GOREY, CO. WEXFORD Y25 TK53



QUINN PROPERTY

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**Exceptional Five Bedroom Georgian Style Residence with Full Suite of Equestrian Facilities On C. 12 Acres
For Sale By Private Treaty**





LOCATION:

QUINN Property are delighted to present this exquisite five-bedroom farmhouse-style residence to the market. Set on beautifully maintained grounds, this impressive home offers spacious living, elegant interiors, and an abundance of natural light throughout. Outside, equestrian enthusiasts will appreciate the well-appointed stables and professionally designed sand arena, perfect for training and leisure riding. Nestled in the picturesque village of Inch, this impressive home enjoys a tranquil rural setting, while remaining within easy reach of essential amenities. The village offers a warm and welcoming community, complete with a local pub, shop, and petrol station — ensuring everyday convenience just moments from your doorstep.

The vibrant towns of Gorey and Arklow, both just 11km away, offer a superb range of shops, restaurants, cafés, and leisure facilities. Gorey is renowned as one of County Wexford's most attractive towns to live in, and features an excellent selection of primary, secondary, and post-leaving certificate schools. The town also boasts award-winning hotels, a variety of golf courses such as Courtown and Ballymoney Golf Clubs, and easy access to miles of sandy beaches, swimming, and leisure centres. Commuting has never been so convenient, with Enniscorthy just a 20-minute drive, Wexford Town approximately 45 minutes, and Dublin within a comfortable one-hour commute.



DESCRIPTION:

Set behind a statement gated entrance framed by stone pillars, this distinguished country residence seamlessly blends timeless character with contemporary comfort. A sweeping tarmac driveway leads to the home, which enjoys complete seclusion amidst beautifully landscaped grounds featuring manicured lawns, elevated flower beds, aromatic herb gardens, and a mature orchard.

Extending to c. 340m² and extensively refurbished approximately 20 years ago, this elegant residence offers beautifully proportioned, light-filled living spaces enhanced by sash windows, granite sills, and a slate roof. A double-height entrance hall with solid oak flooring creates a striking first impression. Thoughtfully designed with family living in mind, the ground floor offers a well-considered layout comprising an inviting entrance hall, a formal sitting room, a spacious kitchen/dining area, utility room, shower room, a comfortable family room, a separate living room, and a bright and airy sunroom — perfect for relaxed everyday living and entertaining alike.

Upstairs, the accommodation comprises four generously sized bedrooms, two of which are en-suite, in addition to a luxurious master suite. The master enjoys a charming bay window that floods the room with natural light, as well as en-suite and a spacious walk-in wardrobe, offering both comfort and elegance.



Entrance Hall:	7.41m x 2.25m	Solid Oak flooring, double height entrance
Kitchen/Dining Room:	4.47m x 6.97m	Tiled flooring, recessed lighting, fitted waist high and eye level kitchen units, Wells Granite countertop, Belfast sink, electric cooker with gas hob, extractor fan, fitted dresser
Utility Room:	2.84m x 4.71m	Tiled flooring, fitted waist high and eye level units, plumbed for washing machine, door to garden
Store Room:		Solid oak flooring
Family Room:	4.23m x 6.23m	Solid Oak flooring, French doors to Sun Room
Living Room:	5.23m x 6.23m	Solid Oak flooring, bay window, feature fire place with solid fuel stove, French doors to Family Room
Sun Room:	5.06m x 3.78m	Tiled flooring, abundance of natural light, recessed lighting, Rationale Windows and Sliding door to garden
Shower Room:	1.79m x 2.12m	Fully tiled, WC, WHB, shower, heated towel rail
Sitting Room:	4.47m x 4.57m	Solid Oak flooring, bay window, feature brick fire place with solid fuel stove, door to patio
Landing:	2.58m x 4.61m	Carpet flooring
Bedroom 4:	4.52m x 4.13m	Carpet flooring, ornamental fire place, fitted shelving
Ensuite:	2.47m x 1.84m	Fully tiled, WC, WHB, heated towel rail, vanity unit
Bedroom 5:	4.47m x 2.77m	Timber flooring, pleasant garden views
En-Suite:	2.27m x 1.67m	Fully tiled, WC, WHB, shower, vanity unit,
Storage:		Timber flooring, abundance of shelving
Boiler/Hot Press:		Wood flooring
Bedroom1:	5.23m x 6.33m	Carpet flooring, bay window, scenic views
En-Suite:	2.81m x 2.38m	Fully tiled, WC, WHB, shower, vanity unit, jacuzzi bath, fitted shelving
Walk-In-Wardrobe	2.09m x 1.83m	Carpet flooring, fitted shelving, drawers and rails
Bedroom 2:	4.92m x 3.78m	Laminate flooring, dual aspect
Bedroom 3:	4.47m x 4.46m	Carpet flooring, dual aspect
En-Suite:	2.47m x 2.03m	Fully tiled, WC, WHB, shower, vanity unit, heated towel rail



BER DETAILS:

BER: B2

BER No. 118698703

Energy Performance Indicator: 119.19kWh/m²/yr



SERVICES AND FEATURES

Private Well

Septic Tank

Oil Fired Central Heating (New Boiler)

Attic Recently Insulated

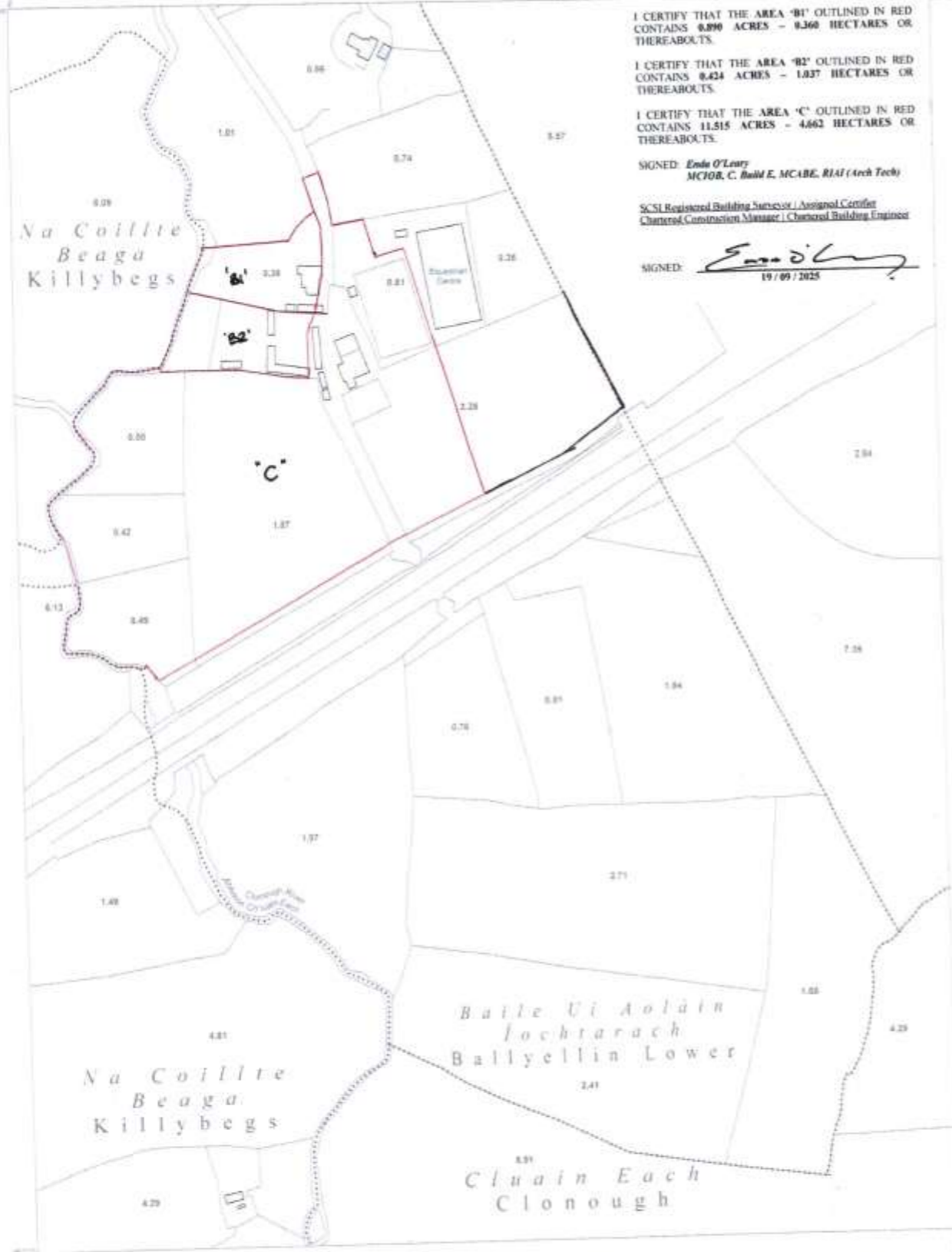
Built: c. 1865

Extensively Refurbished in c. 2005

Property Extends to c. 340 m²



Land Registry Compliant Map



I CERTIFY THAT THE AREA 'B1' OUTLINED IN RED CONTAINS 0.890 ACRES - 0.360 HECTARES OR THEREABOUTS.

I CERTIFY THAT THE AREA 'B2' OUTLINED IN RED CONTAINS 0.424 ACRES - 1.037 HECTARES OR THEREABOUTS.

I CERTIFY THAT THE AREA 'C' OUTLINED IN RED CONTAINS 11.515 ACRES - 4.662 HECTARES OR THEREABOUTS.

SIGNED: *Enda O'Leary*
MCIOB, C. Ruim E. MCABE, RIAI (Arch Tech)

SCSI Registered Building Surveyor / Assigned Certifier
Chartered Construction Manager / Chartered Building Engineer

SIGNED: *Enda O'Leary*
19/09/2025

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MAP SHEETS:
4544-A
4544-C

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OUTSIDE

To the rear of the residence lies a versatile multi-section shed, thoughtfully arranged to cater to a variety of uses. Section one features a concrete floor and double doors, ideal for storage or workshop purposes. The central section, currently configured as a home office, is finished with laminate flooring, offering a comfortable and private workspace. The third section, accessed via an internal door, is also fitted with laminate flooring and is plumbed for a WC — currently used as a playroom or additional office space. Adjacent to the sand arena is another purpose-built unit featuring a main room, store room, gym and a private dual-aspect office, all with laminate flooring and plumbed for further flexibility of use. A timber garden shed completes the range of domestic outbuildings.

For equestrian enthusiasts, the property boasts an exceptional array of facilities. A floodlit sand arena, lunging arena, and extensive yard are complemented by multiple stable blocks including: eight 12' x 12' stables with a dedicated tack room; two additional stables; an 'A-frame' shed housing 11 stables with lean-tos and adjoining tack and feed rooms, kitchenette, and break room. A separate round-roof shed incorporates five stables, livestock pens, an adjoining toilet block, and a feed room. The bottom yard includes a further 10-stable block, a four-stable block with tack room, two pens, and an A-frame shed with lean-to housing a feed room. Numerous well-maintained paddocks complete this outstanding equestrian holding, offering both functionality and flexibility for private or professional use.

A.M.V. €970,000





A Rare Opportunity To Enjoy Country Living With Premium Facilities In A Truly Idyllic Setting.

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