

Ref: 8986

# THE OLD FARMHOUSE, SHRULE, CRAANFORD, CO. WEXFORD Y25 D894



**BER** C3

**QUINN PROPERTY**

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# Charming Two Bedroom Cottage With C. 3.7 Acres & Range Of Outbuildings For Sale By Private Treaty



## LOCATION & DESCRIPTION:

**QUINN PROPERTY** are delighted to present this charming cottage to the market. Nestled in the heart of the countryside in Shrule, 5km from the picturesque village of Craanford, this property enjoys expansive scenic views of the surrounding countryside. The village of Craanford provides all your local amenities such as a local shop, church, primary school, playschool, GAA pitch, Community Centre, pub and Craanford Mills. There is an attractive park area which is finished and maintained to the highest standards with flowers, trees, seating, play areas and the River Lask running through. This property is situated 6km from Carnew, 8km to Camolin and 12km to Gorey with access to the M11, making South Dublin a comfortable one hour commute.

This property is perfectly suited to those seeking a peaceful rural lifestyle, with ample space for families, nature lovers, or equestrian enthusiasts with forest and hill walking trails right on your doorstep, and Butterfly Farm Equine stables just 2km away.



This charming country cottage has been tastefully renovated and modernised in recent years, creating a warm and inviting home finished to a high standard. The accommodation briefly comprises of an open-plan kitchen/living area, two bedrooms and bathroom.

Set within beautifully maintained private gardens, the property also benefits from a selection of outbuildings, including a traditional stone-built shed and 3-bay round-roof shed with an attached lean-to. Further enhancing the property is an adjoining C. 3.2-acre field with its own private access via a separate laneway.

The property is offered with the entire with cottage set on C. 3.7 acres including outbuildings. However, there is an option to purchase C. 3.2 acres and the outbuildings separate from the residence.

Accommodation extends to C. 79m<sup>2</sup> and comprises as follows:

Entrance Hall:	2.5m x 1.8m	Laminate flooring, fitted units.
Inner Hall:	6.0m x 1.0m	Laminate flooring, hotpress.
Kitchen / Living Room:	6.0m x 5.0m	Laminate flooring, fitted units at waist and eye level, gas hob, electric oven, extractor fan, tiled splashback, dishwasher, solid fuel stove with brick surround, French doors to rear garden.
Bathroom:	2.5m x 1.8m	Fully tiled, jacuzzi bath, W.C., W.H.B., heated towel rail, electric shower.
Bedroom 1:	4.0m x 3.5m	Laminate flooring, fitted wardrobes.
Bedroom 2:	3.0m x 3.0m	Laminate flooring, fitted wardrobes.





### **OUTSIDE:**

Set back from the road, this property is approached via a gravelled driveway, providing ample space for parking. The rear garden features both mature and newly planted shrubbery, trees and hedgerows, a brick patio area is laid by the French doors from the kitchen perfect for outdoor entertaining and dining. The property has a range of outbuildings including a traditional stone build shed as well as a 3 bay round roof shed and lean to, which has a separate entrance to the residence along with a C. 3.2 acre field.



### **SERVICES AND FEATURES:**

Private Well  
Septic Tank  
Oil Fired Central Heating  
Property Extends To: C. 79m<sup>2</sup>  
Built: 1940  
Detached Stone Building (13.0m x 3.7m)  
3 Bay Round Roof Shed With Lean-To (15.0m x 14.0m)



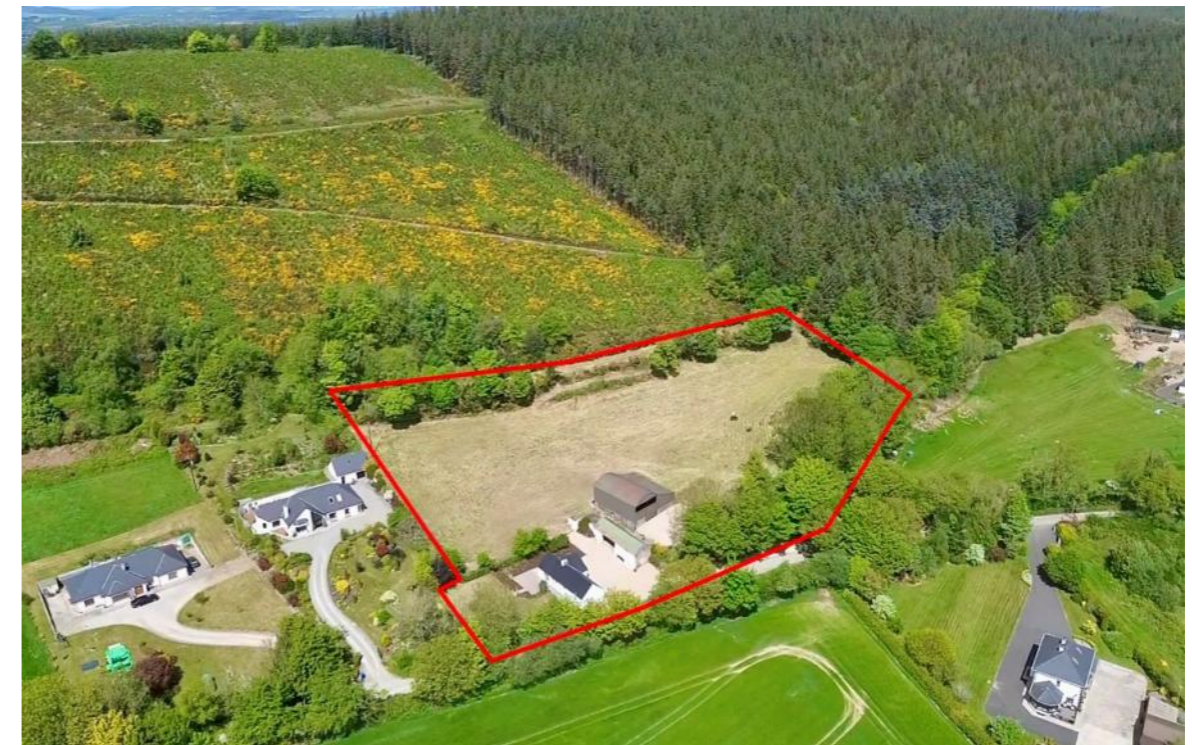
### **BER DETAILS:**

BER: C3  
BER No.: 105120984  
Energy Performance Indicator: 222.92 kWh/m<sup>2</sup>/yr



**Escape To Charm, Comfort And Tranquillity In This Beautiful Country Cottage**

**A.M.V. €350,000**



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