

REF: 8391



HARRISTOWN, BARNTOWN, CO. WEXFORD Y35 E196

BER B3

QUINN PROPERTY

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EXCEPTIONAL FIVE BEDROOM RESIDENCE SET ON C. 10.4 ACRES OF PRIVATE GROUNDS
For Sale By Private Treaty





LOCATION:

QUINN PROPERTY are delighted to present this spacious five-bedroom country residence to the market, a wonderful opportunity to acquire an excellent family home in a peaceful rural setting, just a short distance from the highly sought-after village of Barntown, County Wexford.

Located only a 10-minute drive from Barntown, this impressive property combines the best of both worlds, tranquil countryside living with easy access to all essential amenities. Barntown itself offers a family-friendly atmosphere and a strong sense of community, featuring a well-regarded primary school, church, and shops. The village also benefits from excellent transport links, with the N11 on its doorstep providing direct access to Wexford Town, New Ross and beyond.

This location is perfect for families, commuters, and anyone wishing to enjoy the calm of country living without sacrificing proximity to urban amenities. Scenic walks, local GAA facilities, and the rolling landscapes of south Wexford, all contributing to the area's exceptional quality of life.



DESCRIPTION:

The property is tucked back away from the public road and reached by a private hardcore driveway, allowing for a peaceful and secluded setting. The residence offers a spacious layout with a grand entrance hall, living room, sunroom, an open-plan kitchen dining area, utility, bathroom and a bedroom on the ground floor, with a further four bedrooms, one with a walk in wardrobe and a family bathroom on the first floor. The addition of a generous upstairs landing space offers a customisable aspect for your lifestyle needs.



OUTSIDE:

This property offers C. 10.4 acres of green pasture, mainly made up of one large paddock. There are mature trees and private paths down to the river, located at the bottom of the field, creating a peaceful and idyllic natural retreat — perfect for those wishing to immerse themselves in the beauty of the countryside.

The residence itself enjoys an elevated position, surrounded by an extensive, well-maintained lawn, which offers sweeping views across the surrounding landscape. In addition, foundations for a garage have already been laid beside the property, providing excellent potential for future development or additional storage space.

This property is perfectly suited to those seeking a peaceful rural lifestyle, with ample space for families, nature lovers, or equestrian enthusiasts.



Ground Floor Accommodation :

Porch:	2.1m x 1.7m	
Entrance Hall:	4.6m x 3.2m	Tiled flooring, stairs to first floor, feature window.
Living Room:	6.5m x 5.5m	Carpet flooring, open fire with feature stone surround, bay window, double doors to kitchen and to sunroom.
Sun Room:	3.7m x 3.2m	Oak flooring, varnished ceiling, Velux windows.
Kitchen / Dining Area	10.5m x 5.5m	Tiled flooring, fitted units at waist and eye level, integrated fridge freezer, dishwasher, electric oven, microwave, free standing island with extractor fan, French doors to the rear and a large open dining area.
Utility:	3.2m x 1.3m	Tiled flooring, fitted units at waist and eye level, washing machine and dryer.
Bathroom:	3.2m x 3.0m	Fully tiled, corner bath, shower, W.C. W.H.B.
Inner Hall:	3.0m x 1.0m	Carpet flooring.
Electrical Room:		
Bedroom 5:	5.0m x 4.3m	Carpet flooring, bay window.

First Floor Accommodation:

Family Room / Landing:	6.0m x 5.6m	Carpet flooring, timber ceiling, large open space a range of alternative uses.
Master Bedroom:	5.5m x 4.8m	Carpet flooring
Walk-in-Closet	2.6m x 1.8m	Shelving and hanging space
Bathroom:	3.5m x 2.2m	Fully tiled, corner jacuzzi bath, W.C., W.H.B., power shower.
Bedroom 2:	3.5m x 3.2m	Carpet flooring
Bedroom 3:	4.5m x 3.8m	Carpet flooring
Bedroom 4:	4.0m x 3.8m	Carpet flooring



SERVICES & FEATURES:
 Private Water
 Septic Tank
 Oil Fired Central Heating
 Built: 2006
 Total Floor Area: 318 m²



BER DETAILS:
 BER: B3
 BER No. 105471601
 Energy Performance Indicator: 140.82 kWh/m²/yr



**Spacious Five Bedroom Residence With Panoramic
 Countryside Views**

A.M.V. €550,000









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