

REF: 8391

"HONEYCOMB HOUSE"
BALLYBEG, ASKAMORE, GOREY, CO. WEXFORD Y21 F968



BER C1

QUINN PROPERTY

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Exceptional Five Bedroom Residence On C. 1.26 Acres Of Beautifully Landscaped Gardens For Sale By Private Treaty





LOCATION:

QUINN PROPERTY are delighted to present this exceptional five bedroom family home to the market. Nestled at the base of Sliabh Bhuí, this exceptional countryside setting enjoys picturesque views extending across the surrounding landscape to Askamore Woods in the distance.

This area offers an abundance of outdoor pursuits and is renowned for its fabulous walking, hiking and mountain biking trails with breathtaking views of valleys, peaks and rolling hills.

The property is 7km from Carnew and 8km from the historic village of Ferns, both offering a good range of amenities to include primary schools, shops, pubs, restaurants, churches and sporting facilities, with the Wexford GAA Centre of Excellence only a ten minute drive away from the property itself. Bus Eireann and Expressway also offer excellent daily commuter services from Ferns.

Gorey is a twenty minute drive and offers a vast choice of schools, restaurants, boutique shopping, pubs, award winning hotels, cinema, theatre and an array of local and leisure amenities such as endless sandy beaches, golf courses to include Courtown Golf and Ballymoney Golf Club, swimming and leisure centres. There are excellent daily commuter services in Gorey with Bus Eireann, Wexford Bus and the local train station. The property is approximately 13km to the M11, leaving south Dublin just over an hour's commute.

DESCRIPTION:

This superb home has been meticulously cared for by its current owners and is presented in immaculate, turn-key condition throughout. Accessed by private driveway, the property enjoys a peaceful and secluded setting, offering both privacy and tranquillity. Inside, the residence reveals an impressive sense of space, beginning with a grand entrance hall that sets the tone for the generous accommodation within. The ground floor features two elegant reception rooms, a modern country kitchen, a dedicated dining room, utility, bathroom, and three generously sized bedrooms with two ensembles. Upstairs, there is a further two bedrooms, a family bathroom, laundry room and home office. A particularly spacious landing area offers excellent flexibility, ideal as a reading nook or additional living space, easily adapted to suit a variety of lifestyle needs.

OUTSIDE

C.1.26 acres of beautifully maintained gardens surround the property, where every element has been carefully considered to complement and elevate the setting. A sweeping hardcore driveway guides you through the entrance and around the house, while a paved pathway frames the property, offering both practicality and a refined, finished aesthetic.

The property is further enhanced by a stylish timber decking area, seamlessly accessed through the double doors from the kitchen—an ideal setting for al fresco dining, summer barbecues, and effortless outdoor entertaining.

Combining generous space with a serene countryside setting, this impressive home offers an exceptional opportunity to enjoy comfort, privacy, and a high quality of living.





Ground Floor Accommodation :

Entrance Hall:	7.8m x 3.0m	Ceramic tiled flooring, feature staircase to first floor, recessed lighting.
Living Room:	5.5m x 4.3m	Solid oak flooring, open fire with cast iron surround.
Sitting Room:	5.5m x 4.3m	Solid oak flooring, open fire with cast iron surround.
Inner Hall:	4.6m x 1.2m	Solid oak flooring.
Family Bathroom:	4.4m x 4.2m	Tiled flooring, panelled walls , heated towel rails, W.C., W.H.B., corner shower, large jacuzzi bath.
Dining Room:	6.6m x 3.5m	Solid oak flooring.
Kitchen:	7.5m x 4.2m	Tiled flooring, fitted kitchen units and waist and eye level, integrated electric ovens, gas hob, dishwasher, fridge-freezer, tiled splash back, free standing island, recessed lighting, double doors to decking.
Utility Room:	4.3m x 2.3m	Tiled flooring, shelving, plumbed for a washing machine.
W.C.	1.6m x 1.2m	Tiled flooring, W.C., W.H.B.
Inner Hall:	6.8m x 1.3m	Solid oak flooring.
Bedroom 1:	7.0m x 4.1m	Solid oak flooring, walk in wardrobe, shelving and hanging.
	3.3m x 1.6m	
Ensuite:	5.0m x 1.2m	Tiled flooring, W.C., W.H.B., shower, heated towel rail.
Bedroom 2:	5.5m x 2.7m	Solid oak flooring.
Bedroom 3:	4.0m x 3.7m	Solid oak flooring.
Ensuite:	1.4m x 4.1m	Tiled flooring, W.C., W.H.B., shower, heated towel rail.

First Floor Accommodation :

Laundry Room:	4.2m x 3.5m	Carpet flooring.
Office:	4.2m x 3.2m	Carpet flooring.
Storage Room:	2.8m x 2.3m	Carpet flooring.
Bathroom:	3.2m x 2.3m	Tiled flooring, W.C., W.H.B., shower.
Bedroom 4:	2.3m x 4.5m	Carpet flooring.
Bedroom 5:	5.5m x 5.0m	Carpet flooring.



SERVICES & FEATURES:
Private Well
Septic Tank
Oil Fired Central Heating
Underfloor Heating - Ground Floor
Radiators - First Floor
Alarm
Built: 2005
Total Floor Area: 433m²



BER DETAILS: TO FOLLOW
BER: C1
BER No.
Energy Performance Indicator: kWh/m²/yr



The Perfect Family Home In Turn-Key Condition,
Viewing Is Highly Recommended

A.M.V. €525,000







QUINN PROPERTY

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