

FOR SALE

AMV: €295,000

File No. E414.BF



Templetown, Fethard-on-Sea, Co. Wexford

- **Exceptional coastal setting:** A unique opportunity to acquire two charming stone-built dwellings in the highly sought-after Templetown area of the Hook Peninsula, between Fethard-on-Sea and Duncannon, surrounded by spectacular coastline and outstanding natural beauty.
- **Two separate dwellings with flexibility:** The traditional farmhouse comprises an open-plan kitchen, sitting room, two first-floor bedrooms and shower room, while the converted barn provides open-plan living/dining space, kitchenette, bathroom and two bedrooms — ideal for family use or guest accommodation.
- **Excellent outdoor amenities & refurbishment potential:** Set on a private site with gravelled courtyard parking, sheltered patio, detached garage and a private tennis court. Vacant since April 2024, the property may qualify for the Vacant Property Refurbishment Grant, subject to availability, offering exciting potential to create a permanent coastal home or investment opportunity.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



Booley Bay



A Rare Coastal Opportunity on the Spectacular Hook Peninsula

A unique opportunity to acquire two charming stone-built dwellings in one of South Wexford's most scenic and sought-after coastal locations. Nestled in the picturesque area of Templetown, between Fethard-on-Sea and Duncannon, this exceptional property enjoys an enviable setting on the Hook Peninsula, surrounded by breathtaking natural beauty and an endless stretch of spectacular coastline.

The area offers kilometers of un-spoilt sandy beaches and dramatic coastal walks, with the beautiful Dollar Bay, Booley Bay, Boyce's Bay and Duncannon Beach all within easy reach. This idyllic corner of County Wexford is also home to the iconic Hook Lighthouse, the world's oldest operational lighthouse, making it a haven for beach lovers, walkers, watersports enthusiasts and anyone seeking a peaceful coastal retreat.

The property comprises two separate character-filled stone residences, both finished with natural slate roofs and double-glazed windows. The original farmhouse and its - sympathetically converted barn have been cherished family holiday homes for almost 40 years, providing generations of treasured memories in this remarkable setting.

Vacant since April 2024, the properties may now qualify for the Vacant Property Refurbishment Grant (subject to eligibility), presenting an exciting opportunity for purchasers seeking either permanent homes or an investment with rental potential. While substantial refurbishment works, including air to water underfloor heating, re-wiring, high-quality carpentry, bathroom upgrades and increase in the height of the barn, were completed in 2013, the period of vacancy means some remedial works are now required. With imagination and sympathetic updating, these delightful homes offer enormous potential to create a truly special coastal residence or holiday retreat tailored to individual tastes.

The farmhouse accommodation comprises an inviting open-plan kitchen/dining room featuring traditional inglenook fireplace with solid fuel stove, exposed beams and natural stone-work, sitting room with open fireplace, two first floor bedrooms and shower room.

The converted barn offers a welcoming open-plan living/dining room with solid fuel stove, kitchenette and ground floor bathroom, together with two first-floor bedrooms.

Outside, the property, while requiring a generous helping of TLC, continues to impress with a generous gravel courtyard providing ample off-street parking, a sheltered courtyard style patio positioned between the two houses, a small garden, a private tennis court, detached garage offering valuable storage space, and an outdoor shower ideal for washing off sandy feet, wetsuits and surfboards after a day exploring the nearby beaches.

Properties of this nature, combining character, versatility and such an outstanding coastal setting, rarely come to the market. Early viewing is highly recommended to fully appreciate the lifestyle and potential this exceptional property has to offer.

Dollar Bay



The Location – Situated in the picturesque area of Templetown on the spectacular South Wexford Coast, between Fethard-on-Sea and Duncannon, the property enjoys one of the county's most desirable coastal settings. Surrounded by breathtaking scenery, kilometers of sandy beaches and dramatic coastline.

The Opportunity – Vacant since April 2024, the properties may qualify for the Vacant Property Refurbishment Grant, subject to eligibility. While quality refurbishment works were completed in 2013, the period of vacancy means some remedial works are now required. Offering tremendous scope for enhancement, this is a rare opportunity for purchasers to restore and personalize two unique character homes in an exceptional coastal location.

COTTAGE ACCOMMODATION

Ground Floor:

Entrance leading through to open plan:

Living Area 3.66 x 4.68 m With Inglenook fireplace, solid fuel stove and original stone wall, and timber floor

Open plan to:

Kitchen Area 4.60 x 2.70 m With Fitted kitchen, built in seating storage underneath, and timber floor

Sitting Room 4.35 x 2.72 m With Cast Iron open fireplace, bay window, and timber floor

First Floor:

Bedroom 1 4.59 x 3.13 With built in wardrobe, r.v. sheeted ceiling and timer panelled wall

Shower room 3.50 x 1.53 m With Tiled shower stall, w.c. , w.h.b. and heated towel rail, and tiled floor.

Bedroom 2 2.65 x
0.95+3.38 Built-in bunk beds, built in storage presses

Total Floor Area: c. 70 sq. m. (c. 732 sq. ft.)





CONVERTED BARN ACCOMMODATION

Ground Floor:

Open Plan Living/Dining Room	7.03m x 3.34m	With solid fuel stove, built-in storage closets, timber floor and stairs to first floor.
Kitchenette	2.43m x 1.32m	With sink unit, two ring hob, shelving and storage press and Cloaks closet.
Bathroom	3.15m x 2.01m	Bath with electric shower over, w.c., w.h.b., part tiled walls and tiled floor.
First Floor		
Bedroom 1	3.59m x 3.59m	With built-in storage press.
Bedroom 2	3.98m x 3.50m	

Total Floor Area: c. 77.61 sq. m. (c. 835 sq. ft.)





Features

- Stunning coastal location
- Unique character homes
- Immense potential
- Ample accommodation

Outside

- Courtyard style patio
- Gravel yard
- Detached garage
- Tennis court

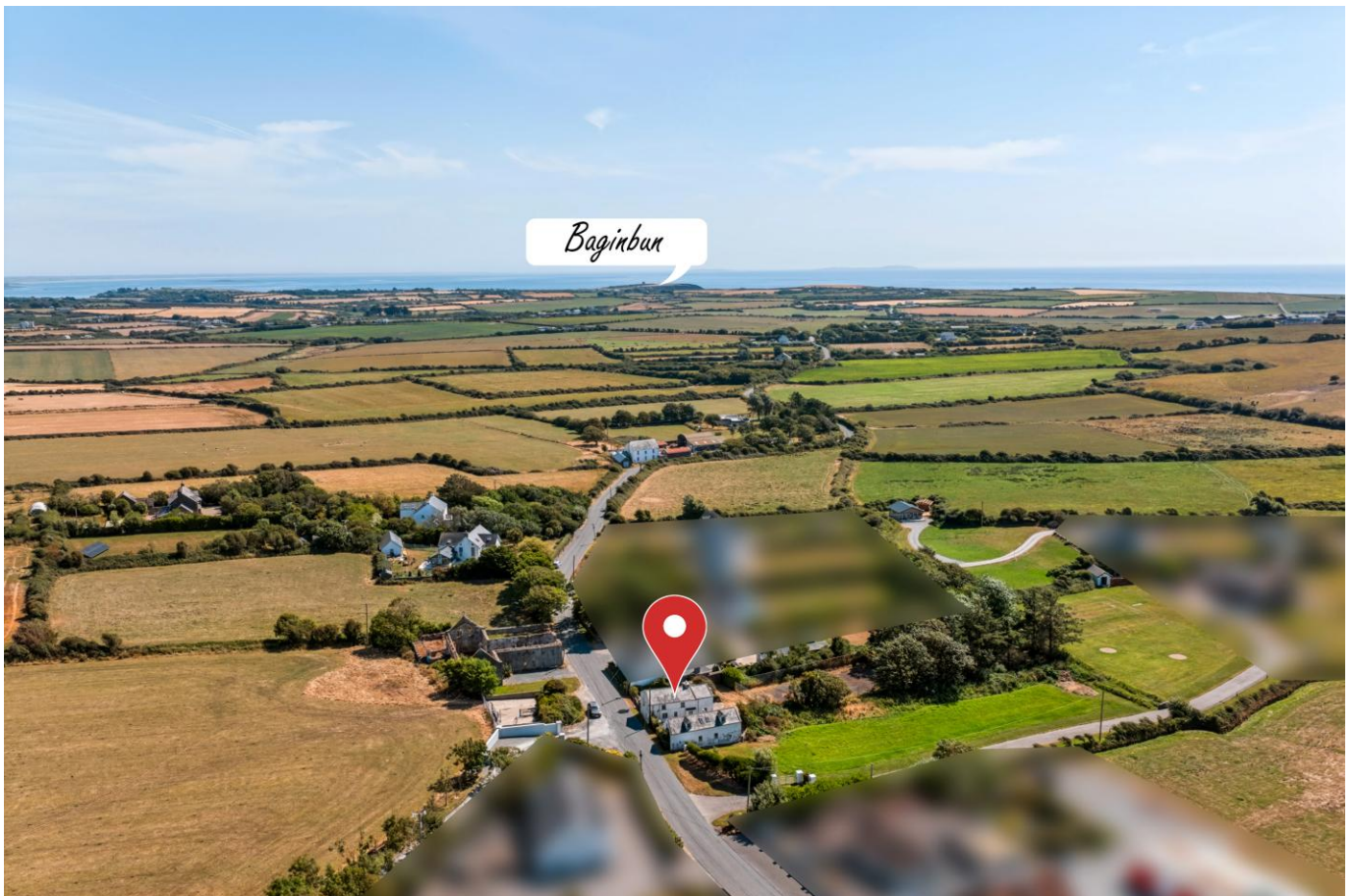
Services

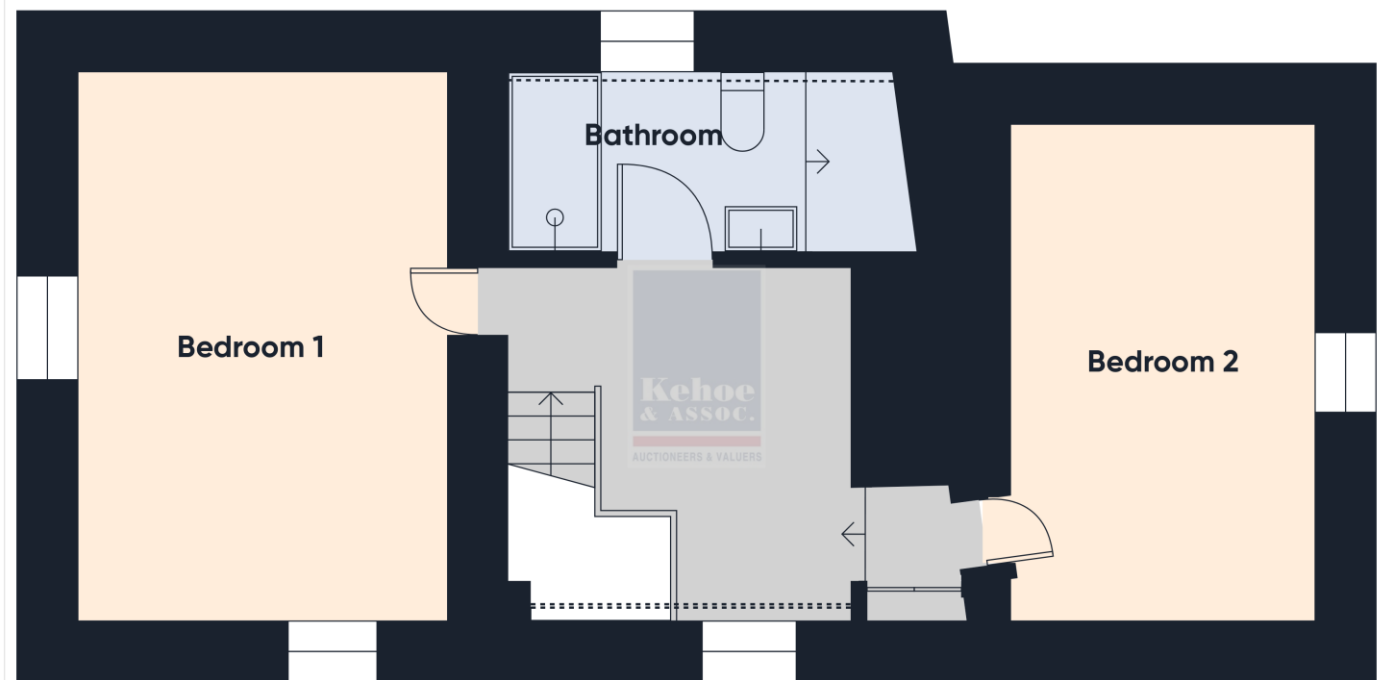
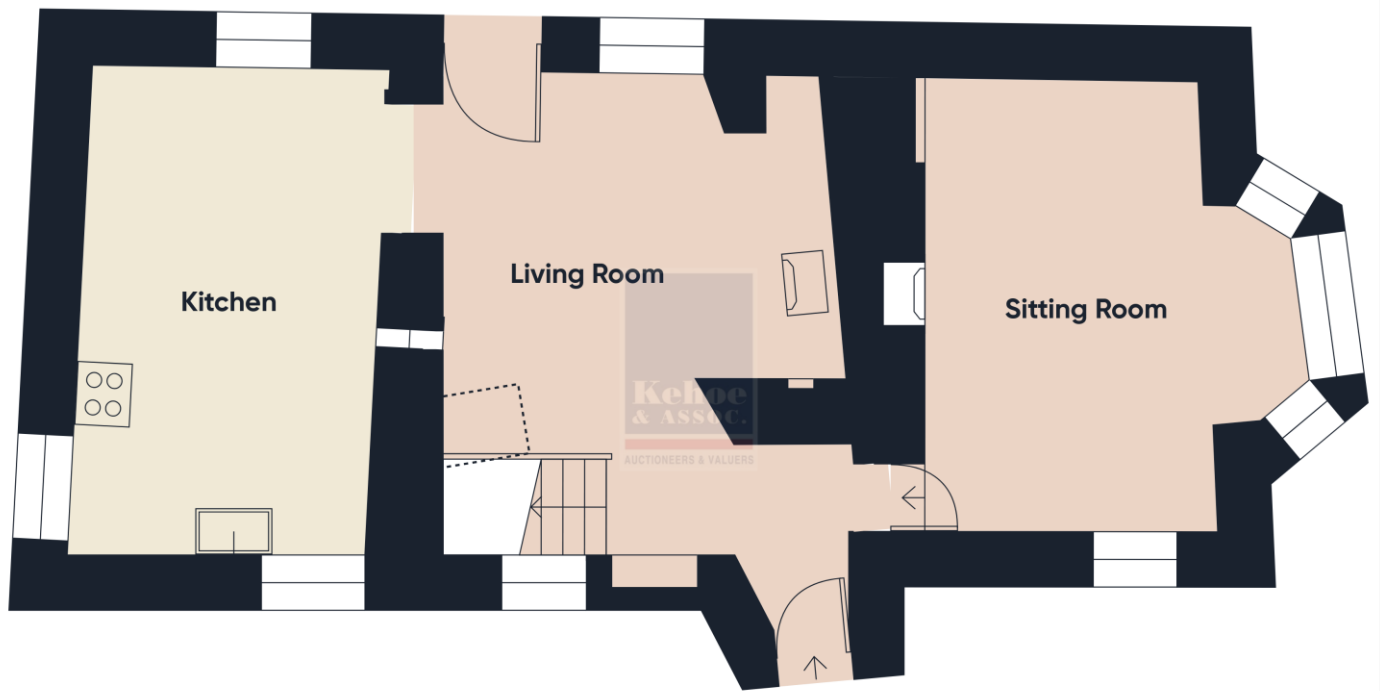
- Mains electricity
- Mains water
- Septic tank drainage
- Air to water underfloor heating

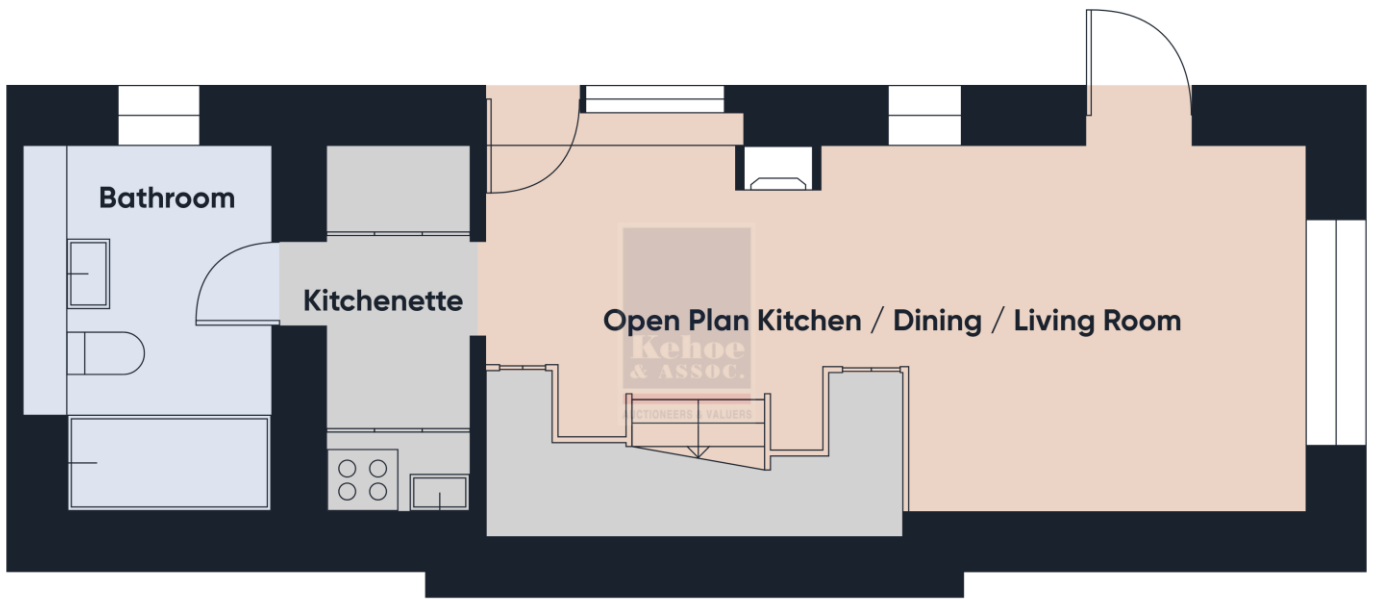
VIEWING: Strictly by prior appointment with the sole selling agents only.

DIRECTIONS: Eircode Y34P996

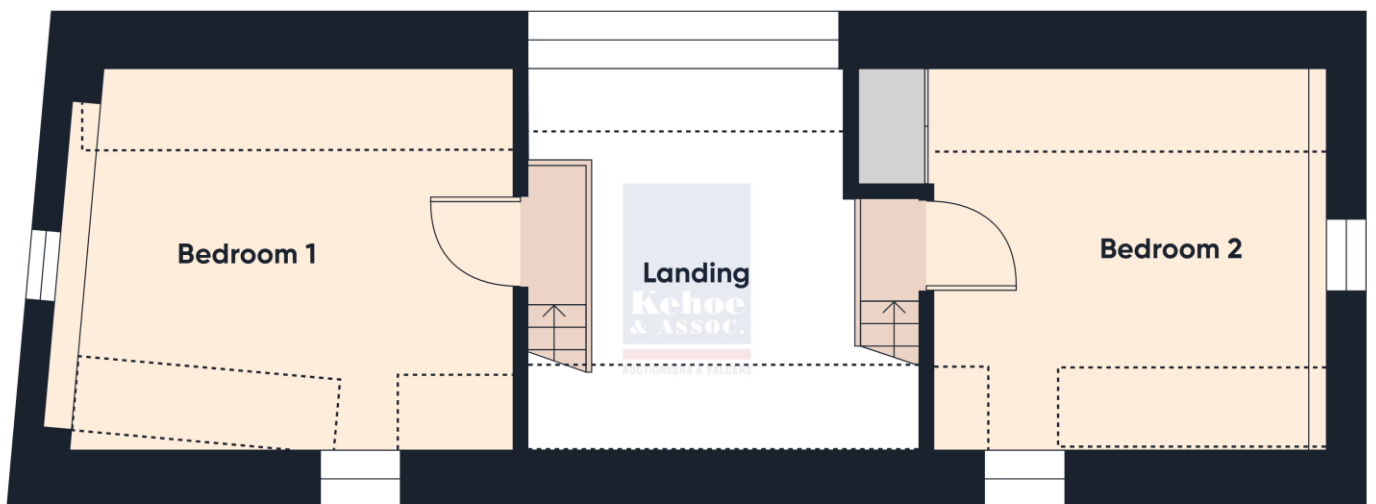








Floor 0 Building 2



Floor 1 Building 2

Building Energy Rating (BER): D
BER No. 119650505 & 119650570

VIEWING: Strictly by prior appointment with the sole selling agents.

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These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRA No. 002141