

Ref: 9039

HILLBROOK, GOREY, CO. WEXFORD Y25 T9X4

QUINN PROPERTY

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Most Attractive “Olde Worlde” Country Cottage & Outbuilding Set On A C. 1.7 Acre Site For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this charming “Olde Worlde” country cottage to the market. Nestled on the Wicklow / Wexford boarder, the property enjoys a peaceful rural setting just 1km from the main Carnew to Tinahely road, offering the perfect balance of countryside tranquility and convenient access to local amenities. The property is ideally located approximately 5km from Carnew, 10k from Tinahely and 15km from Gorey. Carnew is a thriving south country Wicklow town with a vibrant community and an excellent range of shops, services, and educational facilities, including two primary schools and a large secondary school.

Gorey, just 15km away, is one of the region’s most sought-after towns, renowned for its excellent educational facilities, including primary and secondary schools, Educate Together, a Gaelscoil, post-leaving certificate courses, and adult education options. The town boasts a superb selection of restaurants, cafés, shops, pubs, and award-winning hotels, together with an abundance of recreational amenities such as sandy beaches, championship golf courses, swimming pools, and leisure centres. Enniscorthy can be reached in approximately 30 minutes, while Wexford Town and Dublin are within comfortable commuting distance at just over an hour's drive.



This delightful residence is truly a hidden gem, originally constructed as a traditional stone-built cottage, the home is filled with charm and character, retaining many of its authentic features while offering comfortable living accommodation in a picturesque countryside setting. The property itself comprises of a sitting room, living/dining room, kitchen, two bedrooms, and two bathrooms. Further enhancing its appeal is a detached office with an additional bathroom and storage room. There is potential to have this space converted to a third bedroom subject to the relevant planning permission. The property also features a distinctive round-roof, steel-framed shed currently utilised as a games room and two lean-to extensions providing two stables and storage space.

OUTSIDE:

Accessed by a private laneway, the property enjoys a peaceful and secluded setting, framed by mature trees and established shrubbery. Boasting breathtaking, uninterrupted views of Lugnaquilla and the surrounding countryside, it offers a stunning picturesque backdrop and a wonderful sense of tranquillity. The property features an impressive free-standing, round-roof, steel-framed shed offering enormous potential for a variety of uses. The shed also benefits from a lean-to extension, accessed via a roller shutter door, providing ample storage space and incorporating two stables. To the side of the residence is a lawn and garden area, which provide space for relaxation and outdoor enjoyment, while a paddock to the rear is ideal for a pony, small livestock, or a keen gardener looking to cultivate their own outdoor haven. Combining practical facilities with a beautiful rural setting, this is a property with exceptional scope and opportunity.



SERVICES AND FEATURES:

Private Water
Septic Tank
Solid Fuel Heating
Oil Fire Central Heating
Property extends to C. 160m²
Built: 1850

BER DETAILS:

BER: C
BER No. 103101408
Energy Performance Indicator: 175.81 kWh/m²/yr



Accommodation comprises as follows:

Residence

Entrance Hall:	3.6m x 1.0m	Tiled flooring.
Sitting Room:	3.6m x 3.5m	Tiled flooring, Stanley solid fuel stove, postcard window.
Shower Room:	2.0m x 2.0m	Fully tiled, W.C., W.H.B., shower
Dining Room:	6.3m x 3.1m	Tiled flooring, vaulted ceiling, Esse solid fuel stove, recessed lightening.
Kitchen:	2.8m x 3.1m	Tiled flooring, fitted units with stainless steel worktops, electric cooker, gas hob, extractor fan, dish washer, fridge-freezer, vaulted ceiling, tiled splashback, double door to rear
Family Bathroom:	1.9m x 3.1m	Fully tiled, W.C., W.H.B., bath, power shower.
Inner Hall:	2.0m x 2.0m	Tiled flooring
Bedroom 1:	6.6m x 3.9m	Tiled flooring, fitted wardrobes, double doors to side garden.
Bedroom 2:	2.9m x 4.2m	Tiled flooring, fitted wardrobe.

Detached office

Office:	3.5m x 3.8m	Tiled flooring, sliding door.
Ensuite:	0.9m x 2.4m	Fully tiled, W.C., W.H.B., shower
Storage:	0.9m x 1.2m	

Round Roof Shed

Studio:	5.0m x 8.3m	Laminate flooring, solid fuel stove
Storage:	2.1m x 1.7m	
Shower Room:	1.3m x 2.2m	W.C., W.H.B., shower.
Garage / Shed:	5.4m x 9.2m	



Charming Country Cottage With Versatile Outbuildings In A Private Setting With Stunning Wicklow Mountain Views

A.M.V. €380,000

Ground Floor



Total area: approx. 106.0 sq. metres



The above particulars are issued by QUINN PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through QUINN PROPERTY. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.