Ref: 7895

LABURNUM LODGE, DONISHALL, CARNEW, CO. WICKLOW Y14 TR64

QUINN PROPERTY

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Charming Five Bedroom Cottage On C. 2.3 Acres Of Mature Grounds For Sale By Online Auction On Friday 7th Of August At 12 Noon

LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this traditional five-bedroom cottage to the market. Ideally located in the scenic countryside along the Wicklow-Wexford border, this property is a haven of peace and tranquility. The residence is nestled on C. 2.3 acres of mature gardens, offering a great deal of privacy in a truly picturesque setting. The property is conveniently located just off the Carnew to Ferns road, 3km from Askamore, 4km from Carnew, 12km from Bunclody and 18km from Gorey. There is an excellent range of local amenities in the surrounding area with Carnew offering services such as primary and secondary schools, cafes, shops, restaurants, playground, nursing home and sporting facilities such as GAA grounds and Coolattin Golf Club. A wider range of amenities can be accessed from Gorey to include shops, pubs, restaurants, primary and secondary schools, daily commuter services and GAA and sporting facilities.

Despite requiring refurbishment and modernisation, this property presents a rare opportunity to acquire a truly unique residence with exceptional potential. In 1907, this house was exhibited at the first 'Ideal Home Exhibition' in London and described as "the first bungalow ever designed". The property was transported by boat and rail to Shillelagh railway station and finally by steam traction engine to where it is today. Retaining an abundance of character and a number of original features, the property briefly comprises of an entrance hall, living room, sitting room, study, kitchen, utility room, five well-proportioned bedrooms, two bathrooms, a shower room and an orangery.

OUTSIDE:

Accessed via a sweeping hardcore driveway, the property features an impressive selection of mature trees and established shrubbery. The thoughtfully designed grounds create a wonderful sense of tranquillity and natural shelter. Enjoying a desirable south-facing orientation, the gardens benefit from an abundance of sunlight throughout the day. The property also features a number of outbuildings to include a stable block and block build shed, allowing for a range of uses. The scale of the site offers potential for further development subject to the relevant planning permission.

SERVICES AND FEATURES:

Group Water Scheme
Septic Tank
Oil-Fired Central Heating
Property Extends To: 218m^2

BER DETAILS:

BER: G
BER No.: 118654862
Energy Performance Indicator: 502.18 kWh/m^2/yr

Accommodation extends to 218m² and comprises as follows:

Entrance Hall	4.8m x 0.9m
Living Room	5.2m x 4.0m
Sitting Room	5.0m x 3.7m
Study	3.7m x 2.4m
Kitchen	5.2m x 3.7m
Utility Room	6.2m x 2.7m
Hallway	8.7m x 0.9m 1.7m x 0.9m
Bedroom One	3.5m x 2.9m
Bedroom Two	5.1m x 2.6m
Bedroom Three	4.5m x 3.7m
Bedroom Four	5.0m x 4.5m
Bedroom Five	4.2m x 4.2m
W.C.	1.8m x 0.9m
Bathroom	2.2m x 1.5m
Shower Room:	3.3m x 1.8m
Hotpress	1.8m x 1.7m
Greenroom / Orangery	5.1m x 0.9m

Rare Opportunity To Acquire A Traditional Five Bedroom Residence On C. 2.3 Acres Of Mature Grounds

A.M.V. €150,000

LEGAL: Eoin O'Gorman, Eoin O'Gorman Solicitors, Wexford. Tel: 053 914 0040

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