

**For Sale**  
By Private Treaty

Guide Price €545,000



**THE BARNLANDS**  
**GOREY**  
**CO WEXFORD**  
**Y25 W2F9**



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The Avenue, Gorey, Co Wexford, Y25 FX22  
PSRA Licence Number 004506

## Description

REA Halnon Humphreys present this spectacular country home set in a picturesque mature woodland setting on approximately 3 acres. The property is just a 5 minute drive to Gorey Town centre and situated in a sought after location close to the village of Kilanerin in North Wexford.

This stunning 5 bedroom country residence provides for all the conveniences of modern life. The generous and well-appointed accommodation extends to an impressive 282 sq. m. (3036 sq. ft.) There is also the benefit of a detached garage/stable building which is tucked away amongst the trees away from the dwelling house.

This beautiful home is accessed via a sweeping tarmacadam driveway with mature lawns, shrubs and trees providing a sense of tranquillity surrounding this fine home. There is ample parking to the front, side and rear of the property. Mature landscaping surrounds the property which includes a garden office, large decking area and lawned areas.

The garage/stable building is neatly tucked away amongst the trees to the side of the property. This building is ideal as a storage area and includes a concrete yard area to the front and side.

In preparation for sale, current owners have recently repainted the house internally and externally along with fitting new carpets. All of this will assist buyers of this fine home hit the ground running and the ability to move in straight away.



## Accommodation

The accommodation is well appointed, and light filled throughout. Upon entering the property, you are greeted with a large entrance hallway with a feature length picture window adding natural light throughout.

There is a spacious sitting room located off the hallway with double doors to the side garden and an open fireplace. A downstairs corner bedroom could make an ideal bedroom space, home office or indeed a playroom/games room.

The vast open plan kitchen and dining area provides ample space for families of all sizes. There are fitted units providing plenty of storage space along with numerous windows adding natural light to this spacious room. The convenience of the utility room cannot be overstated, with a door the rear of the house; sink unit; plenty of fitted units for storage space and a Guest WC also.

The bonus of a substantial sunroom located off the dining area provides for extra living space featuring a vaulted ceiling, tiled floor and double doors to the surrounding decking area.

The first floor accommodation follows the same sense of space as the ground floor. The landing area benefits from the feature picture window and includes a hot press and a stairs leading to the attic room. There are 4 large double bedrooms with 3 of these bedrooms featuring their own private ensuite bathrooms. The largest of the bedrooms also includes a generous sized walk-in wardrobe. The main bathroom features a corner jacuzzi bath.

The attic room located on the second floor is an ideal storage space or additional playroom/games room. It is filled with natural light due to its numerous velux windows.



## Location

This fine country residence is located approx. 5km north of Gorey Town Centre and approx. 5.2km from the popular village of Kilanerin, which is less than one hours drive South of Dublin City and one hour from Rosslare Europort.

Importantly, Junction 22 of the M11 Motorway (Greens Berry Farm) is just a 5 minute drive.

The property is accessed via a laneway which is shared with other homes meaning there is the feeling and benefit of neighbours all the while retaining the peace and quiet of country life.

The area has always been popular with commuters given its close proximity to the M11 motorway. Home offices, working from home, and the local high end business centre all add to the value of this location.



## Location

The rolling landscapes surrounding the property offers a perfect backdrop for life in the country. The feeling of seclusion and tranquillity add to the appeal of this superb home given its mature woodland setting.

Gorey town is a mere 5 minute drive from the property and offers an array of amenities such as primary & secondary schools, restaurants, hotels, pubs, cafes, supermarkets, leisure centres, boutiques and so much more.

Gorey is a modern town with a traditional feel. Its rich history as a market trading town is reflected today in the high number of local businesses and producers. It is close to the coast with miles of sandy beaches attracting a big summer population.

The region is abundant with everything from high fashion to authentic gourmet eateries, great places to stay, as well unlimited outdoor recreations, a thriving arts and culture community and plenty of pubs filled with live music and energetic atmosphere.

Outdoor activities include hunting, trekking, fishing and sailing. The local area is well serviced with shopping, leisure and educational facilities, from pre-school to 3rd level education.

There are numerous golf courses within a short distance to include Ballymoney, Courtown, Arklow & Woodenbridge.



## Outside & Services

This fine country residence is surrounded by mature woodland which provides for the ultimate in peace and tranquillity.

There are mature lawns, gardens and trees surrounding the house plus the garage/stable building tucked amongst the trees. The site area measures approximately 3 acres in total.

### Services

Broadband, private well water, private septic tank and gates. The property has oil fired central heating.

### Features

- Spectacular 5 bedroom country home set in a picturesque mature woodland setting on approximately 3 acres
- Mature landscaping surrounds the property which includes a garden office, large decking area and lawned areas.
- 5 minute drive to Gorey Town, Kilanerin Village and the M11 Motorway.
- Well appointed accommodation extends to an impressive 282 sq. m. (3036 sq. ft.)
- Detached garage/stable building which is tucked away amongst the trees away from the dwelling house.





Ground Floor

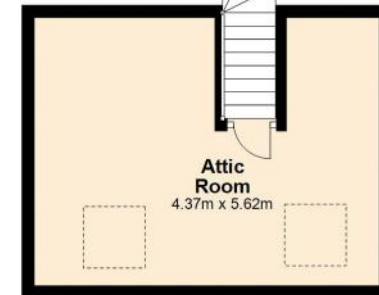




First Floor



Second Floor



## Viewing Information

Viewing Strictly By Private Appointment With Selling Agent

## BER Details

**BER C1**

BER Number 114872054

## Contact Information:

Winston Halnon  
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### Conditions to be noted:

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