



‘Mount Folly House’, The Folly, Wexford

Superb 19th century Georgian period property extending to c. 300 sq.m. / 3,230 sq.ft.

**Kehoe
& ASSOC.**



- ❖ Superb 19th century Georgian period property extending to c. 300 sq.m. / 3,230 sq.ft.
- ❖ Set on an extensive, mature site with walled boundaries extending to c. 0.26 hectares / 0.64 acres.
- ❖ Detached three-bay, two storey property with many original features including doorcases, centre pieces, ceiling coving & some windows shutters.
- ❖ Adjoining self contained unit extending to c. 37 sq.m. / 400 sq.ft., previously used as a doctors's surgery.
- ❖ Site is zoned 'Town Centre' in the Wexford Town & Environs Development Plan.
- ❖ Accommodation briefly comprises; entrance hallway, 2 reception rooms, kitchen/breakfast room, dining area, 4 bedrooms, 2 bathrooms, guest w.c. & linen room.



General Description: Kehoe & Associates are delighted to present this wonderful Georgian period property to the market. 'Mount Folly House' was constructed circa 1820 and retains many of its original features including door openings, cut-granite step, mouldered rendered surrounds, ionic doorcase, timber-panelled window shutters, ceiling coving, centre pieces, etc. The property occupies a mature c. 0.26 hectare / 0.64 acre site with walled boundaries. The site is zoned 'Town Centre' in the current Wexford Town & Environs Development Plan.

Within walking distance, you will find all town amenities including primary and secondary schools, shops, pubs, supermarkets, GAA clubs, Wexford Golf Club, etc.

This detached three-bay, two storey property extends to approximately 300 sq.m. / 3,230 sq.ft. The accommodation is extensive, comprising of an impressive entrance hallway, 2 sizeable reception rooms, kitchen/dining/living area, 4 double bedrooms, 2 bathrooms and a linen room. French doors from the kitchen lead to a south facing, paved patio area surrounded by mature foliage offering a uniquely private and rural feeling so close to Wexford Town centre. To the rear of the property is a detached block built storage shed and paving area.

Adjoining the property there is a self-contained unit extending to c. 37 sq.m. / 400 sq.ft. which was previously used as a doctors surgery. There is a separate entrance doorway from the front of the property to access this unit.

This property has untapped potential and would be ideally suited as a family residence or it would present a fantastic opportunity for businesses to create a great working environment.





Accommodation

Entrance Hallway	9.21m x 2.11m	With carpet flooring.
Reception Room 1	7.71m x 4.84m	Feature marble open fireplace and solid fuel burning stove. Ornate ceiling coving and centre piece.
Reception Room 2	7.74m x 5.01m	With tiled fireplace, ceiling coving and centre pieces.
Kitchen/Breakfast Room	8.22m x 3.00m (Ave)	Fitted kitchen, extensive wall and floor units, tiled splashback, sliding door to patio area outside.
Dining Room	5.04m x 4.07m	Sliding door to enclosed area outside.
Scullery	1.90m x 1.07m	
Timber stairs to first floor		
Bedroom 1	5.17m x 4.32m	Storage under stairs. Ceiling coving, centre piece, extensive fitted wardrobes.
Bedroom 2	4.67m x 4.22m	
Bedroom 3	4.98m x 3.26m	With w.h.b.
Bedroom 4	4.57m x 3.33m	With fitted wardrobes
Shower Room	3.16m x 2.43m	With w.c., bidet, built-in vanity unit, corner shower unit. Tiled floor and walls
Family Bathroom	5.03m x 2.89m	W.H.B., corner shower unit with mains shower, bath and fitted units.
Linen Room	4.32m x 2.81m	
Guest W.C. off	2.26m x 0.81m	
Landing		

Self-Contained Unit / Surgery

Entrance Hallway	3.40m x 0.90m
Room 1	2.86m x 2.62m
Room 2	3.81m x 3.15m
Surgery	c. 35 sq.m.
Store Room	6.10m x 3.00m (approx.)

Total Floor Area: c. 300 sq.m. (c. 3,230 sq.ft.)







Features

Wonderful 19th century Georgian period property.
Retains many original features.
Extensive accommodation extending to c. 300 sq.m. / 3,230 sq.ft.
Walking distance to all amenities in Wexford Town.
Huge potential.
Adjoining self-contained unit extending to c. 37 sq.m. / 400 sq.ft.
Site zoned 'Town Centre'.

Services

Mains water
Mains drainage
OFCH
ESB
Security alarm

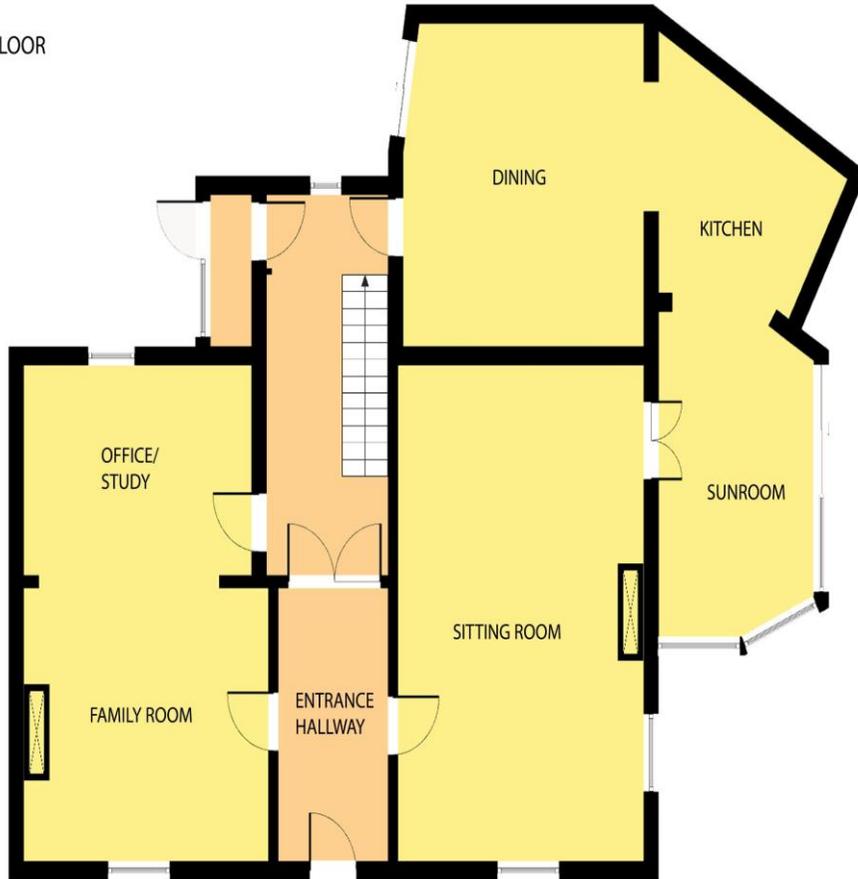
BER: This is a Protected Structure and therefore it is BER Exempt.

Outside

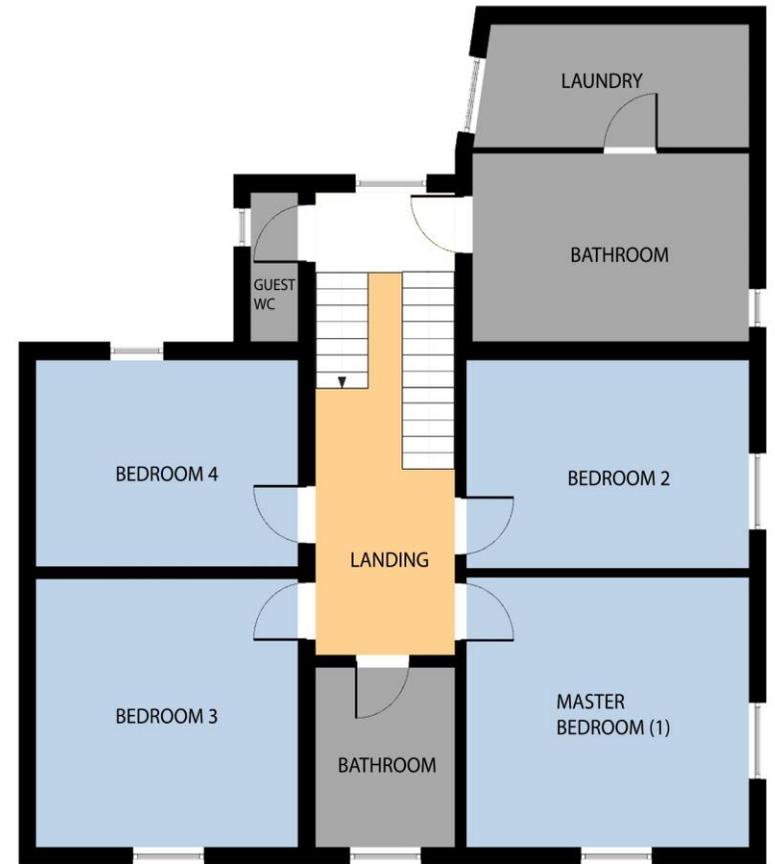
Mature, private site with walled boundaries.
South facing patio area adjacent to the kitchen/diner.
Ample car parking.
Lawn area to the front.
Block built storage shed.
Vehicular access off The Folly with right of way for new entrance from Garda Station HQ (SPP).

Directions: In Wexford Town proceed along The Quays and turn right at The Talbot Hotel. Continue along King Street and turn left at the traffic lights onto The Folly before Tesco Supermarket. Continue along The Folly, keep left at the 'yield' sign and the entrance to 'Mount Folly House' will be immediately on the right hand sign ('For Sale' board). **Eircode: Y35 FT9V**

GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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Viewing:
Strictly by prior appointment with the sole selling agents only. To arrange a suitable viewing time contact Kehoe & Assoc. on 053 9144393

Kehoe & Assoc.,
Commercial Quay,
Wexford
053 9144393
www.kehoeproperty.com
Email: sales@kehoeproperty.com







053 91 44393 | KehoeProperty.com

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