

FOR SALE BY ONLINE AUCTION

Tuesday 5th December 2023 at 12 Noon

‘Hazeldene Farm’ on c.10.85 Acres at
Garryvadden, Blackwater, Co. Wexford

AMV: €475,000



To make an offer at the Online Auction – any interested party must register to bid.
Please log onto kehoeproperty.com and click the OFFER button within the listing of
Hazeldene Farm, Garryvadden, Blackwater, Co. Wexford

- A wonderful property nestled in the serene countryside of County Wexford
- An impressive 4 bed, two storey detached dwelling house, approached by a tree-lined avenue.
- A haven for horse lovers. Fronting river. An ideal peaceful retreat.
- Included 5 Paddocks, 6 stables, out offices, sand arena, etc.
- Walking distance to Blackwater village, 5 mins drive to sandy beaches.
- Contact the sole selling agents, Kehoe & Assoc. at 0539144393 or by email at Sales@kehoeproperty.com



**Kehoe
& ASSOC.**

Location: This coastal location is easily accessible only 1.5 kms from Blackwater Village and most convenient to a choice of sublime sandy beaches. A ten minutes' drive will take to the M11 motorway. With recent improvements of the roads network this area of Co. Wexford is now just over 1 hours driving distance from south Co. Dublin. There is easy access to Wexford Town, Enniscorthy and Gorey. This property is superbly positioned offering peace and tranquillity, yet is very accessible to the village, beaches and towns.

Description: This subject property is comprised within folio WX47409F comprises of approximately c. 4.39 hectares / 10.85 cres. Escape to your own equestrian home in this beautiful countryside property situated in a most private setting. The key features here include a fine 4 bedroomed home and expansive equestrian sand arena (80 x 30 yards) ideal for training and riding. There are multiple paddocks with lush and well-maintained pastures for your horses to grow. The subject property is directly fronting a river. The lands are very well fenced, watered and layed in suitable divisions for its size. There is an extensive courtyard with 6 stables, a tack room and various stores.

This type of property is a rare find and offers endless possibilities. The dwelling house is positioned centrally with the old paddocks layed out all around. All in all this property offers an ideal setting for those who dream of their owning their piece of the Co. Wexford countryside. The farmhouse includes rustic charm with 'Hazeldene' creating a warm welcoming atmosphere. Enjoy the freedom to grow your own food, raise animals and perhaps embrace the simple pleasures of hobby farming on the fertile acreage. Very rarely do properties such as 'Hazeldene' come to the market. Early viewing is highly recommended.







ACCOMMODATION

Ground Floor

Entrance Porchway- Sunroom	2.24m x 2.06m
Sitting Room	4.18m x 4.09m
Bedroom 4	3.23m x 2.58m
Kitchen/Dining	5.96m x 3.55m

Ornate timber panel ceiling.

Walk-in large linen cupboard adjacent.

Fitted kitchen, wall and floor units, integrated electrical appliances including oven, hob, extractor fan, fridge freezer, breakfast bar area, fitted stainless steel sink unit and drainer, splashback and tiled floor

Stairs to First Floor

Spacious Landing

Area

Bedroom 1	4.10m x 3.38m
Bedroom 2	3.32m x 2.87m
Bedroom 3	4.08m x 3.34m
	(max)

Family Bathroom 3.56m x 1.98m Tiled floor, w.c., w.h.b., shower over bath and splashback.

Total Floor Area: c. 120 sq. m. (c. 1,291 sq.ft.)



Directions: In Blackwater village. Leave the village passing the church on the right hand side. Take the second turn to the left and 'Hazeldene' farm is a few hundred metres on the left hand side. For Auction boards.

Legal: Stone Solicitors, The Bull Ring, Wexford. info@stonelaw.ie

Please Note: Bidders will be required to register in advance of this Online Auction. Log on to: www.kehoeproperty.com for further details.



Building Energy Rating (BER): F BER No. 116923632

Energy Performance Indicator: 405.37 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Bobby Kehoe

Contact No: 085 7111540

Email: bobby@kehoeproperty.com

Kehoe & Assoc.,
Commercial Quay,
Wexford
053 9144393

www.kehoeproperty.com

Email: info@kehoeproperty.com



AUCTIONEERS & VALUERS

DISCLAIMER: These particulars are issued by Kemur Investments Limited T/A Kehoe & Assoc, registered in Ireland, no. 411672. PSRA Licence No. 002141 on the understanding that any negotiations relating to the property are conducted through them. While every care has been taken in preparing them Kehoe & Assoc., for themselves and for the vendor/lessor whose agents they are, give notice that:- (i) The particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (iii) Kehoe & Assoc. nor any of their employees have any authority to make any or give any representation or warranty in relation to the property.