

# FOR SALE

AMV: €950,000

File No. E104.CM



## Cooleycall Farmhouse on c. 20.5 Acres, Baldwinstown, Co. Wexford

- C. 20.5 acres of level, free draining land laid out in well fenced paddocks — perfect for horses or hobby farming.
- Extensive period farmhouse (c. 234 sq. m. / 2,519 sq. ft.) sympathetically modernised yet retaining character details.
- Full equestrian yard with American style barn, loose boxes, tack/feed rooms, sand arena and walker.
- “Two Hoots” cottage — a derelict, detached guest/letting cottage offering additional income potential or perhaps groom’s residence.
- Versatile home office/studio with independent access, ideal for remote working or conversion to a self contained annex.
- Sheltered courtyard, landscaped lawns, mature trees and generous parking.
- Mains water, oil fired central heating, high speed broadband available.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe  
& ASSOC.**







## **Cooleycall Farmhouse on c. 20.5 Acres, Baldwinstown, Co. Wexford**

Tucked away at the end of a private, tree lined avenue, Cooleycall Farmhouse offers a rare blend of coastal living, equestrian facilities and complete privacy. Although blissfully secluded, the property sits just a five minute drive from a choice of unspoilt beaches, is within an easy stroll of Baldwinstown village, and is located only 20 minutes from the vibrant shops, cafés and schools of Wexford Town. The postcard perfect fishing harbour of Kilmore Quay is also close at hand for seafood lunches and evening sails. We highly recommend early viewing.

### ***The residence***

This is a wonderful family home offering bright and flexible accommodation over two floors. The main house extends to over 2,500 sq. ft. and offers a fine balance between living and bedroom accommodation. There are five large bedrooms, with a master ensuite. There is also an excellent offering of living accommodation with a fine kitchen / dining room, a separate dining room, music room and sitting room. The property oozes charm and character and is presented for sale in very good condition. In addition to the main house there is external accommodation which incorporates a treatment room and shower room. This offering is ideal for those seeking to work from home, perhaps it would also be suitable for self-contained living accommodation. There is also a large garage and storerooms. All in all this is an excellent opportunity to acquire a well maintained equestrian property comprising a spacious five bedroom family home. Cooleycall is a welcoming property, filled with character and comfort. In many ways it's more than a home – it's a way of life.

### ***Equestrian & land***

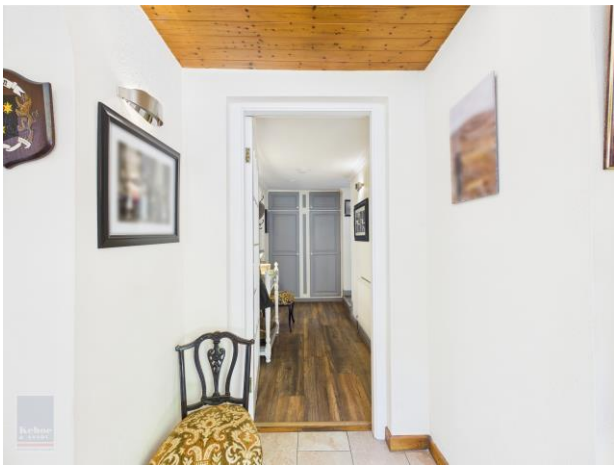
Horse lovers will appreciate the thought that has gone into the yard: a purpose built block of 11 stables, secure tack room, sand arena with post and rail surround. The adjoining paddocks are divided by mature hedgerows.

### ***Lifestyle & location***

Morning beach rides, fresh seafood suppers in Kilmore Quay, and all the amenities of Wexford Town — Cooleycall Farmhouse delivers them in under 20 minutes. Yet once you turn onto the private avenue and the gates close behind you, the outside world feels wonderfully distant. This location is also close to Bridgetown and Murrinstown Village. The award winning Johnstown Castle & Gardens is also close to hand. There is a choice of primary schools in the general area and also a fine selection of primary schools.

If you're seeking an elegant country home with equestrian facilities and the coastline on your doorstep, Cooleycall Farmhouse deserves your immediate attention. Viewings are strictly by prior appointment with the sole selling agents Kehoe & Assoc.





## **ACCOMMODATION**

### ***Ground Floor***

Entrance Hallway	3.40m x 2.92m 4.50m x 1.44m	Tiled floor. Laminate floor and storage closet.
Home Office	3.56m x 3.16m	Carpet floor and Velux window.
Kitchen / Diner	6.38m x 3.74m	Part tiled / part timber floor, exposed timber beams, floor and eye level units, integrated double oven, electric hob with overhead extractor, Belfast sink, integrated fridge and island unit.
Utility Room	4.15m x 1.81m	Tiled floor, plumbed for washing machine, stainless steel sink, countertop space and door to rear garden.
Dining Room	5.95m x 3.37m	Laminate floor and exposed timber beams and double doors into:
Music Room	4.94m x 3.33m	Laminate floor, dual aspect windows and French door to rear patio area. Door into:
Sitting Room	4.74m x 4.49m	Laminate floor, integrated shelving units and solid fuel stove with stone surround.
Hallway	7.76m x 1.72m (max)	Laminate floor and staircase to first floor.
Family Bathroom	2.95m x 2.24m	Fully tiled, w.c., w.h.b., jacuzzi bath, shower stall with Triton t90xr electric shower and integrated storage press.
Bedroom 3	3.77m x 2.58m	Laminate floor, integrated wardrobe and desk unit.
Bedroom 2	3.78m x 2.71m	Laminate floor and integrated wardrobe unit.
Master Bedroom	4.87mx 3.03m	Laminate floor, integrated wardrobe units, ceiling coving and ensuite.
Ensuite	3.00m x 2.04m	Fully tiled, w.c., w.h.b. and shower stall with Triton AS2000xt electric shower.
First Floor		
Lounge	4.82m x 3.92m	Laminate floor.
Bedroom 4	4.55m x 3.00m	Laminate floor and built-in wardrobe and desk unit.
Bedroom 5	3.73m x 3.30m (max)	Laminate floor.

**Total Floor Area: c. 234 sq. m. (c. 2,519 sq. ft.)**







## **EXTERNAL ACCOMMODATION**

Treatment Room	6.07m x 4.86m (max)	Laminate floor and exposed timber beams.
Shower Room	2.21m x 1.78m	Fully tiled, w.c., w.h.b., shower stall with pump shower and tiled surround.
Garage	6.69m x 6.71m (max)	
Storeroom 1	2.74m x 3.03m	
Storeroom 2	3.03m x 4.86m	



## **FARM YARD**

Machinery / HayShed	30.78m x 6.91m
Lean-to	9.29m x 6.56m
Stable Barn	23.72m x 11.12m









## Features

- Extensive Period Farmhouse set on c. 20.5 acres of land
- 5 bed / bath extending to c. 234 sq. m. / 2,519 sq. ft.
- Annex suitable for home office or conversion
- Separate detached cottage
- Full equestrian yard with purpose built fenced paddocks
- 11 Stables, sand arena and horse walker

## Outside

- Sheltered courtyard
- Landscaped lawns with mature trees
- Ample parking

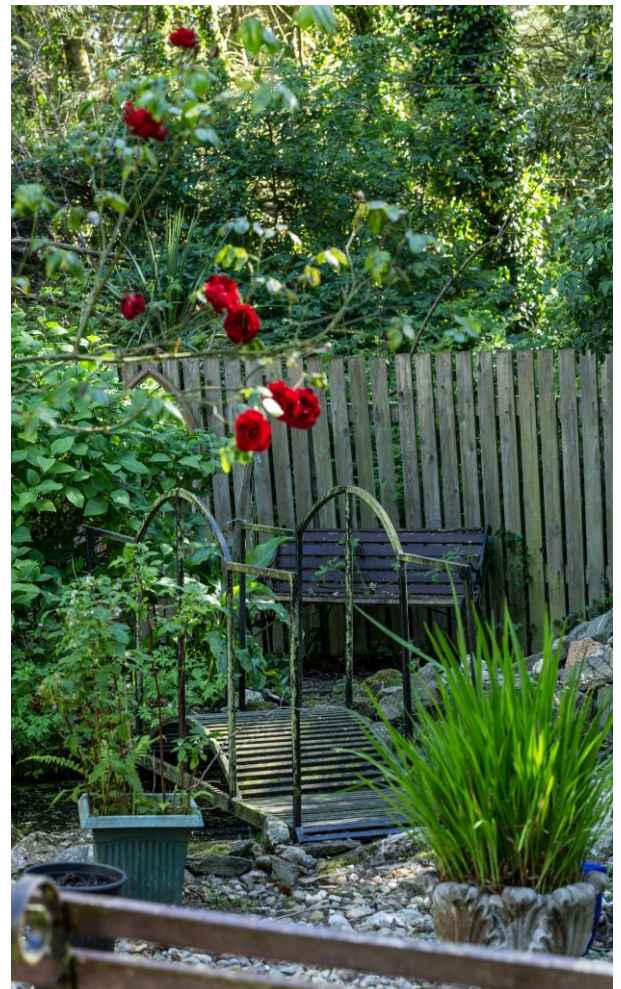
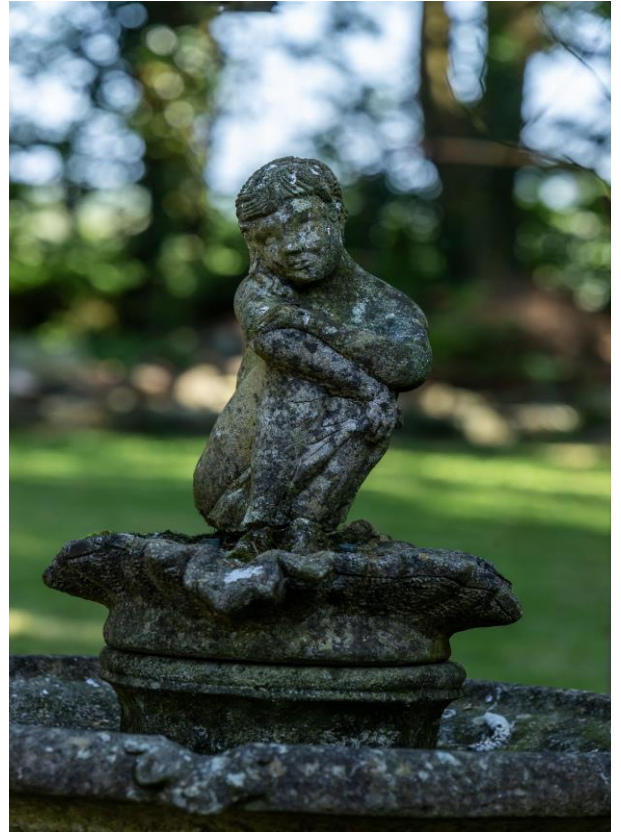
## Services

- Mains water
- OFCH
- High speed broadband available

**VIEWING:** Strictly by prior appointment with the sole selling agents only.

**DIRECTIONS:** From Wexford town proceed through Murrintown village for approx. 7kms until you come to the junction with the R738, turn right and the property for sale is approx. 1.2kms on the right hand-side. Eircode Y35 A466



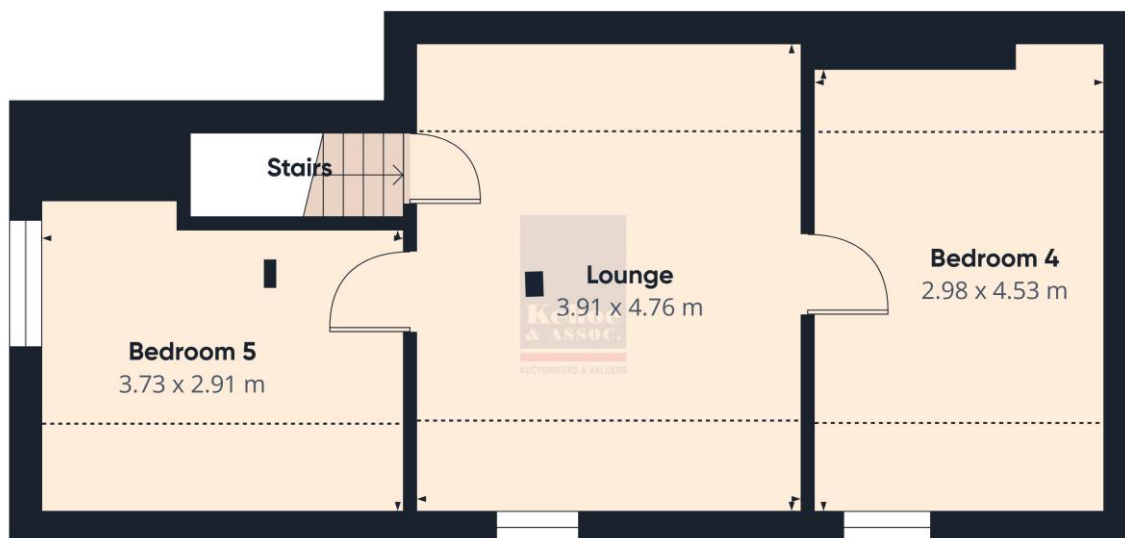




	<div data-bbox="236 454 1310 2056">  </div>	<p>Approximate total area<sup>m</sup></p> <p>198.3 m<sup>2</sup></p> <p>Reduced headroom</p> <p>1.3 m<sup>2</sup></p>	<p>(1) Excluding balconies and terraces</p>	<p>Reduced headroom</p> <p>..... Below 1.5 m</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p>GIRAFFE360</p>
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Floor 0





Floor 1

Approximate total area<sup>m</sup>  
43.6 m<sup>2</sup>

Reduced headroom  
14.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

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GIRAFFE360





**Building Energy Rating (BER): E2 BER No. 118443076**  
**Energy Performance Indicator: 357.28 kWh/m<sup>2</sup>/yr**

**VIEWING:**

Strictly by prior appointment with the sole selling agents.

**Selling Agent: Colum Murphy**

**Kehoe & Assoc.,**

Commercial Quay,

Wexford

053 9144393

[www.kehoeproperty.com](http://www.kehoeproperty.com)

Email: [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com)



These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRA No. 002141