

*Crobally, Old Parish, Dungarvan, Co. Waterford*

Rarely do properties of this calibre come to the market. Entered through a majestic gated tarmaced avenue this beautiful stone residence covering some 5,500 square feet is nestled in 46 acres of prime agricultural land in Crobally, Old Parish, Co. Waterford, Situated in this most desirable of locations the property is one of immense character and proportions and enjoys breathtaking and uninterrupted seaviews.

Featuring solid floors throughout this magnificent home boasts a wonderful entrance hall in which the present owners have very appropriately installed a traditional drinks bar and seating area. As well as the main living room, conservatory, WC with shower, utility room and bedroom number 1, the ground floor also accommodates a Scandinavian wood Christoff Kitchen and dining room with integrated dishwasher, American style fridge freezer, and a dual cooking area featuring gas and electricity.

The first floor features four further generously proportioned bedrooms, two with walk in wardrobes, one with en-suite. A large main bathroom off the beautifully spacious landing is also located on the first floor.

The property which is independently fenced off from the rest of the land, is surrounded by peaceful landscaped gardens. The adjoining 1,000square foot garage, with electricity throughout houses the washing machine, dryer, boiler and an open fireplace and features 16ft wide automatic doors.

The property also comes to the market with a 30'x30' machinery workshop, a 4 span shed for hay or cattle, a 5 span 20ft slated unit with 40ft laydown behind ideal for suckler farming; silage pit 40x100, cattle yard 30x 100, cattle yard with crush 25x80.

Six miles west of the friendly town of Dún Garbhán (Dungarvan) and overlooking Dungarvan Harbour and Muggort's Bay lies the small coastal Gaeltacht area of Waterford. Nestling against the backdrop of the lovely Comeragh Mountains this Gaeltacht region embraces the Parish of Rinn Ua gCuanach (Ring) and An Sean Phobal (*Old Parish*).

An Sean Phobal (Old Parish) is a quiet, undulating rural area between Ring and the lovely seaside village of Ardmore. Rising high above the sea, the land is interspersed with numerous quiet glens, running down to small, secluded beaches.

*Baile Mhic Airt* Strand in An Sean Phobal is less widely known beach and therefore an ideal place for a secluded picnic or sunbathing. The rock formations and coastal views from this strand are truly spectacular. *Glenn Cairn/ Ballyquinn* strand boasts miles of wide, sandy beaches.