

# FOR SALE

AMV: €925,000

File No. c863.CWM



## Rathmacknee Little, Killinick, Co. Wexford

- This magnificent Tudor style residence and grounds capture the romance of a gracious Manor House.
- Spacious light-filled accommodation extending to c. 454 sq.m. / 4,887 sq.ft.
- Beautiful, landscaped gardens filled with nature on over 3 acres.
- Accommodation comprises; entrance hall, sitting room, kitchen/dining room, sun room, utility room, guest w.c., formal dining room/second living room, ground floor bedroom with en-suite and integral garage. Landing with alcove library, master bedroom with en-suite, 4 further bedrooms (one en-suite) and family bathroom. The second floor ideally positions a home office, games room and lots of storage space.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe  
& ASSOC.**



## Rathmacknee Little, Killinick, Co. Wexford

**Description:** Kehoe & Assoc. proudly present this magnificent Tudor estate to market at Rathmacknee Little. Located just off the Rosslare Euro Port to Dublin N25 and main route to Kilmore Quay. This family home is approximately 2km from Piercestown and 8km from Wexford town, a local bus serves nearby secondary schools in Wexford town with high academic and sporting performance records. Only a short drive from the gateway to Europe at Rosslare Euro Port the area offers a flourish of restaurants and shops, there is horse riding, endless sandy beaches to walk, kite surfing, bird watching, and a strong creative community, including the local Kilmore Quay Seafood Festival.

On your doorstep is a wide range of amenities including Johnstown Castle Estate and many beaches to be discovered.

### Location is Key!

- 2 km / 3 minutes from Piercestown
- 8 km / 8 minutes from Rosslare Strand
- 8 km / 10 minutes from Wexford Town
- 14 km / 14 minutes from Kilmore Quay
- 13 km / 15 minutes from Rosslare Euro Port
- 65 km / 55 minutes from Waterford City
- 80 km / 64 minutes from Waterford Airport (new runway extension granted)
- 150 km from Dublin City
- 167 km from Dublin International Airport



The facade residence and grounds capture the romance of a gracious Manor House. Encompassing approximately 454 sq.m. / 4,887 sq.ft. of spacious light filled accommodations. Suitable for both large scale entertaining and comfortable daily living. The generous entrance hallway leads to an elegant drawing room with dual aspect windows including a bay window overlooking the front gardens. The Irish Elm fitted kitchen is bespoke and beautifully presented. The kitchen and dining area flows seamlessly to the adjacent sunroom where the views enjoy the expansive gardens. Returning along the main hallway there is large formal dining room which could equally accommodate a second living room. The property offers a ground floor bedroom with ensuite. Upstairs, the landing space is generously proportioned with a library tucked in the alcove ideally positioned to overlook the stunning front gardens. The five bedrooms, two ensuite and family bathroom are finely detailed.

Must be viewed to fully appreciate all that is on offer here. To arrange a viewing contact Wexford Auctioneers Kehoe & Associates 053-9144393.





## **ACCOMMODATION**

Entrance Hallway	5.19m x 1.98m	Oak timber flooring, coving, ceiling rose, alarm panel and door to cloakroom. Door to integral garage.
Sitting Room	5.70m (max) x 4.74m	Carpet flooring, Henley solid fuel stove with cast iron insert, marble surround and black marble tiled hearth. Large bay window, dual aspect room with lots of light. Solid timber built-in display cabinets, left & right of the fireplace. Pine timber ceiling.
Kitchen	7.36m x 4.14m	Lino flooring, solid timber Irish Elm throughout this spacious kitchen, coving & ceiling rose, display cabinets, fitted kitchen units with built-in breakfast bar. 4-hob electric oven with extractor fan overhead. Integrated Siemens dishwasher, integrated Siemens double oven and integrated microwave. Ample worktop space with stainless steel sink and tiled splashback. Double doors with stained glass features to sunroom. Door to utility room.
Sun Room	4.59m x 3.52m	Tiled flooring, timber ceiling & sun roof lighting. Glass surround and sliding patio doors to al-fresco dining area.
Utility Room	6.10m (max) x 2.66m	Lino flooring, coving & ceiling rose. Floor & eye level cabinets, plumbed for washing machine & dishwasher, large worktop space with integrated stainless steel sink and drainer. Boot room space. Door to rear garden.
Formal Dining Room/ Second Living Room	6.07m x 4.97m	Solid timber oak flooring, cast iron gas fire with tile & cast iron insert and timber surround. Dual aspect, large window overlooking rear garden towards stables. Finished well with coving and ceiling rose.
Guest W.C.	2.93m x 1.10m	Solid timber floor, half-wall tiled surround, w.c. and w.h.b.
Bedroom 6	3.58m x 2.94m	Solid timber flooring, coving, ceiling, large window overlooking front garden.
En-suite	2.36m x 2.08m	Designed as wet room, fully tiled, Triton T90si electric shower, w.c., w.h.b. with mirror & lighting overhead.
Integral Garage	6.33m (max) x 4.61m (max)	Concrete floor, pedestrian door access to rear garden, teak double doors access.

**Timber staircase with carpet runner to first floor**



Spacious Landing	10.27m x 1.96m	Carpet flooring, coving, ceiling rose, spacious and brightly lit with dual aspect lighting.
Library/Study Alcove	4.91m x 1.30m	
Master Bedroom	5.07m (max) x 4.79m	Carpet flooring, coving, ceiling rose, built-in wardrobes with rails and drawers. Large feature bay window overlooking front gardens. Double door to:
En-suite	2.04m x 1.97m	Lino flooring, half-wall tiled surround, coving and ceiling rose. Built-in w.h.b. cabinet, w.c., enclosed corner shower stall with tiled walls and Triton T90xr shower.
Bedroom 2	4.10m x 2.97m	Carpet flooring, coving, ceiling rose, large window overlooking rear garden towards stables. Built-in vanity station, double wardrobes with open shelves.
Family Bathroom	4.14m (max) x 3.86m (max)	Lino flooring, half-wall tiled surround, coving and ceiling rose. Built-in corner bathtub with overhead shower faucet. Antique Armitage Shanks sanitary ware, w.c. and w.h.b. Built-in mahogany cabinet.
Bedroom 3	6.09m x 2.66m	Carpet flooring, coving, ceiling rose, built-in wardrobes. Pedestal divider room, built-in window seat – ideal for child's bedroom & divided study area.
Bedroom 4	4.73m x 2.93m	Carpet flooring, coving, ceiling rose, large window overlooking front garden. Built-in wardrobes and study (vanity station) with drawers.
Hotpress off Landing	1.86m x 1.33m	Carpet flooring, shelved.
Bedroom 5	6.08m x 4.14m (max)	Carpet flooring, coving, ceiling rose, large window overlooking rear garden towards stables.
En-suite	1.87m x 1.90m	Lino flooring, corner shower stall with Mira Excel pressure pump shower, w.c. & w.h.b.
<b>Timber carpeted stairs to attic conversion</b>		
Landing	3.41m x 1.97m	Carpet flooring, coving and ceiling rose.
Dedicated Home Office	4.12m (max) x 3.72m	Carpet flooring, door to further attic storage.
Games Room / Multi-Purpose Room	4.07m x 3.73m	Timber laminate flooring. Door to:
Attic Storage	11.38m x c. 3.37m	Timber floorboards.
<b>Total Floor Area: c. 454 sq.m. / 4,887 sq.ft.</b>		



## STABLES

Open concrete floor area	8.05m x 3.35m	Enclosed and secured area.
Tack Room	3.97m x 1.99m	Concrete floor, large window overlooking garden. Stable door to:
Stable 1/Storage Room	5.00m x 3.99m	Concrete floor, large window with security rail overlooking side garden paddock
Stable 2	3.98m x 3.27m	Concrete floor, hay feeder, large window overlooking rear paddock, enclosure with security and guarded rails.
Stable 3	3.99m x 3.31m	Concrete floor, hay feeder, large window overlooking rear paddock, enclosure with security and guarded rails.
Stable 4	5.01m x 3.99m	Concrete floor, large window overlooking side garden. Built-in hay feeder.
Feed Storage Room	3.98m x 1.98m	Concrete floor, window overlooking front garden.
<b>Timber staircase to Loft</b>		
Open Plan Storage Space	16.28m x 5.93m	Timber board flooring, 6 Velux windows, left & right.

**Total Floor Area: c. 206 sq.m. / 2,217 sq.ft**



## Features

- Beautiful Tudor style family home built in 1995
- Extending to c. 454 sq.m. / 4,887 sq.ft.
- 6 bedrooms, 3 en-suite
- 6 bedrooms, 5 bathrooms.

## Outside

- A nature filled garden with visitors including woodpeckers
- Mature landscaped gardens on over 3 acres
- Stables and with paddocks adjacent
- Sweeping stone laid driveway.

## Services

- Mains water
- Septic tank
- OFCH
- Broadband

**Viewing:** Viewing is strictly by prior appointment, to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. on 053 9144393

**Directions:** Eircode: Y35 Y0P8

**Building Energy Rating (BER): B3**

**BER No. 115016875**

**Energy Performance Indicator: 149.97 kWh/m<sup>2</sup>/yr**

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

## Sales Agent

**CATRIONA MURPHY**

**087 2427525**

**Email: [catriona@kehoeproperty.com](mailto:catriona@kehoeproperty.com)**



## Kehoe & Assoc.,

Commercial Quay,

Wexford

053 9144393

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

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



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