

# FOR SALE

AMV: €725,000

File No. c968.CWM



## ‘Blackstoops Lodge’, Blackstoops, Enniscorthy, Co. Wexford

- Contemporary Georgian new build property with high BER rating of B1
- Flexible accommodation extending to c. 530 sq.m. / 5,704 sq.ft.
- A newly built property, c. 2016, with exceptional detailed finishes and exquisitely presented in turnkey condition.
- High quality Michael Farrell fitted kitchen and high-spec butler’s pantry / utility room
- Located just off the M11, one hour from Dublin and walking distance to Enniscorthy town
- Acc. briefly comprises; entrance porch, large reception room, two sitting rooms, kitchen, dining room, butler’s pantry, games room, cinema room, laundry room, storage rooms, multi-purpose room (home office/ playroom), 6 bedrooms, 8 bathrooms, all bedrooms are en-suite and one bedroom is located on the ground floor.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



## Blackstoops Lodge, Blackstoops, Enniscorthy, Co. Wexford

**DESCRIPTION:** Kehoe & Assoc. is delighted to bring this newly built contemporary Georgian property to the market. Located just off the M11 motorway with an hours travel to Dublin and a few minutes' walk into Enniscorthy town.

Enniscorthy town was described by James Joyce in Ulysses as “the finest place in the world”, this designated Heritage Town dates back 1500 years. Picturesquely facing on to the River Slaney, with walking trails north and south along the river and up Vinegar Hill. The town today is vibrant offering all expected amenities, restaurants, shops and services. There is sporting activities for all ages ranging from GAA, Hockey, Rugby, Soccer, Riding Stables, Athletics, Kayaking, Tennis, Golf, Fishing and Swimming. The schools on your doorstep cater from pre-school to Primary School, to Secondary School and now college with South East Technological University in the region. The location is a most suitable for a family seeking life outside of a city yet offers easy access to Dublin when required.

On arrival the property gates open to a curved gravel driveway with granite stone features across the landscaped gardens and large patio area. The front façade of the property is most impressive boasting the elegance of a Georgian property with all of todays energy efficient comforts. Built in c. 2016 with concrete floors on the ground and first floor levels.





There is much to appreciate internally with many exquisite features such as a bespoke Michael Farrell fitted kitchen and high-spec butler's pantry area. Centre of this modern kitchen proudly sits the converted electric AGA stove and a large island with built in breakfast bar. Throughout the spacious home is a feeling of distinction and luxury offering 6 bedrooms and 8 bathrooms. The accommodation is flexible with a garden level containing a cinema room, games room, large utility storage room, space for a wine cellar and further space to develop as a separate living quarters.

Outside the exceptionally high standard continues within the workshop and car port areas. The dedicated studio / home office or gym room is fully insulated and ready for action.

A must view – to arrange a suitable viewing time contact the sole selling agents Kehoe & Assoc. on 053 9144393.



## **ACCOMMODATION**

Entrance Hallway	3.27m x 1.21m	Tiled flooring, panelled walls, double doors on either side (full PVC doors). Door to basement.
Reception Hallway	4.19m x 3.68m	Carpet flooring, half-wall panels with storage under stairs. Mahogany monkey-nose stairs to first floor. Coving and recessed lights. Double doors to entrance folding back.
Sitting Room (Music room)	5.44m x 4.52m	Timber laminate flooring, wall panel surround, triple bay windows overlooking front garden, coving, ceiling rose, open fire with cast iron insert & cast iron surround, black marble hearth.
Living Room	5.86m x 4.53m	Timber laminate flooring, half-wall panelled surround, Stanley stove on black granite marble hearth, Liscannor stone panels and cast iron surround. Triple bay window overlooking front garden.
Central Corridor	3.91m x 1.27m	Carpet flooring, panelling throughout, recessed lights and coving. Storage press with ample shelving (ideal for lift shaft).
Bedroom 6	4.95m x 4.42m	Carpet flooring, dual aspect overlooking side and rear garden.
En-suite	2.76m x 2.29m	Fully tiled, coving & recessed lights. His & Hers sinks with storage drawers & cabinets underneath, overhead mirror & light. Enclosed large corner shower stall with pressure pump shower system. Bidet and w.c.
Walk-in Wardrobe	2.08m x 1.46m	Carpet flooring, shelving and rails, electrical points.
Guest W.C.	2.04m x 1.88m	Fully tiled, coving, recessed lights, w.c., double sinks with counter marble countertop, shelving, drawers and shelving underneath.
Kitchen	7.14m (max) x 6.73m (max)	Tiled flooring, high quality Michael Farrell fitted in-built kitchen, windows overlooking al-fresco dining area, triple bay window overlooking side gardens & al-fresco dining area. Triple bay French doors to rear garden. Large island unit with drawers and multiple storage pockets, marble countertop leading to an oak table breakfast bar. Main kitchen cabinets are centred around an electric Aga cooker. Coving, recessed lights and island feature lights. Electric gate intercom.
Butler's Pantry	4.25m x 2.56m	Tiled flooring, cabinetry surrounding all walls. Large oak pantry doors opening fully with insert shelving (painted on the exterior and welcoming natural oak on the inside). Powerpoint 4-ring gas hob with extractor fan overhead – in-built. Zanussi double oven with space for microwave overhead, space for fridge-freezer, stainless steel dual sink, display cabinetry overhead, dishwasher under sink, large bin pulley. Alarm panel and door to rear garden.
Back Cloakroom	1.46m x 1.10m	Tiled flooring, boot shelf and coat rails. Doors to rear garden.

**Mahogany stairs to first floor – carpeted with panelling, stepping up into expansive hallway**



Spacious Landing	7.42m x 6.61m	Carpet flooring, panelling surround, two windows overlooking rear gardens. Overhead feature skylight with stained glass. Door to additional storage space with ample shelving (ideal for lift shaft). Door to hot water system. Door with carpet stairs & timber handrail leading to the second floor.
Bedroom 1	5.38m x 4.60m	Carpet flooring, coving & ceiling rose.
En-suite	2.46m x 2.06m	Fully tiled, coving, recessed lights, w.c., w.h.b., large enclosed corner shower stall with pressure pump system. Window overlooking side garden.
Walk-in Wardrobe	2.00m x 1.71m	Carpeted flooring, shelves and rails.
Bedroom 2	5.41m x 4.58m	Carpet flooring, coving, ceiling rose, triple bay windows overlooking front gardens.
En-suite	2.35m x 2.32m	Fully tiled, coving, recessed lights, w.c., w.h.b., large enclosed corner shower stall with pressure pump system, bidet. Window overlooking side garden.
Walk-in Wardrobe	2.38m x 2.11m	Shelf and rails.
Bedroom 3	5.23m (max) x 4.92m (max)	Carpet flooring, dual aspect corner windows, coving, ceiling rose. (Bedroom 4 on floor plan)
En-suite	2.34m x 1.70m	Fully tiled, coving, recessed lights, large enclosed corner shower stall, pressure pump system, w.c., bidet & w.h.b.
Walk-in Wardrobe	2.36m x 1.28m	Shelving and rail.
Bedroom 4	4.70m x 3.90m	Carpet flooring, coving, ceiling rose, Sliderobes, large window overlooking rear garden.
En-suite	2.35m x 1.51m	Fully tiled, coving, recessed lights, large enclosed corner shower stall with pressure pump system, w.c., bidet and w.h.b. Window overlooking rear garden.
Bedroom 5	4.09m x 3.01m	Carpet flooring, coving, ceiling rose, large window overlooking rear garden.
En-suite	1.63m x 1.54m	Fully tiled, coving, recessed lights, large enclosed corner shower stall with pressure pump system, w.c., bidet and w.h.b. with overhead mirror & light.





## Second Floor

Open Plan Multi-Purpose Room	7.20m x 5.10m	Carpet flooring, t.v. points & electrical points and Velux overhead. Ideal play room, games room or indeed a home office.
Room 2	6.66m x 3.60m	Carpet flooring, storage space right and left, large Velux window overlooking Vinegar Hill.
Bathroom	2.50m x 1.67m	Fully tiled, enclosed corner shower stall with pressure pump shower system, w.c., w.h.b. & bidet.

## Timber staircase & timber handrail leading to the basement

Open Plan Hallway	3.68m x 2.65m	Concrete floors throughout, ideal pocket for wine cellar (3.70m x 1.13m)
Plant Room	5.08m x 4.61m	With lots of storage.
Utility Room	5.09m x 4.62m	Plumbed for washing machine & dryer.
Further Storage Area		
Games Room	8.07m x 5.64m	French doors leading up to rear garden.
Cinema Room	4.15m x 3.21m	
Additional Room	6.75m x 4.63m	

All of which would ideally convert to multiple uses, separate annex/living spaces, games room, home office, art studios, etc.

**Total Floor Area: c. 530 sq.m. / 5,704 sq.ft.**



## Features

- 6 bedrooms, 8 bathrooms
- Contemporary Georgian new build property
- One hour from Dublin
- Extending to c. 530 sq.m. / 5,704 sq.ft.

## Outside

- Impressive façade with sash windows, stone slates and copper ridge
- Landscaped gardens on c. 0.37 acres
- Granite stone features and pathways with a variety of matured bloom hedging.
- South facing al-fresco dining area off kitchen
- Impressive stone wall gated entrance and electric gates with intercom.
- Large workshop, c. 59 sq.m., with concrete floors and accessed by a sliding door – c. 3m x 3m
- Car port area of c. 57 sq.m. with storage room and plumbed for outside w.c.
- A multi-purpose room measuring c. 24 sq.m., fully insulated, a potential studio, gym or home office.

## Services

- Mains water.
- Mains drainage
- Fibre Broadband available.
- Heat Pump System
- Heat Recovery system
- Solar Thermal Panels
- Monitored alarm
- Electric gates
- Triple glazed PVC windows to the front and double glaze to the south facing rear.

**Video:** On you tube search: Blackstoops Lodge, Blackstoops, Enniscorthy, Co. Wexford

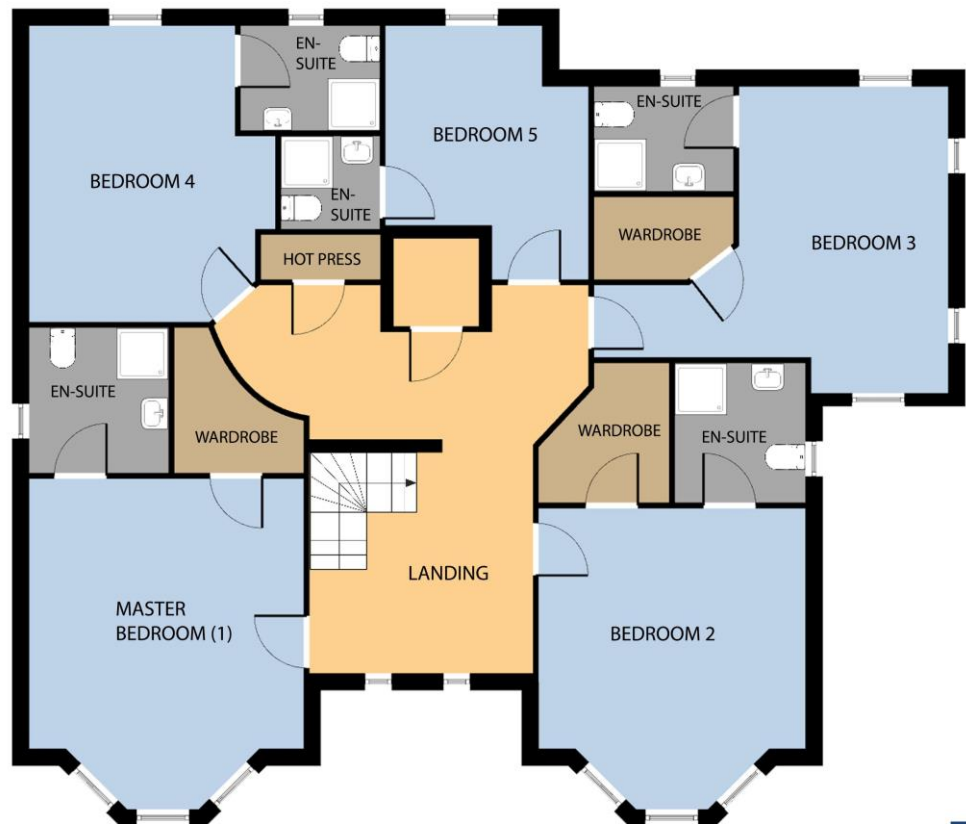
**Viewing:** Viewing is strictly by prior appointment, to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. on 053 9144393

**Directions:** Eircode: Y21 X7N3

GROUND FLOOR

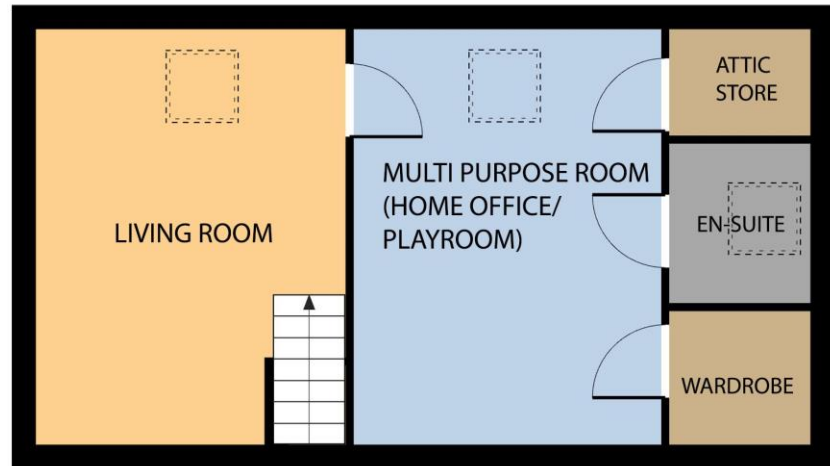


FIRST FLOOR





## SECOND FLOOR



## BASEMENT 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 mis-statement. 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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**Building Energy Rating (BER):** B1  
**BER No.** 114841588  
**Energy Performance Indicator:** 87.83 kWh/m<sup>2</sup>/yr

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

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