

FOR SALE

AMV: €620,000

File No. d103.CWM



Ballyclemock, Newbawn, Co. Wexford

- Wexford rural escape only 3km off the N25 main route from Wexford to Waterford
- A modern manor extending to c. 395 sq.m. / 4,254 sq.ft. with 7 bedrooms & 5 bathrooms
- The grounds with gardens in lawn and paddocks extend to c. 1.16 hectares / 2.86 acres
- Large workshop with warehouse space and office potential separate from the main house.
- Accommodation comprises; spacious hallway, sitting room, sun room, kitchen/dining room, utility room, guest w.c, cosy living room, 7 bedrooms (3 en-suite), 2 family bathrooms and a dedicated office.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

Balyclemock, Newbawn, Co. Wexford

This is a superb modern manor of c. 395 sq.m. / 4,254 sq.ft., built in c. 2004 with an addition in 2007 to include the perfectly positioned the sun room. This is a bright and spacious house that flows beautifully. There is extensive accommodation including three reception rooms and seven bedrooms and five bathrooms. This unique property has views to the surrounding countryside and is close to the N25 Waterford to Wexford road network.

On arrival the proud standing entrance piers open up to the newly laid tarmac driveway where you travel smoothly past cast iron lamp posts and gardens in lawn shouldered by beach trees and mature hedging.

On entering the large spacious hall, immediately one is struck by the sense of space and opulence. Downstairs has large natural marble stone and decorative 3D ceiling panels with recessed lighting throughout the central hallway giving a structure and uniformity to the house. To the left of the hall door is a good size sitting room with bespoke 3D ceiling panelling, bay window facing the front gardens and recessed solid fuel stove, with a large alcove opening up to the sunroom.

The kitchen is off the main corridor and is a bright and spacious room with direct access to the rear garden and space for a large patio / barbeque area. A wonderful pippy oak fitted kitchen which has all useful appliances fitted and a range of fitted cupboard and shelves and large island. The utility is located off the kitchen and a useful bathroom by the rear door leading to detached garage. Back to the central hallway the long corridor leads to a cosy sitting room with a cast iron insert stove surrounded by built in oak cabinets. The additional rooms off the ground floor could easily serve multiple uses such as a playroom, guest bedrooms or indeed gaming room, currently all three rooms are appointed as bedrooms, one with an ensuite and walk-in-wardrobe, and a generous bathroom.



The solid oak staircase leads to the spacious landing with double doors opening into the dedicated home office with balcony overlooking countryside views. There are four bedrooms, a master ensuite with build in sauna, multiple built-in alcoves, and a family bathroom.

Outside the large workshop with ground floor extending to c. 75 sq.m. could house multiple uses and indeed suit a commercial office with part industrial activity.

All in all, this property is a must view for a family seeking a rural escape or indeed an investor with Air BnB potential. To arrange a viewing contact the sole selling agents only, Kehoe & Assoc. on 053 9144393.

Location is key

- 2.5km / 4 mins to Newbawn; National School, Church, Foleys Pub and village amenities.
- 3km / 5 mins to the N25 Waterford to Wexford road
- 4km / 6 mins to Carrigbyrne Hill walking treks
- 11km / 13 mins to Wellingtonbridge
- 15km / 15 mins to New Ross
- 23km / 21 mins to Wexford
- 39km / 34 mins to Rosslare Europort
- 41km / 40 mins to Waterford
- 176km to Dublin Airport



ACCOMMODATION

Entrance Hallway	7.53m x 2.92m	Natural marble stone flooring, recessed lights and ceiling rose.
Sitting Room	8.40m (max) x 4.54m	Solid timber flooring, large bay window overlooking front garden, coving, solid fuel stove recessed into feature fireplace under Liscannor stone.
Sun Room	4.40m (max) x 4.08m	Solid timber flooring, French doors leading to patio.
Kitchen/Dining Room	6.37m x 5.48m	Tiled flooring, fully fitted Pippy oak kitchen, floor & eye level cabinets, display cabinets, integrated appliances including 5-ring gas hob with extractor fan overhead, double oven, integrated fridge-freezer, dishwasher & Belfast sink. Stand alone island with storage and breakfast bar table. French doors leading to rear garden.
Utility Room	3.59m x 2.81m	Tiled flooring, built-in cloakroom cabinets & storage, solid pippy oak cabinets with stainless steel sink and drainer, plumed for washing machine. Door to rear garden.
Guest W.C.	1.46m x 1.40m	Tiled flooring, w.c. and w.h.b.
Second Sitting Room	4.36m x 3.58m	Solid timber flooring, cast iron insert stove with timber surround, built-in oak cabinets and t.v. points. Coving and ceiling rose.
Central Corridor	14.85m x 1.97m	Natural marble stone flooring, recessed lights, coving, French doors to side garden.
Bedroom 5	4.86m x 3.57m	Solid timber flooring, built-in wardrobes and drawers. Coving & ceiling rose.
Walk-in Wardrobe	1.86m x 1.67m	Tiled flooring, rails and open shelves. Leading to:
En-suite	1.87m x 1.77m	Tiled flooring and half-wall tiled surround. Enclosed tiled shower stall with pressure pump shower, w.c. & w.h.b.
Bedroom 6	4.69m x 3.57m	Solid timber flooring, built-in wardrobes, drawers & vanity station. Coving & ceiling rose.
Bedroom 7/Play Room/Home Office	3.56m x 2.70m	Solid timber flooring,

Solid Oak staircase to first floor.





Spacious Landing	5.41m x 3.61m	Carpet flooring. Double doors to: Solid timber flooring, telephone points, open shelves in eaves, open shelves and presses, ceiling rose. French doors leading out to balcony. Light-filled space.
Main Office	4.59m x 4.48m	
Master Bedroom	8.15m x 4.77m	Solid oak timber flooring, dual aspect windows overlooking side & front gardens, ceiling rose, recessed lights.
En-suite	2.91m x 1.96m	Tiled flooring, floor to ceiling tiling on two walls, enclosed shower stall with pressure pump shower, w.c., w.h.b. Door to:
Sauna	2.32m x 1.91m	Tiled flooring, gradient flow to shore, Scandinavian cladding on all internal walls & ceiling, recessed lights, sauna stove, lounge bed and graduated seats.
Bedroom 2	5.11m x 4.27m	Solid oak timber flooring, built-in wardrobes, drawers and open shelves.
Bedroom 3	3.79m x 3.73m	Solid oak timber flooring.
Walk-in Wardrobe	2.34m x 1.47m	With shelves.
Bedroom 4	4.06m x 3.05m	Solid oak timber flooring, ceiling rose.
Family Bathroom	4.07m x 2.45m	Tiled flooring & floor to ceiling tiling on two walls. Enclosed tiled shower stall with pressure pump shower, w.c. and antique style w.h.b.
Cloak Room	3.95m x 1.98m	Solid oak timber flooring and built-in shelving.
Total Floor Area: c. 395 sq.m. / 4,254 sq.ft.		





OUTSIDE

Garage	6.19m x 4.17m	Concrete floor, electricity, pedestrian door and double front door, ideal for storing ride-on lawnmower.
Enclosed Area	6.18m x 2.20m	Ideal for laundry or bikes
Workshop		
Room 1	5.08m x 3.78	Tiled flooring, dual aspect windows
Central Corridor	3.40m x 0.98m	
Room 2	3.99m (max) x 2.33m	
Room 3	4.02m (max) x 2.84m	
Bathroom	1.80m x 1.56m	Tiled flooring, w.c., w.h.b. and enclosed shower stall.
Open Warehouse		Concrete flooring, 4.00m wide x 3.53m high stainless steel double door access to:
Warehouse	9.30m x 3.63m	Concrete flooring, workshop shelving and stairs to loft storage space.

GF area of workshop & additional rooms – c. 75 sq.m. / 807 sq.ft.



Features

- 7 bedrooms, 5 bathrooms
- Main house extending to c. 395 sq.m. / 4,254 sq.ft.
- Spacious living quarters
- First floor balcony overlooking rolling countryside.
- Built-in sauna in master en-suite.

Outside

- Impressive entrance with tarmacadam driveway
- Gardens & paddocks expanding to c. 1.16 hectares / 2.86 acres
- Detached garage
- Large workshop – c. 75 sq.m. / 807 sq.ft. on ground floor.

Services

- Mains Water
- Treatment Plant
- OFCH
- Broadband

Video: On you tube search; Ballyclemock, Newbawn, Co. Wexford

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

Directions: Eircode: Y35 VY15



FIRST 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 misstatement. 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): B3 **BER No. 115039406**
Energy Performance Indicator: 134.15 kWh/m²/yr

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

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