

# FOR SALE

AMV: €650,000

File No. d379.CM



## Old Orchard Lodge B&B, Kilrane Village, Rosslare Harbour, Co. Wexford

- 'Old Orchard Lodge' is uniquely set on the site of an old orchard, surrounded by some of Wexford's best beaches, just 1.5km from Rosslare Harbour and a short drive to Wexford town.
- Exceptionally energy efficient home with extensive accommodation extending to c. 306 sq.m. / 3,294 sq.ft.
- The property boasts 6 beautifully appointed ensuite double bedrooms and multiple living areas, including a stunning open plan kitchen, dining and living area.
- The property includes an annex comprising a bedroom, walk-in wardrobe and ensuite, offering fantastic potential for use as an Airbnb rental.
- This is an ideal property for those who love to entertain. An excellent B&B in a highly sought-after area.
- Excellent potential suitable for a variety of uses.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe  
& ASSOC.**





## *Rosslare Strand*





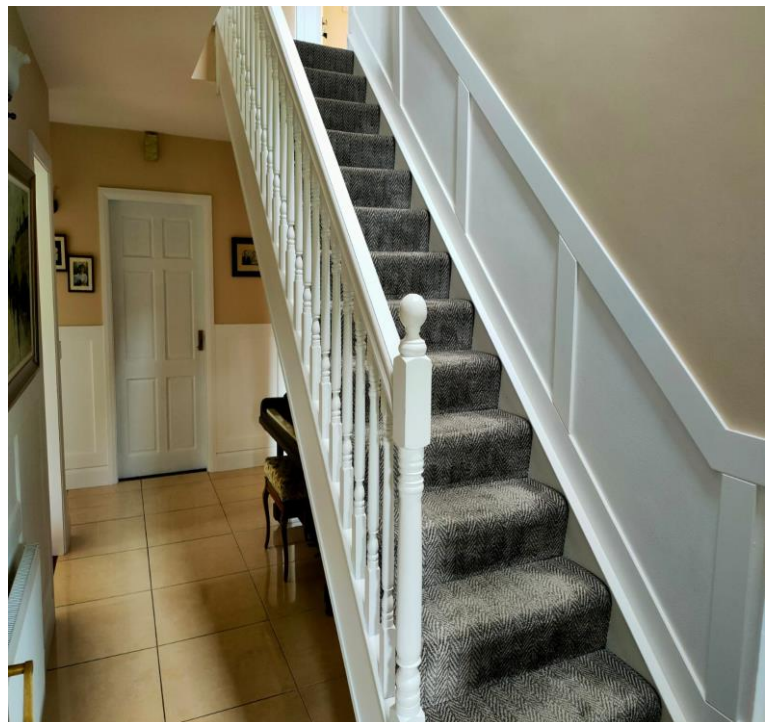
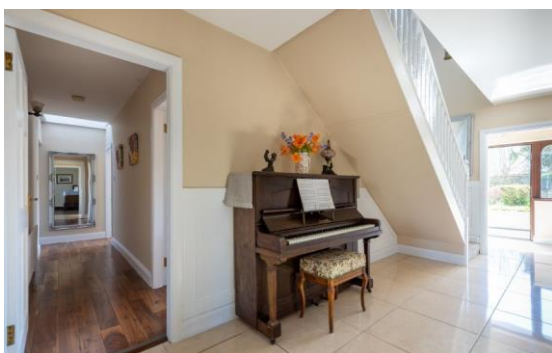
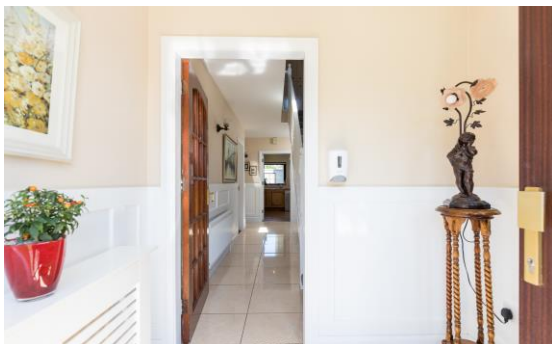
# Old Orchard Lodge B&B

**Description:** ‘Old Orchard Lodge’ is a thriving B&B set amidst a beautiful old wall garden, with great potential for further development. As the name suggests, it was once the site of an old orchard, from which some fruit trees still remain. Surrounded by some of the best beaches Wexford’s coastline has to offer, 1.5km to Rosslare Harbour and less than a 20 minute drive into Wexford town, this location is truly unrivalled. On your doorstep you will find the excellent Kilrane National School, along with ‘Culletons of Kilrane’ and ‘The Kilrane Inn’, both of which have an excellent reputation for bar food together with the recently reopened ‘Dock Boutique Hotel’ in Rosslare Harbour. Bus connections to all local secondary schools and all national routes including Dublin Airport are also available from Kilrane. All local amenities can be found in Rosslare Harbour including SuperValu, pharmacy, service station, takeaways and a hair salon. ‘Rosslare Harbour Cliff Walk’ is a 3km walk overlooking Rosslare Europort, Ballyknockan Bay Beach and on to Tuskar Lighthouse.

From the moment you step inside, you’ll be struck by the quality and attention to detail that is evident throughout. Accommodation is abundant, extending to c. 306 sq.m. / 3,294 sq.ft. laid out over 3 floors. There are six beautifully appointed ensuite double bedrooms, two of which are on the ground floor with a further 4 bedrooms accounting for the second floor. The remaining ground floor accommodation comprises an open plan kitchen/dining/living area, a sitting room, a second dining area adjacent to a sunroom, an sizeable utility room and a guest w.c. There are two offices together with a shower room on the second floor. The heart of the home is the stunning open plan kitchen, dining and living area which is the perfect space for entertaining, or simply relaxing with family and friends. The dining area, displaying a vaulted ceiling and dual aspect windows, is filled with natural light, providing a bright and airy ambience. In addition to the open plan living area, the second dining area, with double doors leading to the sunroom, provides a perfect space for more formal occasions.

One of the standout features of this property is the variety of patio areas that surround the home, each of which receives sunlight at different hours of the day. Whether you’re looking to relax in the sun, host a barbecue with friends, or simply enjoy a quiet moment of solitude, you’ll find the perfect spot. The walled boundaries provide an additional layer of privacy, creating a sense of peace and tranquility that is hard to find. The lawn areas are perfectly manicured, offering plenty of space for outdoor activities and relaxation. Overall, the garden is a peaceful haven that presents the perfect blend of natural beauty and seclusion. It’s easy to imagine spending warm summer afternoons enjoying barbecues with family and entertaining guests, or relaxing with a good book. The annex extends to c. 14 sq.m. It comprises a bedroom, walk-in wardrobe and an ensuite. An exceptional asset to have with fantastic ‘Airbnb’ potential in such close proximity to the ever expanding Rosslare Europort.

Overall, this property is the perfect choice for those who love to entertain. It provides the perfect blend of style, comfort, and practicality. Viewing comes highly recommended.





## **ACCOMMODATION**

### **Ground Floor**

|                     |                     |   |
|---------------------|---------------------|---|
| Entrance Porch      | 2.00m x 1.70m       | Tiled floor and wall panelling.   |
| Entrance            | 5.42m x 2.00m       | Tiled floor, wall panelling and staircase to first floor.   |
| Hallway             |                     |   |
| Sitting Room        | 4.37m x 4.24m       | Solid timber floor, dual aspect windows with door to garden area, open fireplace with back boiler, granite hearth and red brick surround with built-in tv stand and storage press.  |
| Dining Room         | 4.24m x 3.91m       | Laminate floor and double doors to:   |
| Sunroom             | 4.20m x 3.64m       | Laminate floor, triple aspect windows (1 bay window) and double doors to patio area.  |
| Living Room         | 4.55m x 4.18m (max) | Solid timber floor, solid fuel stove with granite hearth and large window. Access door to downstairs bedrooms. Open arch to:  |
| Kitchen             | 5.96m x 3.07m       | Extensive floor and eye level units, extensive counter space with breakfast bar, 2 built-in fridges, 5-ring gas hob with extractor fan, electric oven and hob, stainless steel sink, dishwasher, tiled splashback and open arch to: |
| Dining Area         | 4.03m x 4.00m       | Tiled floor, dual aspect windows with door to patio and sheltered garden area, vaulted ceiling with dual Velux windows and wall mounted TV.   |
| Rear Hallway        | 2.05m x 1.07m       | Tiled floor, storage press and door to outside.   |
| Guest w.c.          | 1.79m x 1.07m       | Tiled floor, w.c., w.h.b. with tiled splashback.  |
| Utility Room        | 4.01m x 2.05m       | Tiled floor, stainless steel sink, Whirlpool washing machine, shelving units, extensive countertop space and hanging rails.   |
| Hallway to Bedrooms | 4.75m x 1.05m       | Timber floor and elux window.   |
| Bedroom 1           | 4.23m x 3.63m (max) | Timber floor, built-in storage units with w.h.b., wall mounted TV and ensuite.  |
| Ensuite             | 2.44m x 0.80m       | Timber floor, fully tiled, w.c. and electric shower.  |
| Bedroom 2           | 4.46m x 4.25m (max) | Laminate floor, built-in storage unit, wall mounted TV, double doors to garden area and ensuite.  |
| Ensuite             | 2.09m x 1.77m       | Fully tiled, w.c., w.h.b. and pump shower.  |







## **ACCOMMODATION**

### **First Floor**

|              |                     |   |
|--------------|---------------------|---|
| Landing Area | 3.64m x 1.90m       | Carpet floor, wall panelling, Velux window, hotpress with dual immersion and linen storage and staircase to second floor. |
| Bedroom 3    | 4.40m x 3.92m (max) | Laminate floor and ensuite.   |
| Ensuite      | 2.19m x 1.60m       | Fully tiled w.c., w.h.b. and Triton T90sr electric shower.  |
| Bedroom 4    | 4.46m x 3.94m       | Carpet floor, ensuite and views of Rosslare Strand.   |
| Ensuite      | 2.14m x 1.81m       | Tiled floor, w.c., w.h.b., shower stall with tiled surround and electric shower.  |
| Bedroom 5    | 4.24m x 4.09m (max) | Timber floor and ensuite  |
| Ensuite      | 1.72m x 1.63m       | Tiled floor, w.c., w.h.b., bath with electric shower and tiled surround.  |
| Bedroom 6    | 3.66m x 3.75m       | Built-in storage units with w.h.b. and ensuite.   |
| Ensuite      | 2.27m x 0.79m       | Fully tiled, w.c. and shower stall with electric shower   |



## **ACCOMMODATION**

### **Second Floor**

Landing Area 3.65m x 1.30m

Office 1 3.97m x 2.96m

Office 2 2.99m x 2.34m

Shower Room 1.74m x 1.52m

Carpet floor and Velux window.

Laminate floor and views of Rosslare Strand

Carpet floor.

Lino floor, w.c., w.h.b. with tiled splashback, shower stall with tiled surround and Triton T90z electric shower.

**Total Floor Area: c. 306 sq.m. (c. 3,294 sq.ft.)**





# Annex

## ACCOMMODATION

### **Annex**

Room 1                      5.88m x 2.41m (max)    Laminate floor, walk-in wardrobe and ensuite.

Ensuite                    2.41m x 1.08m            Fully tiled, w.c., w.h.b. and shower stall with Triton T80si electric shower.

**Total Floor Area: c. 14 sq.m. (c. 151 sq.ft.)**





# *Rear Garden*





## Features

- Excellent B&B potential
- Extensive accommodation extending to c. 320sq.m / 3,445 sq.ft
- Prime location
- Energy efficient home
- Old Orchard site

## Outside

- Walled garden
- Mature foliage
- Ample parking
- Pebble stone driveway
- Meticulously maintained
- Various lawn, patio and seating areas.

## Services

- Mains water
- Mains drainage
- ESB
- OFCH & Backboiler
- Eir fibre to the cabinet

**NOTE:** New condenser boiler fitted in 2020 and New water softener fitted summer 2022.

### The following items are included in the sale:

Carpets, most curtains, most light fittings, integrated kitchen appliances and a washing machine.

### The following items are expressly excluded:

1. Curtains from open plan dining area.
2. Curtains from large bedroom downstairs
3. Curtains from No.1 bedroom upstairs.
4. Lamp shades from the kitchen and both living rooms.

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

**DIRECTIONS:** From Wexford Town continue along the quay and proceed along the R741 towards Drinagh. At the first roundabout take the first exit onto the N25 towards Rosslare. At the second roundabout take the second exit to stay on the N25. In 5.7km take a left turn for Churchtown and the property is 100m on the left.

**Eircode: Y35 Y079**





# LOCATION

- 6.4km to Rosslare Strand
- 3km to St. Helen's Bay Beach & Golf Resort
- 7.7km to Carne Beach
- 1.3km to Rosslare Europort
- 17km to Wexford Town

***Rosslare Strand***



***Carne Beach***



***Rosslare Europort***



***Wexford Town***

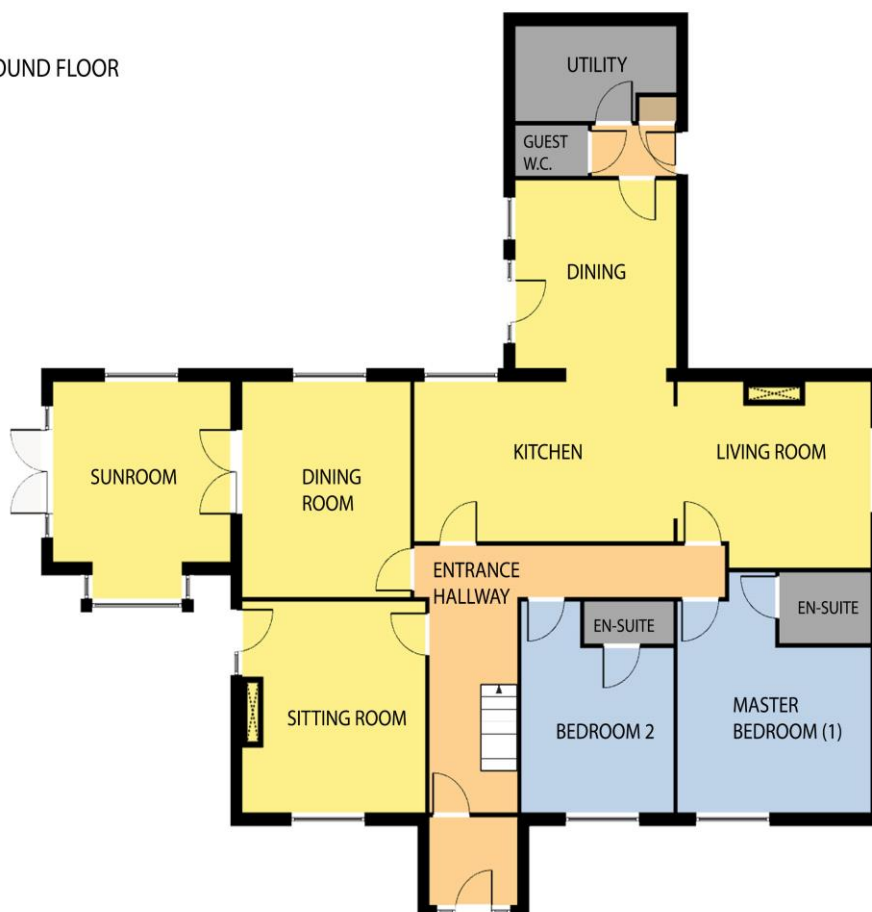


***St. Helens Bay Golf Resort***

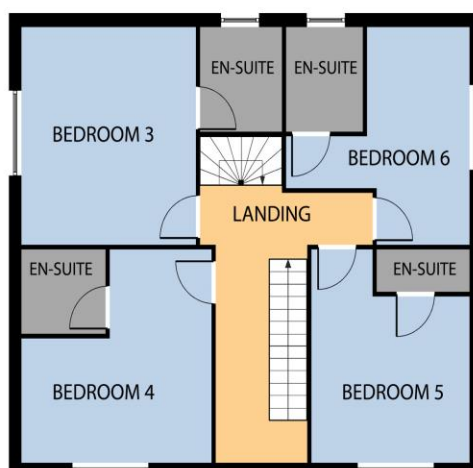




## GROUND FLOOR



## FIRST FLOOR

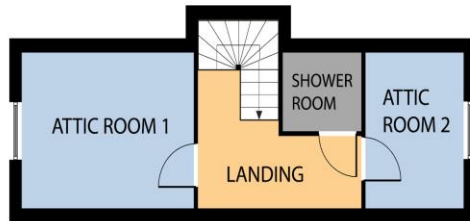


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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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## SECOND 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. 116282997**  
**Energy Performance Indicator: 141.82 kWh/m<sup>2</sup>/yr**

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

**Kehoe & Assoc.,**

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