

# FOR SALE

AMV: €595,000

File No. d306. BF



## The Steward's House, Bessmount, Monart, Enniscorthy, Co. Wexford

- Set on a mature private site amidst the rolling hills of county Wexford just outside the town of Enniscorthy and only a couple of minutes' drive from the M11. This is a peaceful scenic location steeped in history and natural beauty.
- The Steward's House is a charming property dating back to 1800's when it was part of the Monart Estate. The property has been lovingly and sympathetically restored to its former glory by the current owner. It is tastefully decorated in keeping with the age and character of the house, a keen eye for detail and the taste for quality prevails throughout.
- Substantial 4 bedroomed family home with superb entertainment/reception rooms and adjoining 3 room annex aptly named The West Wing due to its orientation, offering potential for a separate granny flat or independent office suite.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe  
& ASSOC.**

# The Steward's House, Bessmount, Monart, Co. Wexford

**Description:** Set on a mature private site amidst the rolling hills of county Wexford just outside the town of Enniscorthy and only a couple of minutes' drive from the M11. This well-located property is positioned only 4 minute's from Enniscorthy Town, 30 minute's from Wexford, 40 minute's from Waterford, 50 minute's from Kilkenny and a little over an hour from Dublin City.

The Steward's House is a charming property dating back to 1800's when it was part of the original Monart Estate. The property was rescued by the current owner only 3 years ago and has been lovingly and sympathetically restored to its former glory. It is tastefully decorated in keeping with the age and character of the house, a keen eye for detail and the taste for quality prevails throughout. This property is undoubtedly a family home with excellent functional and flexible accommodation. Every room is generously proportioned with high ceilings and flooded with natural light, it is an exceptionally spacious charming and characterful family home.

This property is welcoming from the moment you step into the entrance hall with cosy library off to the right with double doors to the country style kitchen fitted with handcrafted bespoke units and open plan to the formal dining room, undoubtedly the hub of the house fitted with all the necessary modern touches to cater for the needs of a growing family. The grand drawing room is positioned on the westerly side of the house and is a lovely bright room with a very attractive Adams style open fireplace and French doors leading onto the extensive westerly facing patio area perfect for outdoor dining, entertaining and enjoying the sunset on a summer's evening. A rear lobby, boot room and shower room complete the ground floor accommodation with four spacious double bedrooms (one ensuite) and family bathroom at first floor level. The annex or The West Wing, aptly named due to its orientation, houses three additional rooms offering potential for a self-contained granny flat or independent office suite. Bathrooms are modern and fitted with quality sanitary ware. Generously proportioned bedrooms and an ample supply of bathrooms will cater well for the comfort of the entire family.



The Steward's House sits on a slightly elevated site with gated entrance and extensive brick drive/forecourt/patio which wraps around the house providing fabulous outdoor dining or entertaining space. The gardens are beautifully landscaped with an attractive purple lilac hedge running along the front boundary, a cherry blossom taking pride of place in the centre of the front lawn with a carefully chosen collection of flowering plants, shrubs and ornamental trees adding maturity to the garden. The front of the house faces directly south and the site is an absolute sun trap providing the perfect environment for summer and autumn fruits including plum, apple, pear, fig, gooseberry, rhubarb and globe artichokes. There is a lovely, sheltered courtyard opening off the kitchen the perfect spot for breakfast, morning coffee or lunch. There is also a separate paddock to the rear with ample space to house a productive kitchen garden, outdoor toys or tennis court.

Locality – This is a peaceful scenic location steeped in history and natural beauty. There is a wealth of natural beauty spots to explore including Killealy Forest Walk, Vinegar Hill, Cullentra, Ballycrystal, Borodale fishing and forest walk, Bree Hill, and the beautiful Slaney River Walk from the promenade in Enniscorthy Town to name but a few. There is also an endless choice of sporting clubs and leisure activities to entertain every member of the family. Within easy reach you will find golf, soccer, GAA, rugby, boxing, athletics, cycling and swimming for the energetic, there is also superb hunting and fishing nearby.



## ACCOMMODATION

Entrance Hallway	3.19m x 1.77m	With open string stairs to first floor level and understairs storage press.
Library	3.94m x 3.79m	With centre piece, coving, feature open cast iron fireplace, timber floor and double doors to:
Kitchen	10.95m x 2.69m	With excellent range of fitted units, dishwasher, American fridge, range master electric cooker, extractor part tiled walls, tiled floor, French doors to outside and open plan to:
Dining Room	4.69m x 2.97m	With centre piece, coving and timber floor.
Drawing Room	6.23m x 4.36m	With feature Adam's style marble open fireplace, coving, centrepiece, recessed lighting and French doors to outside.
Rear lobby	4.13m x 0.95m	With door to outside.
Boot Room	2.71m x 1.76m	With built in storage, washing machine, tumble dryer and tiled floor.
Shower Room	2.31m x 1.94m	Shower stall with electric shower, w.c., w.h.b. and tiled walls and door to annex.

### *The West Wing*

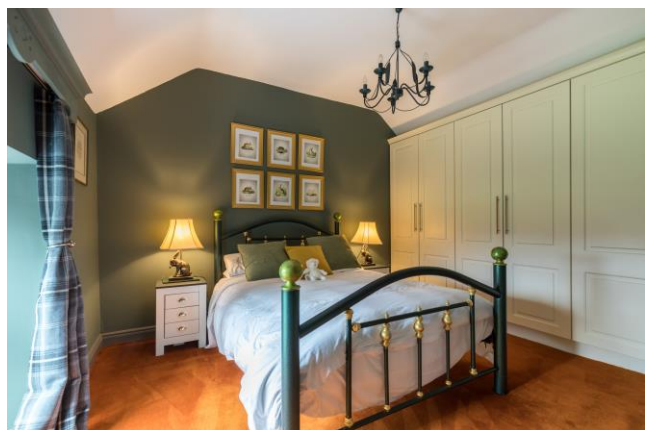
Entrance Hallway	8.08m x 1.41m	With laminate floor.
Room 1	3.96m x 2.60m	With laminate floor.
Room 2	3.97m x 2.97m	With laminate floor.
Bedroom 5	4.01m x 3.26m	

### *First Floor*

Bedroom 1 ( <i>Flowers</i> )	4.42m x 4.76m	With excellent range of built-in wardrobes, laminate floor, dual aspect windows and shower room ensuite.
Ensuite	2.67m x 1.31m	Tiled walls, shower stall with electric shower, w.c. and w.h.b.
Hotpress Bathroom	3.88m x 2.67m	With dual immersion With bath with mixer taps, walk in shower, w.c., w.h.b. and Grosflox sheeting on walls.
Bedroom 2 ( <i>Oceans</i> )	2.24m x 3.90m	With dual aspect windows.
Bedroom 3 ( <i>Owls</i> )	3.15m x 3.24m	With built in wardrobes and vanity unit.
Bedroom 4 ( <i>Hares</i> )	3.34m x 3.47m	With excellent range of built-in wardrobes.

**Total Floor Area: c. 232.26 sq.m. (c. 2,500 sq.ft.)**





## Features

- Sympathetically restored residence dating back to 1800's
- Spacious family home
- Generously proportioned light filled reception rooms
- Superb location only 4 minutes' from Enniscorthy Town
- Quiet county setting

## Outside

- Entrance with electronic gates
- 0.27 hectare/0.66 acre site
- Extensive brick paved drive/forecourt/patio
- Enclosed rear courtyard
- Separate paddock
- Pump house, fuel store, log store, barna shed

## Services

- Mains electricity
- Private water supply
- Septic tank drainage
- OFCH, Alarm
- Upgraded insulation
- Fibre broadband available
- Solar outdoor lighting

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

**DIRECTIONS:** From Enniscorthy Town take the R744 towards the New Ross Road N30 for c. 8 km and turn right onto the L6129. Proceed out this road and keep left/straight ahead at the junction with Doyle's Pub on the left and The Still Pond on the right. Continue passing the entrance to Monart Destination Spa on the right and The Steward's House is the next property on the right-hand side with black entrance gates. Eircode: Y21P657



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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# *Monart Destination Spa*



**Building Energy Rating (BER): E1 BER No. 102430618**  
**Energy Performance Indicator: 339.36 kWh/m<sup>2</sup>/yr**

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

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These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRA No. 002141