

FOR SALE

AMV: €375,000

File No. c931.CWM



Churchtown, Tacumshane, Co. Wexford

- Magnificent views of the Saltee Islands and the Wexford Coastline
- Spacious 4 bedroom detached residence, extending to c. 209 sqm. / 2,250 sq.ft.
- Situated on c. 0.76 acres with private enclosed rear gardens with outbuilding and separate garage/workspace.
- A short distance to Tacumshane Lake, Rostoonstown, St. Margaret's Beach, Our Lady's Island and Carne Beach.
- Acc. In brief: Entrance hallway / reception room, open plan living, dining and kitchen area with formal dining room or sunroom, utility room, four bedrooms (One ensuite) family bathroom, study / home office (option of fifth bedroom)
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393 or email sales @ kehoeproperty.com



**Kehoe
& ASSOC.**

Churchtown, Tacumshane, Co. Wexford

LOCATION: Churchtown, Tacumshane, Co. Wexford is located in the cornerstone of Ireland's Ancient East and is abounding with historically significant landmarks and attractions, each with their own story to tell. The property is adjacent to the ancient story of Sigginstown Castle, the Norman Skyscraper which towers over the beautiful green countryside, and St. Catherine's medieval church ruins along the Norman Way. A short distance of 1.5km is the only surviving complete windmill of its kind in Ireland at Tacumshane Windmill. This is also home to the highly rated Meyler's Millhouse Bar and Restaurant. This property presents an opportunity to live among the ancient beauty in remarkable landscape down quiet country lanes, by beautiful seaside villages and stunning beaches.

The family home is approximately 3km from Broadway and 6km from Lady's Island, a local bus serves nearby primary schools and secondary schools in Wexford town with high academic and sporting performance records. Only a short drive from the gateway to Europe at Rosslare Europort 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 beaches to be discovered including the sandy dunes of Rostoonstown where the World Shore Anglers fish and the World Kite-Surfers dance in the air, St. Margaret's Beach and Carne Beach. If you enjoy long treks along the water's edge the uninterrupted beach walk from Rostoonstown to Carnsore Point will stretch your legs.

Location is Key!

- 6 km / 7 minutes from Lady's Island
- 12 km / 14 minutes from Rosslare Strand
- 16 km / 17 minutes from Wexford Town
- 14km / 17 minutes from Kilmore Quay
- 12 km / 13 minutes from Rosslare Europort
- 73 km / 64 minutes from Waterford City
- 82 km / 72 minutes from Waterford Airport (new runway extension granted)
- 152 km from Dublin City

Tacumshane Windmill



Sigginstown Castle



GENERAL DESCRIPTION: On arrival to this splendid property there is a sense of ease, peace and relaxation thanks to the commanding views across the sweep of Wexford coastline and the Saltee Islands beyond. The house welcomes you in with a stone filled driveway and to the front of the house are flat grass areas ideal for family games of football, and a large parking area.

To the rear of the house, which is completely enclosed offering a safe boundary for children and pets, is further grass areas, raised vegetable beds, carefully selected planting suiting the coastal breeze and a generous garage with workspace. A pathway from the al-fresco dining patio area leads to the most exquisite stone built out building suiting a studio or home office.

Inside the exquisite features and finish are evident, with tasteful décor throughout. The large reception hallway offers a dual aspect along with much space to greet and meet visitors with French doors to guide your guests directly to the gardens. The focal point of the home is to the right with a spacious living, kitchen, dining area and utility. The owners have carefully considered a bird's eye view with the addition of a formal dining room (sunroom) off the main kitchen area where the views open up to the landscape and the constant play of light and weather.

The 4 bedrooms are located left of the hallway offering total privacy. Three bedrooms are on the ground floor with a family bathroom and one bedroom is ensuite. Upstairs is the master suite with balcony on the west elevation where double doors open up and the views once again command attention directly facing onto Sigginstown Castle. The bathroom is just off the spacious landing with the study or indeed home office which could easily become an additional fifth bedroom if required.

The whole house is presented in turn-key condition with seamlessly blending spaces and is a rare opportunity to secure a property in this very special coastal location.

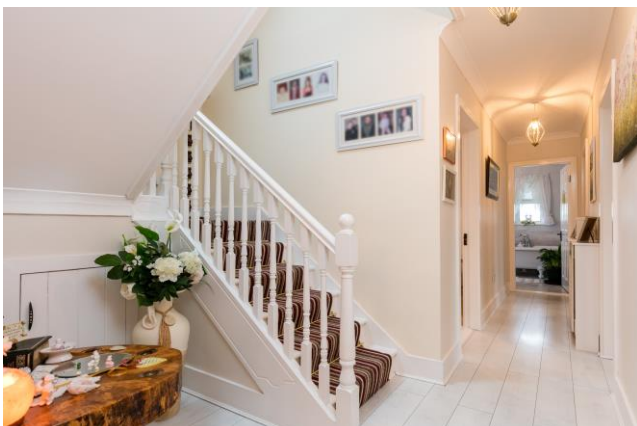
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ACCOMMODATION

Entrance Hallway/ Reception Room	5.27m x 3.93m	Tiled flooring, coving & ceiling rose. Double French doors leading to side garden.
Living Room	8.76m x 4.19m	Timber laminate flooring, electric fire, coving, ceiling rose. Double French doors leading to patio area, ideal for al-fresco dining and summer evenings. Lots of light with dual aspect.
Kitchen/Dining Area	7.17m x 3.60m	Vinyl floor covering, coving, dual aspect lighting with lots of windows right and left. Floor & eye level cabinets surrounding, 4-hob gas Neff unit with extractor fan, ample worktop space right and left, double drainer ceramic sink unit with tiled splashback. Stanley stove elevated on a granite plinth and granite heart to the front. Hoover electric oven and space for a microwave overhead.
Sun Room	3.26m x 2.42m	Timber laminate flooring, wrap-around windows, most incredible views overlooking the Saltee Islands and Tacumshane Lake. Door to:
Utility Room	4.26m x 1.46m	Vinyl boards, plumbed for washing machine and dryer, floor to ceiling closets. Access to attic. Door to rear garden.
Hallway to Bedroom Accommodation	6.69m x 2.47m (max)	Timber laminate flooring. Radiator cover.
Bedroom 2	3.88m x 3.49m	Timber laminate flooring, coving, 2 windows overlooking countryside views.
Bedroom 3	3.86m x 2.39m	(Ideal location for home office)
Master Bedroom	4.61m x 3.49m	Timber laminate flooring, coving, 2 windows overlooking countryside views. This space includes a en-suite (2.35m x 0.77) tiled flooring, coving, w.c., & antique style w.h.b. Horizontal stylish towel radiator.
Timber staircase to first floor with carpeted runner (brass post on each step)		
Landing	4.29, (max) x 2.69m	Carpeted with storage to eaves, radiator covers.
Bedroom 4	4.16m x 3.90m	Timber laminate flooring. French doors to balcony overlooking the Saltee Islands and Tacumshane Lake.
Bathroom	2.36m x 1.94m	Vinyl flooring, tiled corner shower stall with Triton T90si shower, w.c., & w.h.b., tiled splashback. Velux window and hotpress
Walk-in Wardrobe/ Office	5.09m x 2.71m	Carpeted flooring, Velux windows, views over the Saltee Islands & Tacumshane lake.

Total Floor Area: c. 209 sq.m. (c. 2,250 sq.ft.)









Features

- Panoramic views of The Saltee Islands & the Wexford Coastline
- Spacious 4 bedroom, 3 bathroom family home.
- Extending to c. 209 sq.m./2,250 sq.ft.
- A short distance to a choice of beaches

Outside

- Situated on c. 0.76 acres
- Private enclosed rear gardens
- Stone outbuilding
- Separate garage/workspace

Services

- Mains water
- Treatment Plant
- OFCH
- Broadband
- Alarm

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: Take the Rosslare road from Wexford town quay front traveling south on the R730 to meet the N25 Rosslare roundabout. Continue on the main road for 5km and turn right Killinick Top/Centra Service Station. In 200mtrs keep right and take the sharp left to remain on the road. In 1.5km arriving at the T junction, take a left. Travel for approximately 3km and turn left (when you see the whitewashed thatched roof property). Travel a further 1.2km and at the four crossroads turn right. The property for sale is 900mtrs down this road on your right-hand side across the road from the Norman Way ruins. **Eircode Y35V4P1**

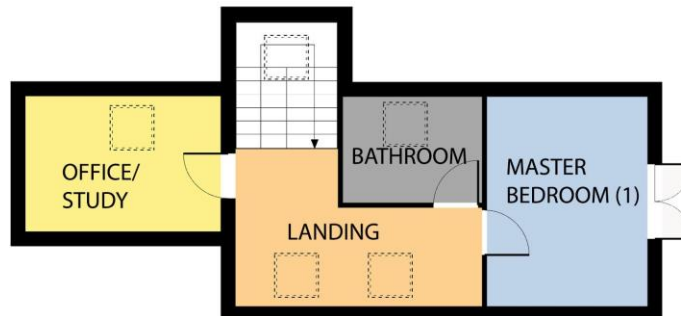




GROUND FLOOR



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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Building Energy Rating (BER): C1 BER No. 105313258
Energy Performance Indicator: 172.96 kWh/m²/yr

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

Sales Agent

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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. PRSA No. 002141