

CLEARIESTOWN HALL

CO. WEXFORD



Kehoe
& ASSOC.

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LOCATION & AMENITIES

Magnificent country house with exceptional decorative interiors and beautiful gardens. Built in 1877, completely restored and finished to exacting standards. Offering c. 401 sq.m. /4,316 sq.ft. of luxury accommodation.

'Cleariestown Hall' lies just 12km south-west of Wexford, a most attractive provincial town with an abundance of independent shops, cafés, galleries, pubs and hotels. It is the location of the Irish National Opera House and the Irish Heritage Park at Ferrycarrig. Cleariestown is located 2km off the R733 regional road which provides links to the N25 & M11 Motorway connection, just 20 minutes driving distance north at Oilgate. From Oilgate a 1 hours' drive will take you to South County Dublin.

Wexford Train & Bus Station offers multiple services to Dublin and Rosslare Harbour. Cleariestown is located 20 minutes driving distance from Rosslare Europort, known as 'The Gateway to Europe' from Ireland. Currently there are more than 40 ro-ro departures per week and a choice of daily sailings to the UK and Mainland Europe. The scenic fishing village at Kilmore Quay is located just 12km away. This is a most attractive fishing village with leisure facilities such as sailing, sea angling and a modern 60 berth marina.

Schooling options nearby include Rathangan National School and Murrintown National School. There are post primary school options at Bridgetown (7km) and 5 well established secondary schools in Wexford Town (12km).

Leisure activities including riding and walking the countryside, The Killinick Harriers Hunt club, with over 100 members is very active in this area. For golf there are a number of very well regarded courses, the Rosslare Golf Links offers a championship course which is consistently rated in Ireland's top 100 courses. There is an excellent 18-hole parkland course at Wexford Golf Club.







A private entrance with electric gates leads to 'Clearestown Hall'. It is nestled on a site of c. 0.44 hectares, which is deceptively spacious and very well designed. There are formal gardens, informal gardens, an enclosed kitchen garden and potting shed. The gardens are directly south facing and their layout offer maximum benefit of the evening sun. There is also a separate vehicular access from the public road.

'Clearestown Hall' is a 4 bedroom detached home, formerly an old parochial house. It comprises 4 reception rooms, cloaks room, w.c., utility room and all surrounded by wonderfully well-maintained gardens. 'Clearestown Hall' is a protected structure. The house has good ceiling heights throughout and of particular note are the fireplaces and ceiling covings. There are working shutters and sash windows.

The accommodation is well laid out with a high degree of flexibility. This house is particularly light and airy and there is a fine utility room. The fitted kitchen is of a very high standard with a large breakfast bar/island unit. There is an oil fired AGA, with gas top. The house offers plenty of storage.

One of the main selling features to this property is the magnificent garden room and entrance foyer which contribute an additional c. 65 sq.m. This light-filled 'garden room' provides a perfect setting for entertainment with a large working fireplace and bi-folding doors leading directly to the walled garden.





The house occupies a peaceful, countryside position yet is conveniently situated close to the national motorway network 1 hour and 30 minutes' drive from south County Dublin. It is entered off a tranquil country road with attractive stone wall entrances with piers.

With a south-facing situation, the accommodation is laid out over two storeys and has undergone an extensive programme of renovation and redecoration by the current owner to create a magnificent home which is fit for contemporary living. The light-filled accommodation is of elegant and generous proportions and has been thoughtfully laid out for both entertaining and family living.

The garden room is the entertaining focal point of the house and provides direct access to the garden with a sunny south-facing aspect. This sumptuous room is well-positioned for the sunlight throughout the day.

The house is set in magnificent formal garden grounds which include some mature specimen trees, beds and borders well-stocked with flowering plants and shrubs and lawns. The garden includes a feature pergola.



ACCOMMODATION

Entrance Hallway	11.56m x 2.60m (max)	Parquay timber floor, ceiling coving.
Reception 1 / Library	5.16m x 3.96m	With feature open fireplace, extensive shelving, panelling and coving.
Reception 2 / Sitting Room	4.11m x 5.26m	Feature white marble fireplace, open fire, granite hearth, ceiling coving. Double doors leading to:
Reception 3 / Living Room	4.79m x 4.60m	Marble fireplace, granite hearth, open fire. Double doors leading to formal gardens.
Kitchen / Diner	11.60m x 4.50m (ave)	High quality designer fitted kitchen, aga oil fired range with various ovens and gas hob. Extensive island unit with built-in sink and breakfast bar, marble surfaces. Part-vaulted ceiling. Double doors leading to:
Foyer	3.90m x 2.90m (ave)	
Garden Room	8.50m x 6.70m	Open fire, limestone tiled floor, light-filled with bi-folding doors to gardens.
Utility Room	3.51m x 3.11m	With fitted wall and floor units, plumbed for washing machine, Belfast sink and quarry tiled floor, ceiling coving.
Boot Room/Cloaks	2.68m x 1.65m	
Guest W.C.	2.65m x 1.65m	With w.c., built-in vanity unit.
Feature stairs to first floor Return		
Bedroom 4	5.68m x 4.16m	
En-suite	2.20m x 2.16m	With w.c., w.h.b., shower stall with rainwater shower, tiled walls.
First Floor Proper		
Spacious Landing	7.38m x 2.82m	
Bedroom 1	5.29m x 3.94m	With cast iron fireplace, ceiling coving.
Dressing Room	2.51m x 2.05m	Fully fitted
En-suite Bathroom	4.58m x 3.00m (ave)	With w.c., twin vanity unit, glazed shower stall, rainwater shower system, double-ended free-standing bath.
Bedroom 2	5.28m x 4.10m	With cast iron fireplace, ceiling coving.
Bedroom 3	5.91m x 3.53m	With ceiling coving.
Family Bathroom	4.12m x 2.14m	With w.c., w.h.b., glazed shower stall, rainwater shower system, free-standing bath.

KEY FEATURES

- Formal & informal gardens
- Multiple patio and exterior dining options
- Quality landscaping
- Lawns
- Kitchen garden
- Orchard
- Feature pergola walkway with mature hedging
- Mature boundaries
- Gravel drive
- Electric gates
- Brick-built out-offices
- Potting shed/greenhouse
- Many period features
- Multiple reception rooms
- c. 401 sq.m. / 4,316 sq.ft
- Ornate ceiling coving throughout
- Sash windows
- Landscaped to exacting standards
- Various al-fresco dining areas.



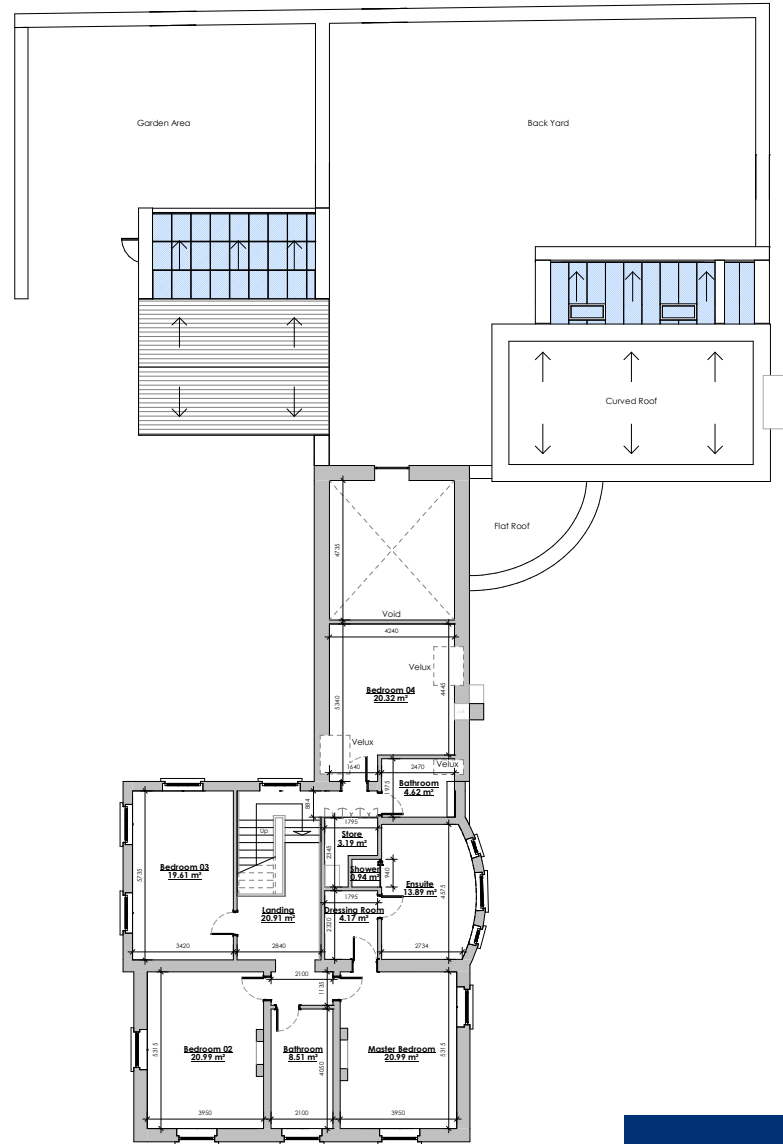
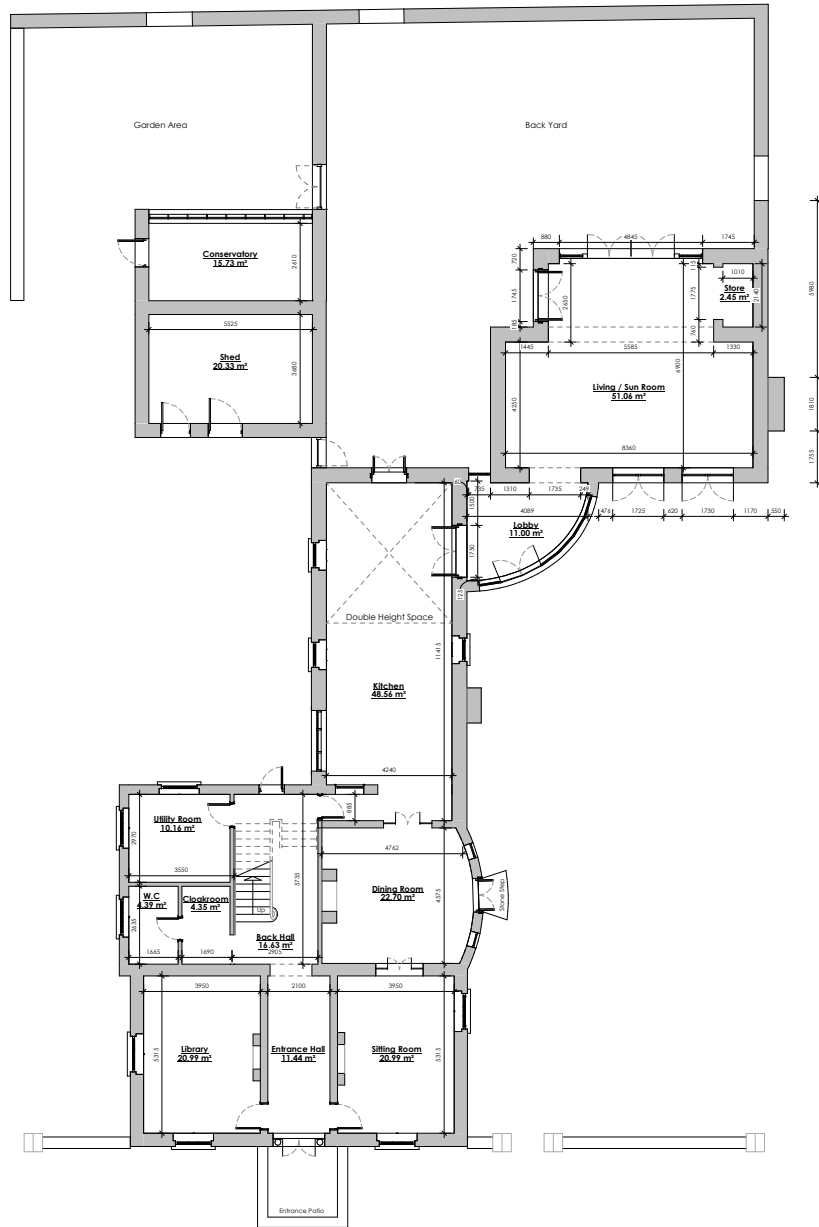




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GROUND FLOOR



FIRST FLOOR

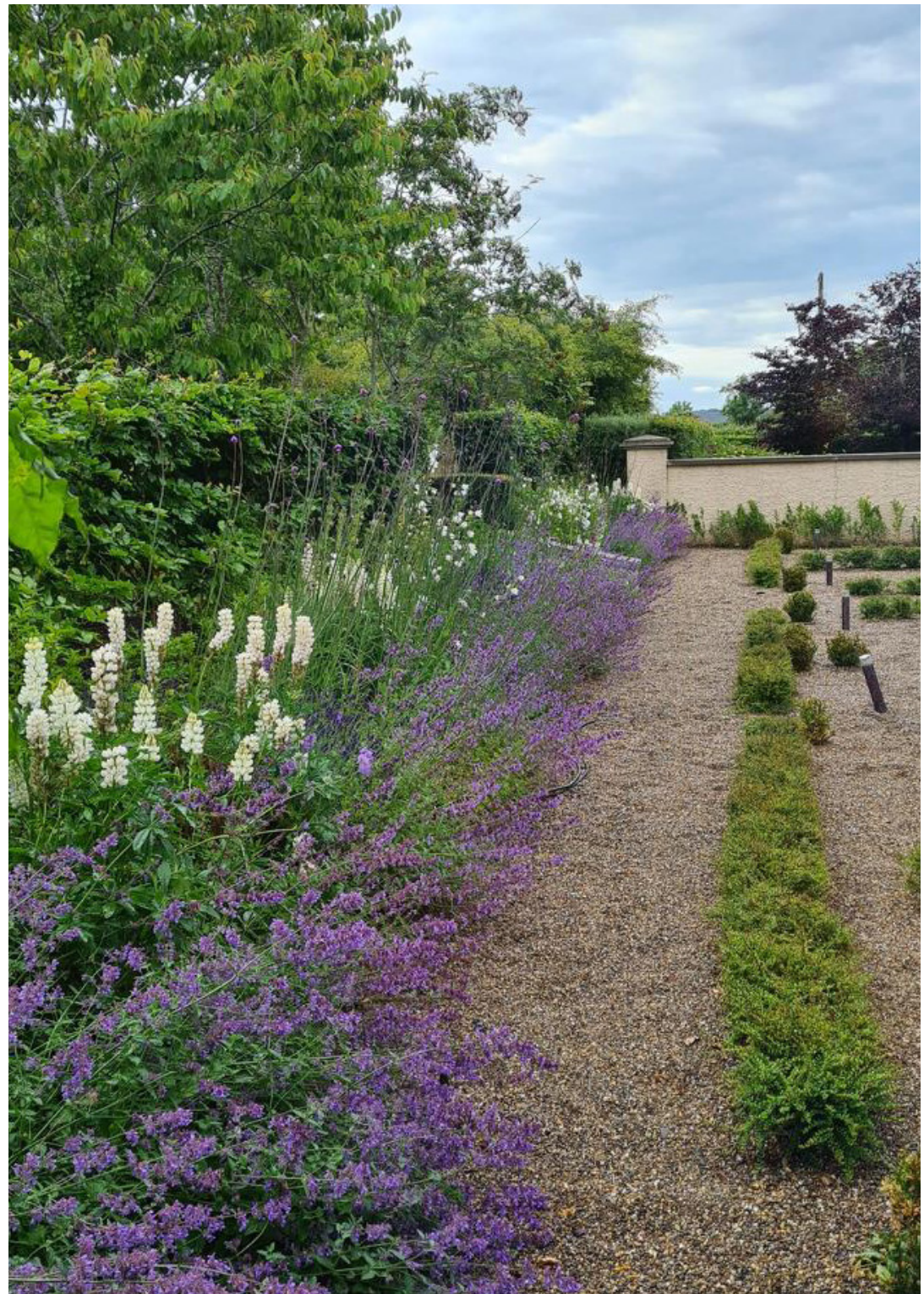






There are stunning gardens at Cleariestown Hall, both formal and informal. These gardens were designed by award winning landscape architects Murray & Associates. There is a wonderful enclosed productive kitchen garden, next to the potting shed. Providing food for the kitchen, it is positioned close to the house for optimum use. This unique property is made special by the variety in the gardens. There is an orchard, mature planting, feature trees, raised beds, formal hedging and a wide range of planting. All of these bring delightful colour and constant blooms to the gardens from March to October and beyond.







SERVICES:

Mains electricity and water supplies, private treatment plant, high-speed broadband.

Please be advised that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

BER DETAILS

BER exempt

VIEWING

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



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