

FOR SALE BY ONLINE AUCTION

Wednesday 28th August 2024 at 12 Noon

Horetown Stables, Horetown, Foulksmills, Co. Wexford

Guide Price: €675,000

D712



To make an offer at the Online Auction – any interested party must register to bid. Please log onto kehoeproperty.com and click the OFFER button within the listing of Horetown Stables, Horetown, Foulksmills, Co. Wexford

- A stunning, detached family home c. 209 sq. m. / 2,246 sq. ft.
- Built in 2006 by the current owners with an eye to authenticity and tradition, the house simply oozes character.
- State-of-the-art equestrian amenities on c. 5 acres with 2.5 acre of high-quality grazing land.
- A spacious 14,000 square foot indoor arena and a 9,600 square foot loose pony shed, with alternative use options.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

Horetown Stables, Horetown, Foulksmills, Co. Wexford

Kehoe & Assoc. is proud to present to the market Horetown Residence & Stables. This immaculate New England Style detached, two-storey over basement home features three bedrooms and is in excellent condition. Constructed in 2006 by the current owners, the design captures authenticity and traditional characteristics while incorporating modern amenities. The inviting driveway, which hints at the property's unique character, leads to the main house, an adaptable detached studio, the stable yard quarters with 12 stables, tack room, workshop, indoor arena, and pony shed.

As you enter the main house, you'll be impressed by the spacious living areas and unique layout, characterised by charming stain glass and multiple staircases. On the main level, you'll find a welcoming hallway filled with natural light and a spacious double bedroom with an ensuite.



The grand living room is raised above the front hallway, which features triple aspect windows overlooking the rolling countryside hills and has the benefit of direct access to the south facing raised decking. With its high vaulted ceiling and exquisite traditional marble fireplace, this room evokes the charm of majestic old world estates. A few steps descend to an area ideal for cocktail preparation and storage, which leads through stain glass double doors into the beautifully crafted kitchen and flows to the family room which is also connecting to the raised decking area. The rolling countryside hills are exquisite and extend for miles.

Next to the kitchen is a substantial utility room and a w.c. / boot room. The first floor accommodates two additional bedrooms, including a master suite with a walk-in dressing room, ensuite and large picture windows offering superb views, and a family bathroom. The basement, reached via stairs from the utility, includes an internal hallway with ample space for a wine cellar or further pantry storage leading to a large workshop/office, with a separate side entrance. This space has a wide range of potential uses including separate living quarters, service business, games room or indeed a home office.

The exterior is equally impressive, with the high-quality grass land paddock situated at the front of the house amid mature trees and natural boundaries, enhancing the property's accessibility and tranquil seclusion.



ACCOMMODATION

Ground Floor

Entrance Hallway	5.5 m x 1.68m	Carpet flooring. Two large windows overlooking side garden. Hatch to attic space. Coat closet. Five steps leading to:
Reception Landing	2.59m x 1.88m	Door leading to: Carpeted stairs case leading to bedroom accommodation with picture windows, allowing ample light and views of front driveways.
Sitting Room	6.47m x 4.79m	Carpet flooring throughout with feature traditional marble fireplace, cast iron insert with tile and ornate mantelpiece surround. High ceilings measuring 3.49m, window. Door leading to south facing raised Patio area. Large windows overlooking gardens and rolling countryside views. <i>Four steps leading down.1.97m x 1.86m</i> , solid timber oak floors ideal for dressers and drinks cabinets. Double doors with stainless stained glass leading to:
Kitchen Area/Dining	5.50m x 4.04m	Solid timber oak flooring. Fully fitted kitchen with floor and eye level cabinets and granite worktops, stainless steel sink with granite cut drain, corner window with views over rolling countryside. Hotpoint dishwasher, Bosch fridge freezer with water and ice dispenser, Hotpoint dual fuel electric and gas oven with 5 rings and extractor fan overhead. Integrated Belling microwave. Recessed lighting throughout. Open plan leading to:
Living Area	5.79m x 4.01m	Solid timber floors throughout. Treble aspect with window surround and door leading out to south easterly facing raised patio decking area with stunning views of countryside. Feature Saey solid fuel stove insert with tiled surround and oak beam mantle, t.v. and electrical points. Central door with stained glass leading to:
Utility/Back Door	3.85m x 3.45m	Part solid timber floors leading to tiled floor throughout. Floor and eye level cabinets with space for washing machine, ample worktop space, electrical points and climate control heating system. Rear door access to side of house and stable yard.
W.C./Boot Room	2.36m x 1.57m	Tiled floor, w.h.b., w.c., ample boot and hanging space. Door leading to central front hallway with door to:



Bedroom 3	4.84m x 4.22m	Carpet flooring throughout, dual aspect windows overlooking front driveway and side garden, along with feature corner window. Door leading to:
Ensuite	2.33m x 1.96m	Tiled flooring, half wall tiled surround with built-in custom made w.h.b. and cabinetry. Enclosed shower stall with glass surround. Tiled walls floor to ceiling, dual shower heads including a large rain water shower head and w.c..
<i>Down a Staircase</i>		
Storage Area	3.44m x 1.87m	Carpet flooring throughout. Ample space for wine cellar/pantry area.
Workshop	6.46m x 4.78m	Lino flooring throughout. Internal boiler and water tank which could be easily boxed off. Door leading to side garden. This workshop has multi-purpose use allowing for the residence to utilise as a separate service practice area or office.
<i>First Floor</i>		
Landing Area	2.87m x 1.93m	Carpet flooring. Attic hatch with hotpress with open shelves and ample storage space.
Master Bedroom	6.18m (max) x 5.79m (max)	Carpeted flooring throughout. Dual aspect with large windows overlooking the stunning rolling countryside hills. Large picture windows overlooking the side garden and front façade view of Horetown House.
Walk in Wardrobe	2.02m x 2.03m	Open shelves and rails.
Ensuite	2.03m x 1.96m	Tiled floor, enclosed glass shower stall with pressure pump shower head, floor to ceiling tiled surround and large glass door, w.h.b. and w.c..
Bedroom 2	3.98m x 3.46m	Carpeted flooring and large corner window with beautiful rolling countryside views.
Family Bathroom	2.50m x 2.38m	Tiled flooring. Custom built w.h.b. with cabinetry drawer and presses underneath and complimenting wall mounted mirrors with glass cabinetry right and left. Large corner bath with half tiled walled surround and w.c..
Total Floor Area: c. 209 sq. m. (c. 2,246 sq. ft.)		

Horse arena 1 9 span apex (4.7m each) x 20m
Horse arena 2 9 span apex (4.7m each) x 20m
12 stables and integrated office
Open plan shed 4 span apex (4m) x 6.7m opening into a holding yard
Workshop
Canteen
Tackroom



Outside

- State-of-the-art equestrian amenities.
- c. 5 acre site with c. 2.5 acres of high-quality grazing land.
- A spacious 14,000 square foot indoor arena.
- A 9,600 square foot loose pony shed, with alternative use options.
- Multiple outbuildings with great potential.

Features

- Residence built in 2006
- Extending to c. 209 sq. m. / 2,246 sq. ft.
- Three bedrooms, four bathrooms
- Spacious family gathering quarters

Services

- Private Well
- Septic Tank
- OFCH
- Broadband

Building Energy Rating (BER): B3

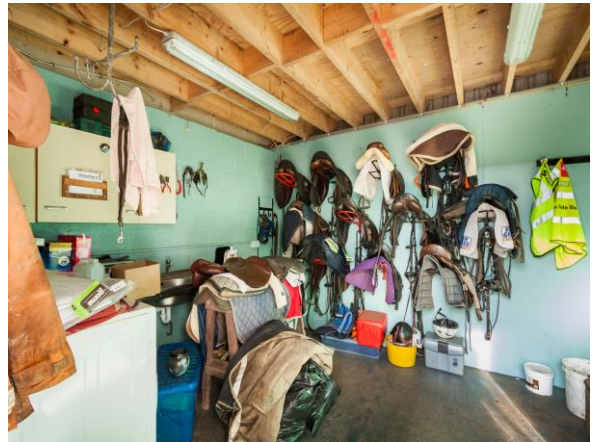
BER No.: 109636407

**Energy Performance Indicator:
136.26 kWh/m²/yr**

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 Y35XC56





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Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

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