

# FOR SALE

AMV: €895,000

File No. d664.CWM



**BER** **B3**

## Grey's Corner, Ferrybank, Wexford

- **Elegant riverside family home with timeless charm in a spectacular setting overlooking the River Slaney Estuary & Wexford town.**
- **Built in 2007 with 5 bedrooms, 2 bathrooms extending to c. 265 sqm / 2,852 sq.ft.**
- **Landscaped grounds extending to c. 0.54 acres with an extensive array of exciting plants and trees.**
- **The accommodation in brief comprises of impressive entrance hall, vaulted kitchen / dining / living area with direct access to the sheltered patio overlooking the river estuary views, family sitting room, utility room, two large ground floor bedrooms and a shower room. Upstairs there is the master suite with walk-in-wardrobe (plumbing access available to change the use to an ensuite), two further bedrooms and family bathroom with the most remarkable views.**
- **To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393**



**Kehoe  
& ASSOC.**



# Grey's Corner, Ferrybank, Wexford

**Kehoe & Assoc.** is proud to present Grey's Corner to the market. This elegant riverside home with timeless charm offering unparalleled views, exquisite craftsmanship, and a perfect blend of modern amenities with classic elegance. Located along the serene River Slaney Estuary waterfront, this property spans approximately 265 sq. m. (2,853 sq. ft.), featuring five bedrooms, expansive living spaces, and beautifully landscaped gardens.

This remarkable property epitomizes connectivity, offering excellent access to both local and town amenities right on your doorstep. Enjoy river estuary access for a variety of water sports and explore numerous beach walks from Raven Point and Curraclloe. Located in the highly sought-after area of Ferrybank, this home is just a short 1.5 km walk to Wexford town, with convenient footpaths, cycle tracks, and even the option of a quick kayak crossing via the River Slaney. Additionally, the M11 motorway is easily accessible via the N11, and the village of Castlebridge is just 4 km away.

The residence is approached via the most impressive border planting leading to the front door. Inside the house continues to impress. The entrance hallway makes a grand impression with its tiled stone flooring, double-height vaulted ceilings, Velux overhead, spotlights, and stained-glass features. The kitchen/dining/living area boasts a vaulted ceiling (4.2m) with 2 large Velux overhead, a fully fitted solid timber kitchen with quartz countertops, a dual fuel electric oven, Fisher & Paykel fridge freezer, Whirlpool dishwasher, double drainer Belfast sink, and double French doors leading to a south-westerly patio with stunning water views. The family sitting room features solid oak timber flooring, dual aspect large picture windows, a patio door leading to a sheltered patio, and an original 18th-century French limestone fireplace. The utility room includes a stone tiled floor, fitted cabinets, a Belfast sink, and space for a washing machine and dryer. The shower room offers tiled flooring, a large glass-enclosed shower with a Triton T90 XR, mosaic tiling, and a w.c. Bedrooms 4 and 5 have solid oak timber floors and large picture windows with views of the gardens and water.

The landing area features solid timber flooring, attic hatch access, and a large window overlooking the gardens. The master suite includes solid oak flooring, large picture windows with water views, and a walk-in wardrobe with potential for conversion to an ensuite. The family bathroom is equipped with tiled flooring, feature mosaic tiling, a freestanding bath with water views, an enclosed shower with a pressure pump system, and a Velux overhead. Bedroom 3 has large dual aspect windows. Bedroom 2 has two over head velux providing ample light both with a walk-in wardrobe suitable for conversion to ensuite.

## Historical Significance – Grey's Corner:

Named after Mr. Grey, a milliner from the UK who moved to Wexford in 1944. He built one of the first houses on Strand Road and was a keen farmer and gardener. He also ran a small corner shop selling ice-cream which gives the property its name. The property retains Mr. Grey's original 18th-century French limestone fireplace and a crimson rose in the front flower bed.

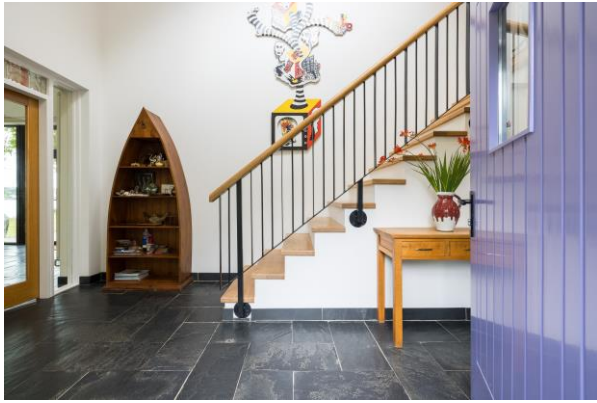




## Garden's

The property features a beautifully landscaped garden with a variety of exciting plants and trees, including:

- ❖ A small wood of Jacquemontii birch, copper beech, willow and redwood trees.
- ❖ Variegated myrtle, hoheria, laburnum, and a horse chestnut tree from Versailles Palace, Paris.
- ❖ Native apple trees, fig trees, ginkgo, variegated maple, tulip tree, weeping birch, mature Scots Pine, climbing wisteria, clematis, Virginia creeper, artichoke plants, dwarf echium, hydrangeas, and a white lilac tree.
- ❖ Mature trees surround the site, providing privacy and an established feel.
- ❖ A variety of flowers including daffodils, bluebells, agapanthus, lilies, tulips, and more.
- ❖ New planting in 2023 along the roadside bank with golden escallonia, hawthorn, holly, rosa rugosa, and fuchsia.



## **ACCOMMODATION**

### ***Ground Floor***

Entrance Hallway	5.16m x 2.72m	Tiled stone flooring. Double height vaulted ceilings with Velux overhead, spotlights and stained-glass features leading to:
Kitchen/Dining	9.16m x 5.07m	Tiled flooring throughout. Fully fitted solid timber kitchen with quartz counter tops and tiled splash back. Fisher & Paykell fridge freezer. Dual fuel electric oven with five ring gas hob & extractor fan overhead. Whirlpool dishwasher. Double drainer belfast sink, positioned perfectly to enjoy the washing up chores with stunning water views. Vaulted ceilings 4.2m with large velux overhead.
Family Living Area	5.86m x 4.96m	Double French doors leading to the south westerly patio. Solid oak timber flooring. Dual aspect large picture windows with the benefit of a patio door leading to the south westerly sheltered patio area. Featuring the original 18 <sup>th</sup> century French Limestone fireplace installed by Mr Grey in the 1940s.
Corridor	4.97m x 1.36m	Stone tiled floors. Door to rear garden. Leading to rear garden.
Utility Room	2.97 m x 2.88 m	Stone tiled floor, fitted cabinets all at floor level, ample worktop space, belfast sink, window overlooking side garden, space for washing machine & space for under counter fridge/dryer.
Shower Room	2.96m x 2.27m	Tiled flooring, large glass enclosed shower with a Triton T90 XR and mosaic tiled floor to ceiling surround, w.h.b. with mosaic tiling, wall mounted cabinet, mirror & lighting overhead, & w.c..



## **ACCOMMODATION**

Accommodation	6.32m x 1.04m	Tiled flooring, 4 bay storage closets, window overlooking front gardens.
Corridor		
Bedroom 4	4.97m x 4.51m	Solid timber oak floors throughout. Dual aspect with large picture window overlooking mature front gardens and flowering beds and 2 further windows overlooking gardens and water views.
Bedroom 5	4.98m x 4.07m	Solid oak timber flooring throughout. Large picture window overlooking rear gardens and water views.

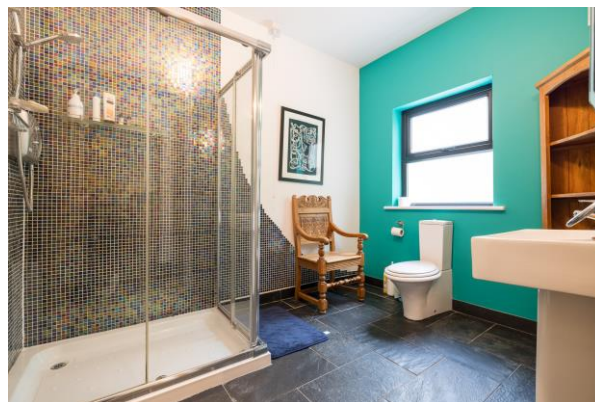


## ACCOMMODATION

### *Solid Timber Oak Staircase & Wrought Iron Handrail Leading to:*

Landing Area	6.42m x 1.57m	Solid timber flooring throughout. Attic hatch access. Large window overlooking front gardens and flower beds.
Master Bedroom	4.98m x 4.06m	Solid oak flooring throughout. Large picture windows overlooking rear garden and water views. Walk in wardrobe
Walk in Wardrobe	1.97m x 1.57m	Solid timber floors throughout. Open shelves and rails. (Potential to convert to ensuite with plumbing access)
Family Bathroom	5.87m x 3.47m	Tiled flooring throughout. Feature mosaic tiling across the base of the wash hand basin with mirror lighting overhead. Feature mosaic tiling surrounding the free-standing bath with delightful feature window overlooking remarkable water views extending to Wexford Bridge and town. Enclosed shower with tiled surround and pressure pump shower system and Velux overhead. Hatch to further storage in the attic eaves.
Bedroom 2	4.33m x 3.27m	Solid timber oak floors through. Two Velux overhead offering ample light.
Walk in Wardrobe	1.97m x 1.57m	Solid timber oak floors, open shelves and rails (suitable for conversion to ensuite with plumbing access.)
Bedroom 3	4.96m x 4.42m	Solid timber oak flooring throughout. Dual aspect with large windows overlooking front driveway and mature flowering garden and stunning water views.

**Total Floor Area: c. 265 sq. m. (c. 2,853 sq. ft.)**









## Features

- Overlooking the River Slaney Estuary & Wexford town.
- Built in 2007
- Extending to c. 265 sq.m. / 2,853 sq.ft.
- 5 bedrooms, 2 bathrooms

## Outside

- Private & sheltered patio facing the river estuary view
- Beautifully landscaped gardens
- Extending to c. 0.54 acres
- Gated with concrete driveway

## Services

- Mains Water
- Mains Sewage
- OFCH
- Sensor lights
- 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:** **Eircode: Y35 XNP4** The entrance to the property is on the main road to Castlebridge, there is no need to turn down the Crosstown Road. You will see the for sale sign at the entrance.





## GROUND 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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## FIRST FLOOR



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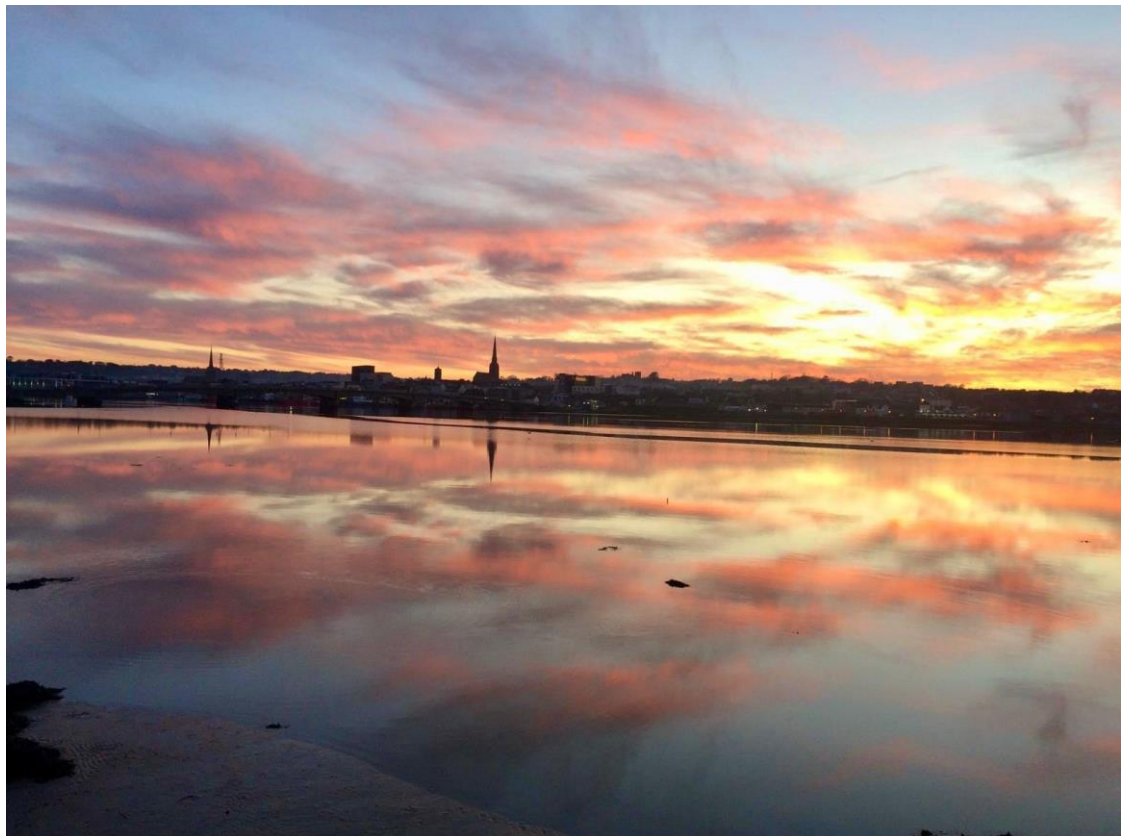
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***SUNRISE  
VIEW***

***SUNSET  
VIEW***



**Building Energy Rating (BER): B3 BER No. 117417980**  
**Energy Performance Indicator: 136.09 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**

**CATRIONA MURPHY**

**087 2427525**

**Email: [catriona@kehoeproperty.com](mailto:catriona@kehoeproperty.com)**



**Kehoe & Assoc.,**

Commercial Quay,

Wexford

053 9144393

[www.kehoeproperty.com](http://www.kehoeproperty.com)

Email: [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com)



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