

# FOR SALE

AMV: €925,000

File No. d811.CWM



## Ivella, Rectory Road, Enniscorthy, Co.Wexford, Y21WN30

- Ivella is a protected structure remodelled with an exceptional eye for detail and respect to the heritage of this property.
- The property extends to c. 262 sq.m. which was successfully granted planning permission for all works in 2014 with conservation approval.
- The site is c. 0.38 acres of landscaped gardens including a large pergola patio area and pizza oven.
- The accommodation comprises of a large entrance reception room, with a snug sitting room, a large family lounge with alcove to the library room and doors leading to the south facing patio. From the central hallway is another alcove to the vaulted kitchen / family dining booth. From the central hallway is the larder room, utility room and a bathroom. Upstairs hosts four bedrooms; including master ensuite and a separate family bathroom.
- In a separate building is a one room studio accessed via an external staircase above the garage which extends to c. 27sq.m with an open plan living / bedroom / kitchenette & bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe  
& ASSOC.**



***Kehoe & Assoc.*** proudly present Ivella, a charming two-storey house nestled on Rectory Road, Enniscorthy, Co. Wexford. Built in the 1800s, this superb town centre property benefits from scenic vistas and is just a five-minute walk from all the amenities in the bustling market town of Enniscorthy. Ivella is conveniently located only 90 minutes from Dublin City Centre and a short 30-minute drive to Rosslare Europort, making it ideal for those seeking tranquillity without sacrificing accessibility.

This protected structure has been meticulously remodelled, harmoniously combining the charm of its heritage with modern comforts. In 2014, the property underwent an extensive transformation, merging two existing houses into one splendid dwelling. All renovations were carried out with planning permission and conservation approval, ensuring the integrity and historical significance of the building were maintained.

Set on a generous 0.38-acre plot, Ivella features exquisitely landscaped gardens that include a delightful pergola patio lounge area and a separate al-fresco dining area with a built-in pizza oven, perfect for entertaining. The accommodation is both expansive and elegant, beginning with a large entrance reception room that flows seamlessly into a cozy snug sitting room. A spacious family lounge grants passage to the charming library room and opens onto the sun-filled south-facing patio, creating an ideal space for relaxation and gatherings.

The central hallway serves as the heart of this home, connecting to a vaulted kitchen and family dining booth. Practicality is prioritised with the inclusion of a larder room, a utility room, and a convenient bathroom located on the ground floor. Ascend the staircase to find four generously sized bedrooms, including a master suite with an ensuite bathroom, alongside a separate family bathroom.

Ivella's main property extends to an impressive 262 sq.m, providing ample space for comfortable living.

Complementing this is a separate one-room studio, accessed via an external staircase above the garage. This self-contained unit, measuring approximately 27 sq.m, offers an open-plan living area, bedroom, kitchenette, and bathroom, providing versatile accommodation for guests or as a private retreat. To complete this exceptional offering, a garage on the first floor extends to 27 sq.m, providing practical storage solutions.

Ivella is a perfect blend of classic allure and modern luxury, providing a unique opportunity for those seeking a distinguished residence in a vibrant and convenient location.







## **ACCOMMODATION**

### ***Ground Floor***

Reception Room	5.35m x 4.29m	Reclaimed solid pitch pine timber floors throughout. Original staircase reclaimed, coving, large window with splayed reveals overlooking front avenue, driveway and gardens.
Snug Room	4.25m x 3.13m	Reclaimed solid pitch pine timber floors throughout. Solid fuel stove with a Liscannor stone hearth and red brick surround with timber mantel. Coving, large splayed windows overlooking front patio area.
Library Nook	3.95m x 1.62m	Reclaimed solid pitch pine timber floors throughout, coving, built in library shelves, French doors leading out to elevated patio with tile ground and wrought iron surround.
Door leading to: Dining Room/Home Office	4.20m x 3.33m	Wool carpet with feature bay window overlooking front gardens, built in bookshelves and storage cabinetry, coving, feature original fireplace with mahogany mantle piece with inlaid brass and red tile insert and hearth.
Family Room	5.93m x 5.20m	Reclaimed solid pitch pine timber floors throughout, dual aspect with large windows overlooking the private rear garden and French doors leading to rear patio under covered pergola area. Original fireplace in mint condition with mahogany surround, inlaid brass and stunning features.

***Open alcove leading to:***



**ACCOMMODATION**

Central Hallway	3.43m x 2.35m	Reclaimed solid pitch pine timber floors with two steps rising back to reception room, open alcove leading to the open plan kitchen/dining area and concealed doors leading to the utility room and separate shower room.
Magnificent Kitchen	5.83m x 5.21m	Tiled flooring throughout, built in custom made family dining booth with concealed radiator, solid fuel wood burning stove, magnificent bespoke made Sweeneys kitchen with a shaker doors style and large central island, the island includes breakfast bar counter area, marble worktop, stainless sink with cut drainer, fresh filtered water tap and chrome fittings, integrated Bosch dishwasher. Kitchen continues to provide all modern comforts with concealed doors to electric kettle and cabinet space, Smeg dual fuel oven with electric ovens and 6 ring gas hob and induction hob space, integrated Neff microwave. Ceiling heights reaching to 5.47m high with an alcove space and four Velux's overhead. French doors leading out to central garden space with the pergola area and patio ideal in all weather conditions.
<b><i>From Central Hallway through concealed doors:</i></b>		
Utility/Pantry Space	3.51m x 1.84m	Tiled flooring with built in cabinetry bespoke tailored to fit washing machine and dryer and ample storage space throughout. Door leading to rear garden.
Door leading to: Shower Room	1.88m x 1.84m	Tiled flooring and floor to ceiling tile surround with wet room tiled, pressure pump shower and rain water shower head, w.h.b with built in cabinetry and wall mounted light, w.c..



## **ACCOMMODATION**

### ***Timber Staircase with carpeted runner to:***

Central Landing 1.91m x 1.00m Carpeted flooring.

Two steps up leading to:

Central Corridor Area 4.93m x 1.89m Carpeted flooring, Velux overhead. Radiator cover.

Family Bathroom 3.43m x 1.95m Tiled flooring, large glass enclosed pressure pump Shower with rain water shower head and floor to ceiling tiled surround, free standing cast iron bath, w.h.b. with storage cabinetry underneath and w.c..

### ***Off Central Hallway:***

Walk in wardrobe / Dressing Room 3.50m x 2.01m Carpeted flooring, open shelves and rails, Velux overhead. Door leading to.

Hotpress

Master Bedroom 5.92m x 3.43m Carpeted flooring, two large windows overlooking side garden, original fireplace.

Door leading to:

En Suite 2.97m x 1.32m Tiled flooring, floor to ceiling tiled surround, glass enclosed shower with rain water shower head, marble stone wash hand basin bespoke made with storage space underneath and w.c..

Central Corridor

Bedroom 3 5.17m x 2.96m Carpeted flooring, original fireplace, large window overlooking front driveway and town valley view.

From the staircase five steps up to:

Central Landing 2.04m x 1.93m Carpeted flooring. Window overlooking front gardens.

Bedroom 3 4.20m x 3.15m Carpeted flooring. Window seat with stunning views of town and front gardens.

Bedroom 4 4.23m x 3.47m (max) Carpeted flooring throughout with window seat and cushion overlooking the beautiful Enniscorthy town.

**Total Floor Area: c. 262 sq. m. (c. 2,820 sq.ft)**









## Features

- Exceptionally well-presented heritage property
- Refurbished in 2014 to perfecting standards
- 4 bedrooms, 3 bathrooms
- Extending to c. 262 sq.m.
- Separate studio apartment

## Outside

- Private landscaped grounds
- Gated with tarmac driveway
- Stunning pergola over large patio area
- All fresco dining area with pizza oven
- Mature boundaries
- Garage c. 27 sq.m. with plenty of storage space

## Services

- Mains Water
- Mains Drainage
- Fibre Broadband
- Solar Thermal
- Solar PV Panels
- OFCH
- EV car charging point

**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: Y21WN30





# STUDIO





GROUND FLOOR

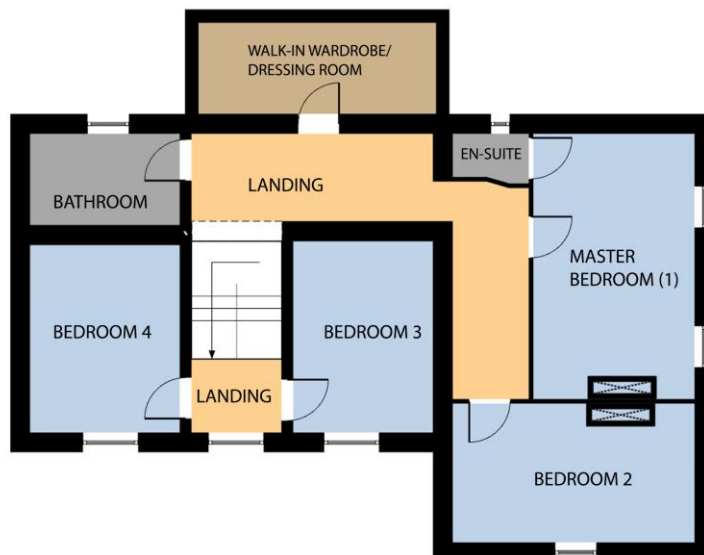


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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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**Building Energy Rating (BER): EXEMPT**

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

**Sales Agent**  
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