

FOR SALE

AMV: €395,000

File No.E395. BF



Edenvale Cottage, Castlebridge, Wexford

‘Edenvale, outside Castlebridge, is a place of silence. A place of listening, A place to hear the voice of history. And a place of beauty: the Vale of Eden.’

Edenvale Cottage is a hidden gem nestled in that Vale of Eden a truly exceptional retreat, immersed in unspoiled nature and rich in heritage. Surrounded by mature woodland and abundant wildlife, this hidden gem offers a sense of peace, privacy and seclusion – yet remains conveniently close to essential amenities. Set within the enchanting Edenvale woods, the gentle flow of the River Sow winds its way through the valley, cascading over waterfalls and passing through Castlebridge before continuing to meet the River Slaney. This remarkable landscape steeped in natural beauty and history, lies quite literally on your doorstep – inviting exploration, relaxation, and quiet reflection.

A truly special property, where nature, history, and tranquillity come together in perfect harmony. Viewing by appointment only, contact Wexford Auctioneers Kehoe & Associates on 053-9144393.

**Kehoe
& ASSOC.**



Edenvale Cottage – A Rare Sanctuary in the Vale of Eden.

Despite its tranquil setting, the vibrant town of Wexford is less than a 10-minute drive away, offering a superb range of amenities. Enjoy scenic strolls along the waterfront promenade, explore a wide selection of shops, restaurants, pubs, and hotels, or immerse yourself in the town's rich cultural scene, including the National Opera House and Wexford Arts Centre. The nearby village of Castlebridge, just two minutes away, provides excellent local services, while the stunning coastline at Curraclloe Beach and the beautiful Raven Forest are within easy reach, perfect for days by the sea or woodland walks.

Dating back to the 18th century, this charming stone cottage was originally built to house workers of the Le Hunte Estate. Constructed from locally sourced red sandstone, studded with quartz, complemented by Scots pine timbers-likely from nearby Curraclloe- and sheltered beneath a natural slate roof, the property stands as a testament to the craftsmanship of a bygone era.

Originally configured as two separate dwellings, the cottage has been thoughtfully combined over time to create one spacious and character-filled home. With interconnecting doors still in place, it offers the flexibility to function as two independent living spaces if desired.

Edenvale Cottage exudes warmth and charm throughout. Carefully maintained and presented in good condition, it offers generous yet cost accommodation, with an abundance of inviting rooms ideal for both family and guests.

The site extends to c. 0.75 acres, the grounds are a celebration of biodiversity, thoughtfully cultivated to exist in harmony with the surrounding landscape. A rich tapestry of native wildflowers, fruit trees, and mature specimen trees create a haven for wildlife, offering colour, texture and seasonal interest throughout the year.

Accessed via a steep concrete lane, the approach is not for the faint-hearted-yet it only enhances the sense of arrival, rewarding you with a setting of remarkable beauty, privacy, and tranquillity that truly feels worlds away.

Whether envisioned as a peaceful countryside residence, a creative haven for artists or writers, or a restorative escape from the pace of modern life, this is a home of rare character in an idyllic and inspiring setting.





ACCOMMODATION

Ground Floor

Entrance Porch

Sitting Room 4.30m x 3.63m With brick fireplace and solid fuel stove, understairs storage press/hotpress with dual immersion.

Kitchen 4.31m x 3.65m With built-in floor and eye level units, electric cooker, brick fireplace with solid fuel back boiler stove.

Inner Hallway 3.16m x 0.96m With interconnecting door

Bathroom 1.87m x 0.96m With bath, w.h.b. and w.c.

Laundry Room/Kitchen 4.31m x 3.65m With built-in units, plumbing for washing machine and antique range

Lobby with door to outside

Parlour/Sitting Room 4.30m x 3.63m With open fireplace and understairs storage press

Bathroom Bath, w.h.b., w.c. and part tiled walls

First Floor

Bedroom 1 3.67m x 3.47m

Bedroom 2 3.81m x 2.29m

Bedroom 3 2.25m x 1.90m With timber floor.

Bedroom 4 3.67m x 3.47m

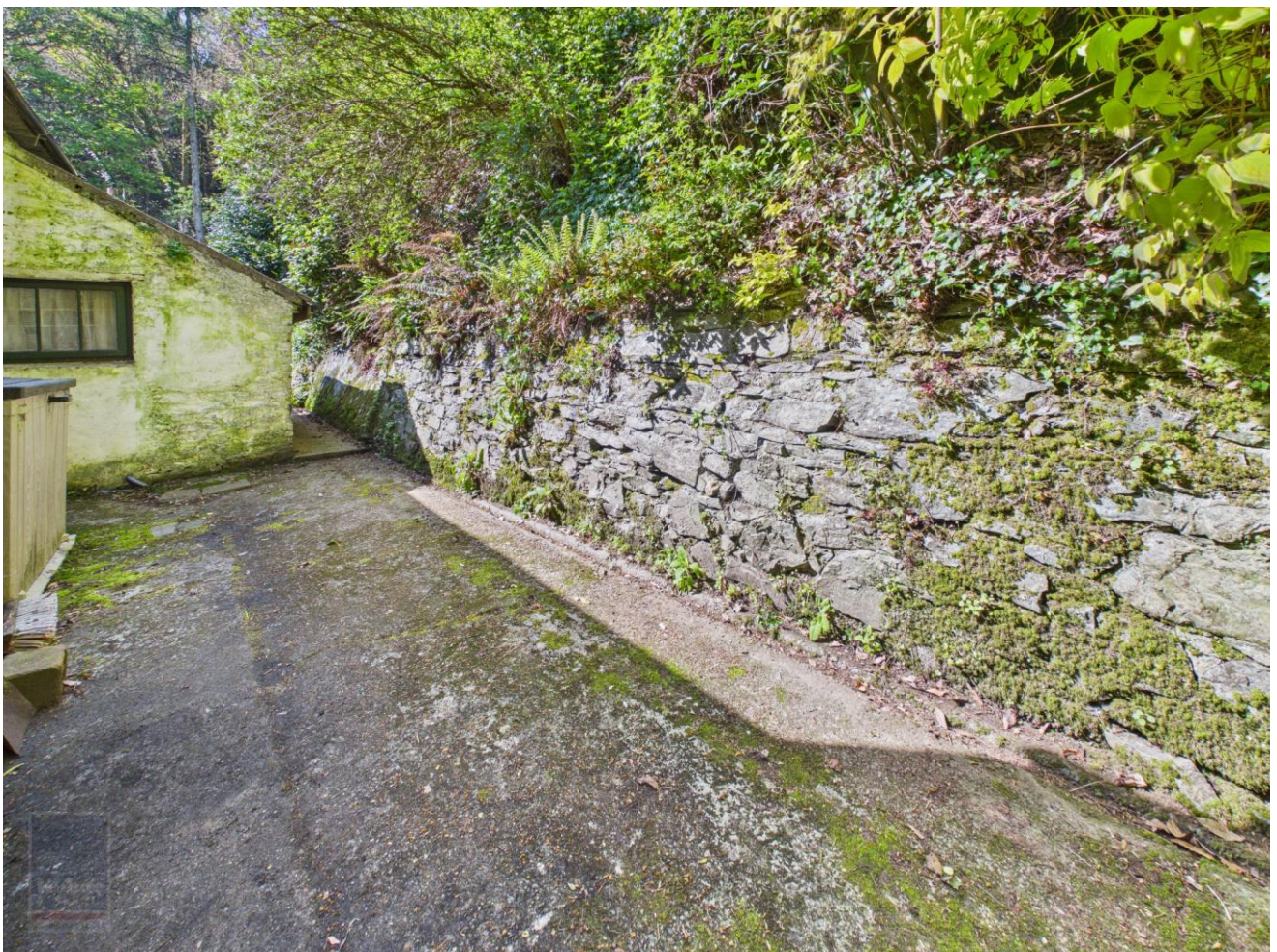
Office / Bedroom 5 3.81m x 2.29m

Hobby Room / Bedroom 6 2.25m x 1.90m

Total Floor Area: c. 122 sq. m. (c. 1,313 sq. ft.)







Features

- Unique and idyllic setting
- Immersed in nature

- Surrounded by woodland and wildlife
- Characterful stone-built cottage

Outside

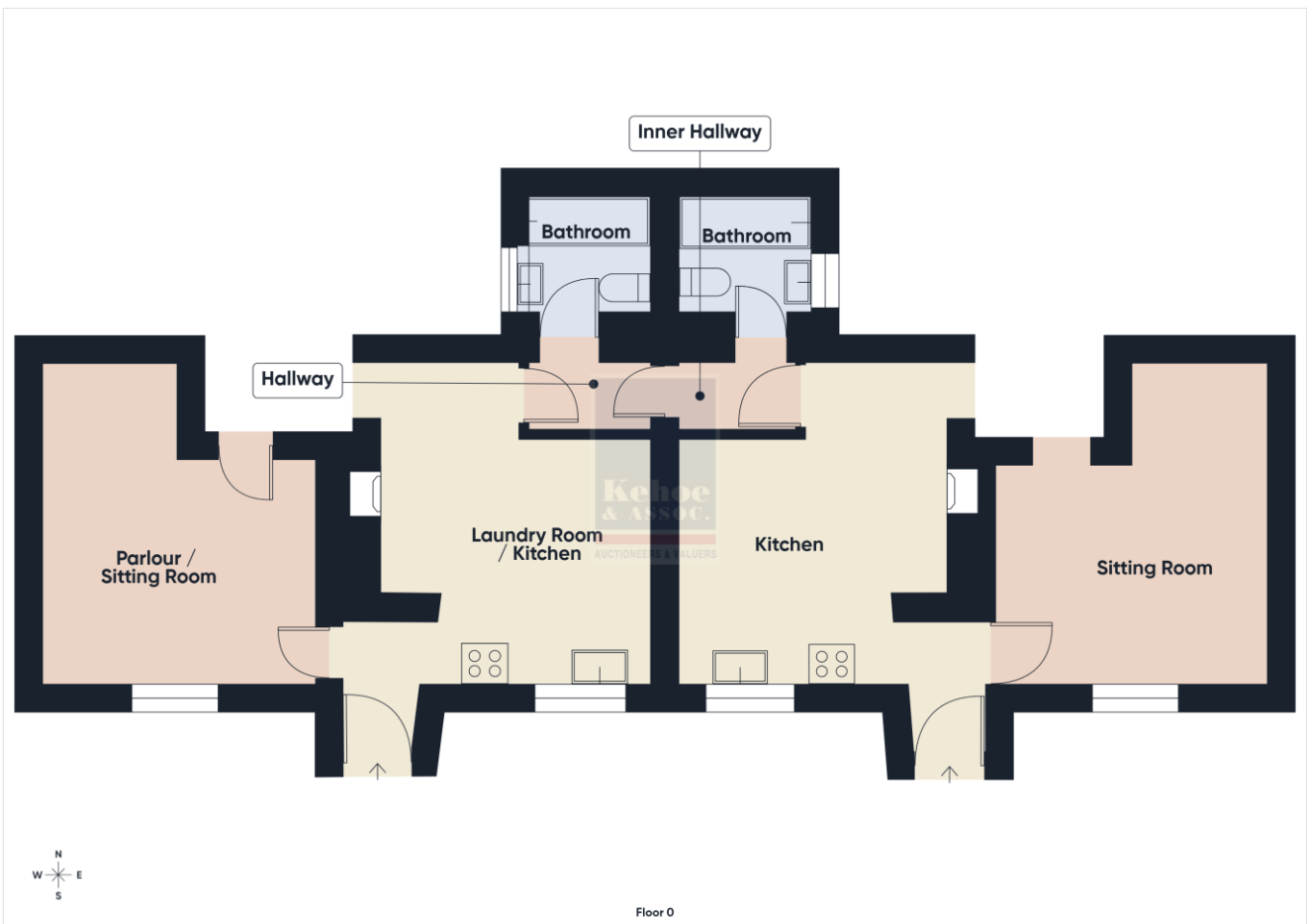
- c.0.75 acre mature site
- Designed to support biodiversity and natural habitats
- Traditional barn
- Fuel store

Services

- Mains water
- Mains electricity
- Septic tank drainage
- Electric + solid fuel heating

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

DIRECTIONS: Eircode Y35 NF85





Building Energy Rating (BER): Exempt

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Bernie Farrell

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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. PRA No. 002141

