

FOR SALE

AMV: €825,000

File No.d233. BF



Genavie House, Brandane, Bannow, Co. Wexford

A Stunning Coastal Retreat and truly exceptional 3/4 bed roomed detached residence with Professional Interior Designer finish throughout. Perched on an elevated site overlooking Bannow Island, commanding magnificent views across the surrounding countryside and out to sea. Located within walking distance of the fabulous South Wexford Coastline, with the historic Bannow Island and Bannow Bay within 1 kilometre. This is nature at it's very best and a true bird watchers paradise.

Experience the best of coastal living, with the soothing sound of waves, the chorus of birdsong and the breath-taking starry skies. A peaceful haven offering natural beauty, tranquillity and a true escape from everyday life. To arrange a viewing appointment contact Kehoe & Associates on 053-9144343





Genavie House, Brandane, Bannow, Co. Wexford

A true feast for the senses awaits upon entering Genavie House.

This magnificent coastal home is presented in pristine condition, with professional interior design and exceptionally high standard of finish throughout. Originally constructed in 2007, the property was comprehensively renovated and modernised in 2023 to create a contemporary home of remarkable quality and comfort.

Energy efficiency and modern convenience are to the forefront, with features including 8.7kw P.V. panels with 5kw battery and inverter system, gas fired central heating, Karndean flooring throughout, bleach-cleanable Navan carpets, remote control blinds, bespoke handcrafted cabinetry, and a discreet, chef-inspired walk-in pantry. These are just some of the many thoughtfully curated features that sets this property apart.

The attention to detail is second to none with Devol taps and handles, composite front door, Reyaners sliding glass wall, Kastrup windows, Pooky lighting, Dekton countertops, crittal style doors, solid oak farmhouse style internal doors, lantern window over the island unit, made to measure curtains, blinds and café shutters, fully tiled bathrooms with designer sinks and taps to name but a few.





At the heart of this home lies the spectacular open-plan kitchen, dining and family room, where each space flows effortlessly into the next to create one exceptional living environment. The bespoke kitchen is a dream for any culinary enthusiast, complemented by generous dining space for entertaining and a cosy relaxation area with un-imposing media wall. The true piece de resistance is the expansive sliding glass wall, framing breathtaking panoramic views over Bannow Island and the surrounding countryside.

The remainder of the ground floor accommodation comprises a welcoming entrance lobby, a separate cosy sitting room with solid fuel stove, double ensuite bedroom, guest toilet, laundry room and stunning master bedroom suite. At first floor level there is a further double ensuite bedroom, an additional living room which could also serve as a potential fourth bedroom and a study.

In addition, the property boasts a superb self-contained studio that would suit any family requiring additional space for hobbies, crafts/art studio, gym or home office. The ground floor comprises a spacious meditation/hobby room, a fully fitted kitchenette and shower room, while the first floor accommodates a private office and separate storage room.







ACCOMMODATION

Ground Floor

Entrance Lobby	3.04m x 2.80m	With tongue and groove wall panelling, vintage style radiator with Crittal style double doors to:
Open Plan Kitchen / Dining / Living Area	10.08m x 5.57m	With excellent range of hand-crafted bespoke kitchen units finished with Dekton worktops. Rangemaster gas/electric cooker with brass pot filler, Belfast sink, American fridge freezer. Island unit with bin storage, wine fridge, dishwasher and power sockets. Fully fitted walk-in pantry. Un-imposing media wall and spectacular sliding glass wall with panoramic views over Bannow Island.
Hallway	3.66m x 1.86m	With two vintage style radiators.
Guest toilet	2.45m x 1.55m	With timber panelling, natural stone wash hand basin, café shutters and vintage style radiator.
Laundry Room	2.40m x 1.60m	With Fitted shelving, plumbing for washing machine and space for tumble dryer.
Inner Hallway	4.47m x 2.03m	Extensive fitted cloaks, utilities closet and French doors to outside. <i>Secret doors and steps down to:</i>
Sitting Room	4.27m x 3.90m	Solid fuel stove, media wall with acoustic panelling, feature corner window with views of Bannow Island. <i>Door to:</i>
Master Bedroom Suite	4.02m x 3.28m	Bay window with window seat, part timber panelled walls, and carpet flooring
Shower Room	2.66m x 2.07m	Walk-in shower, w.c, vanity w.h.b., heated towel rail, marble wall tiling and café shutters.
Dressing Room	4.06m x 3.00m	Fully fitted with shelving and hanging space, built-in seating and café shutters.
Bedroom 2	4.54m x 3.38m	With part timber panelled walls, carpet flooring and shower room ensuite.
Ensuite	1.68m x 1.84m	Shower stall with stone tiling, vanity w.h.b. and w.c.
Hotpress		With dual immersion.



ACCOMMODATION

First Floor

Living Room / Bedroom 4	4.47m x 3.63m	With access to eaves storage.
Bedroom 3	3.89m x 4.02m	With built-in wardrobes and shower room ensuite
Ensuite	2.20m x 1.79m	Fully tiled walls, shower stall, vanity w.h.b. and w.c.
Study	4.20m x 2.63m	With carpet flooring and access to eaves storage.

Total Floor Area: c. 242 sq. m. (c. 2,604 sq. ft.)





Studio

ACCOMMODATION

Open Plan Hobby Room	6.51m x 4.52m	With storage closet and door to:
Kitchenette	3.00m x 2.36m	With fitted units, hob, oven, extractor, washing machine, tumble dryer, dishwasher, fridge freezer, and stone tiled splashback.
Shower Room	2.37m x 1.40m	With stone wall tiling, shower stall with electric shower, vanity w.h.b. and w.c.

First Floor

Office	4.76m x 3.02m	With fabulous views of Bannow Island.
Storage Room	3.23m x 3.00m	

Total Floor Area: c. 67 sq. m. (c. 721 sq. ft.)



Set on an elevated site extending to approximately 0.70 hectares/1.72 acres, this exceptional property enjoys breathtaking panoramic views of the surrounding countryside, to Bannow Island and out to sea. A sweeping concrete driveway leads through beautifully planted tiered gardens creating a striking approach and showcasing the property to its fullest potential.

The grounds have been professionally landscaped and thoughtfully designed to maximise the spectacular setting. Features include ground cover planting, well-maintained lawn, an attractive Mediterranean-style garden. The front and side gardens feature, extensive paved areas complemented by contemporary raised planter beds with built-in seating and a superb composite decking which leads seamlessly to the wraparound porch and private courtyard. Thoughtfully designed outdoor lighting illuminates the walls and planters, creating a warm and inviting atmosphere after dusk.

Perfect for entertaining the outdoor living space includes a fully equipped kitchen complete with a traditional stone barbecue, gas barbecue, pizza oven, and fire pit, providing the ideal setting for al fresco dining and gatherings throughout the year.

The outdoor amenities are further enhanced by a high-tech above-ground swimming pool featuring swim-current technology, creating the perfect space for relaxation, exercise and year-round enjoyment.

The rear garden features a well-maintained lawn, centred around a meandering pathway that gracefully encircles a striking specimen tree. Elegant garden walls provide a refined separation from the house, while thoughtfully designed feature lighting create a captivating ambiance throughout the space.

In addition, the property benefits from a separate paddock and old barn in need of repair, offering further potential.





Excellent village amenities are available in Carrig-on-Bannow, just 4 km away, including primary school, community centre, sports clubs, shops, café's, and traditional pubs. The bustling village of Wellingtonbridge offers a wider range of services, including pharmacy, medical centre, post office and supermarket. Wexford Town, New Ross Town and Waterford City are all within a 30 minute drive.

Tintern Abbey and woodlands is just 10 minutes' drive where history meets nature. Surrounded by walking trails, mature trees, birdsong and seasonal wildflowers. Forest bathing at it's best. The abbey offers a calm escape into the Wexford Countryside. In spring-time the paths come alive with bluebells and wildflowers. Colclough Walled Garden is another local treat, a beautiful garden located in Tintern renowned for its stunning array of flowers, plants, and serene atmosphere.

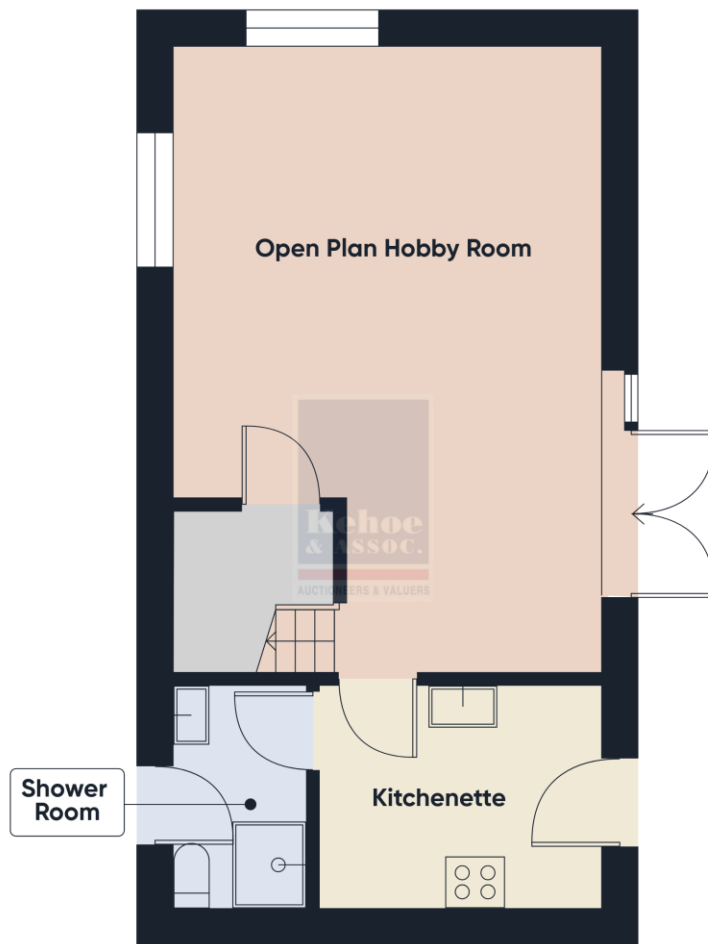




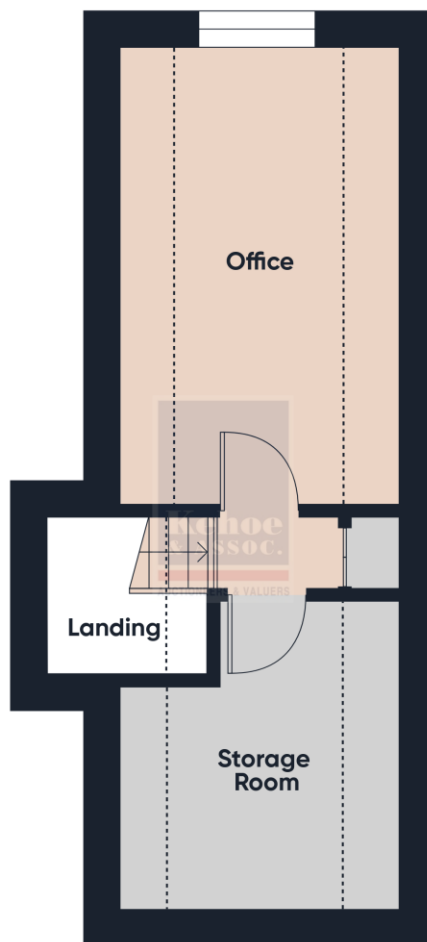
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2

Outside

- 0.70 hectare/1.72 acre Site
- Concrete drive and forecourt
- Professionally landscaped gardens
- Paved patio area
- Composite decking veranda
- Outdoor kitchen with built-in barbeque
- Self-contained Studio
- Separate paddock with old barn in need of repair

Features

- Spectacular coastal location
- Professional interior design
- Stunning family home
- Close to village amenities
- Walking distance to beach
- Self-contained Studio

Services

- Mains electricity
- Mains water
- Septic tank drainage
- Gas Fired Central Heating
- P.V Panels, 5KW battery and invertor system

NOTE: All carpets, curtains, blinds, light fittings, Rangemaster gas/electric cooker, American Fridge Freezer, wine fridge and dishwasher are included in the sale.

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

DIRECTIONS: Eircode Y35DX08



Building Energy Rating (BER): B1 BER No. 115501876

Energy Performance Indicator: 99.65 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

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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

