

FOR SALE

AMV: €325,000

File No. c213.CM



‘Saberm’, Pullinstown Little, Enniscorthy, Co. Wexford

- **Unique architecturally designed residence.**
- **Nestled on c. 4.12 acres with exceptional views**
- **Viewing strictly by prior appointment
053 9144393 / sales@kehoeproperty.com**



**Kehoe
& ASSOC.**

‘Saberm’, Pullinstown Little, Marshalstown, Co. Wexford

Location:

This unique property is ideally located within a short distance from the picturesque village of Marshalstown with its beautiful church, shop, school and community hall. Enniscorthy town is just a ten minute drive with a wealth of amenities. Strategically positioned close to access junction on Enniscorthy bypass/M11 which is under construction, making driving time to Dublin ideal! Enniscorthy is the second largest town in County Wexford and has a history dating back over 1,500 years. It is situated at the tidal extreme of the River Slaney, approximately 14 miles to the north of Wexford. The town has a hilly feel and boasts a splendid Norman castle, which is home to the Wexford County Museum containing items of local and agricultural interest. Enniscorthy is close to stunning mountains and beautiful lengthy stretches of coastline and is full of plenty of things to see and do, whatever your interests.



General Description:

This exceptionally unique property is accessed by a tree lined avenue giving you total seclusion and privacy and yet boasts stunning blue mountain views that can only be described as breath-taking. The peace and tranquillity is amazing you can enjoy an array of patio areas ideal for dining ‘al fresco’. The living spaces are south facing and the house is orientated to maximise sunshine and light. The gardens are beautifully finished with an array of planting and flower beds which are built on mounds of clay hence the name ‘Saberm’. There is an array of trees planted around the site which adds to the seclusion and privacy. Externally the property is set in the centre of wonderful landscaped grounds. A must see for all gardening enthusiasts, laid over c. 4.12 acres. This extraordinary one off property was designed by architect Paul leech and is finished to a very high standard inside and has its circular theme running throughout the house, including the feature solid wood spiral staircase, feature circular chimney with Jotul stove, Ballinspittle solid olive ash solid kitchen units with granite worktop.

ACCOMMODATION

Entrance Hallway	1.59m x 0.91m	Exposed blockwork, vaulted ceiling.
Study	3.87m x 1.85m	Marmoleum flooring, vaulted ceiling, exposed painted blockwork, shelving and telephone point.
Rear Hallway	2.94m x 1.73m	Marmoleum flooring. Hotpress off.
Living Room	5.65m x 4.43m	Solid timber floor, vaulted ceiling, feature circular chimney with Jotul stove. Vents coming in to this room and back into kitchen so it heats a large section of the house. Stove burns briquettes, sticks, and coal. Exposed painted blockwork and timber beams.
Wrap-Around Sun Room	8.30m x 2.35m + 6.96m x 2.35m	Cream tiled floor, wall lighting. Beautiful views of the surrounding countryside. Doors to living room, kitchen and to outside.
Dining Area	4.81m x 3.84m	Solid timber floor, exposed painted blockwork, vaulted ceiling, bookshelves.
Kitchen	4.70m x 3.64m	Marmoleum floor, Ballinspittle solid olive ash waist and eye level kitchen units, granite worktops, stainless steel sink unit, double oven, larder presses.
Utility Room	2.50m x 1.73m	Marmoleum floor, stainless steel sink unit, built-in shelving, vaulted ceiling. Door to outside with feature Sandstone patio area.
Wet Room	1.71m x 0.81m.	Tiled floor to ceiling, w.c., w.h.b., shower with Triton T90Z shower, heated towel rail, Velux window.
Main Bathroom	2.83m x 1.73m	Marmoleum flooring, w.c., w.h.b. with built-in units, bath, bidet, exposed blockwork, vaulted ceiling.
Bedroom 2	3.45m x 2.68m	Marmoleum floor, built-in wardrobes, vaulted ceiling, exposed painted blockwork.
Bedroom 3	4.73m x 2.35m	Marmoleum flooring, built-in wardrobes, vaulted ceiling with trusses. Velux window, exposed painted blockwork
Bedroom 4	3.74m x 2.02m	Marmoleum flooring, built-in wardrobes, vaulted ceiling, exposed painted blockwork, Velux window.
Solid timber spiral staircase to first floor – feature Velux window.		
Master Bedroom	4.92m x 3.70m	Feature ceiling window, feature curved wall, vaulted ceiling, mirror Sliderobes. Feature window with views over Mount Leinster. Painted timber floors.
En-suite Bathroom	1.99m x 1.83m	W.C., w.h.b., tiled splashback, shaving light, bath with surround, with tiled splashback.

Approximate Floor Area: c. 194 sq.m. / 2,088 sq.ft.



Features

- Built by Tierney Murphy Construction.
- House was designed by Architect Paul Leech.
- Double glazed hardwood windows
- Close to Enniscorthy, Bunclody and Marshalstown
- Plethora of planting, lots of apple trees
- Variety of deciduous trees.
- Impeccably kept.
- Superior quality workmanship throughout.

Outside

- Large shed with automated door.
- c. 4.12 acres
- Post and rail fence around land.
- Beautiful mature gardens.
- Lots of patio areas.
- Very private.
- Tree lined driveway.
- Shed (2.41m x 2.59m) – store off (1.64m x 1.99m) – with oil burner, plumbed for washer/dryer. Water treatment system

Services

- Private well.
- Septic tank,
- OFCH (zoned)
- Jotul stove in living area.

DIRECTIONS: Proceed out the Milehouse road in Enniscorthy. Turn right sign posted for Marshalstown. Continue straight ahead along here for about 2km until you come to a turn right for Marshalstown. Do not take this turn right and the property is the next entrance on the left hand side (red brick entrance pillars) with a sign. Eircode: Y21 X281

BER: D2

BER No.111346832

Performance Indicator: 264.12 kWh/m²/yr

For overview video search 'Saberm' Enniscorthy on  **YouTube**

VIEWING: Strictly by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

Kehoe & Assoc.,
Commercial Quay,
Wexford

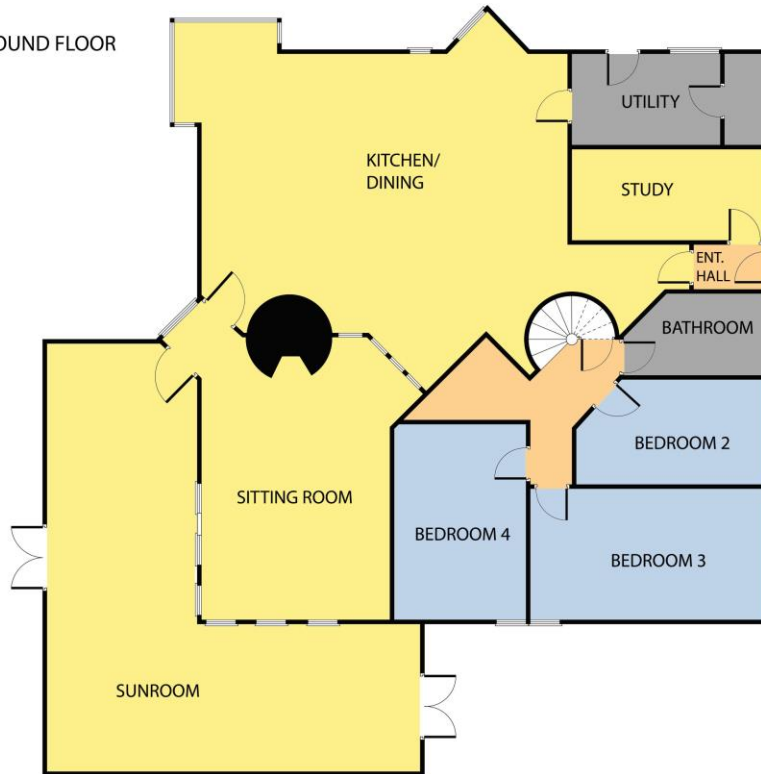
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GROUND FLOOR

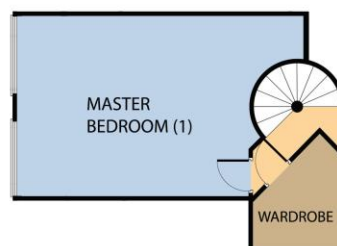


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used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