

FOR SALE

AMV: €650,000

File No. c529.CM



‘The Glebe House’, Kilsoran, Tagoat, Co. Wexford

- Exceptional period property incorporating a detached family home, coach house mews, courtyard, gym and gardens.
- Extending to c. 340 sq.m. / 3,660 sq.ft., set on approximately two acres. Dual road frontage with private avenue to front & rear
- Built in 1840 with many original features.
- Acc. briefly comprises; reception hall, entrance hall, 2 rec. rooms, kitchen/diner, games room, utility room, family bathroom, library. FF – 4 bedrooms, 2 shower rooms.
- Viewing strictly by prior appointment with the sole selling agents only.

**Kehoe
& ASSOC.**

Kehoe & Assoc. are delighted to introduce 'The Glebe House', Kilsoran to the open market, on a private treaty sale. It is a superb country house offering peace and tranquillity set on approximately two acres, approximately 14km from Wexford town.

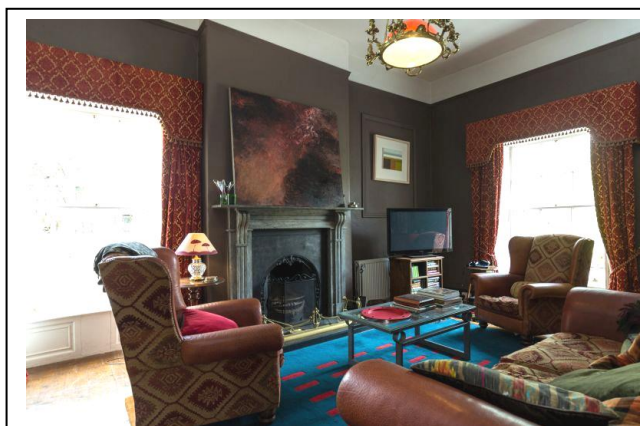
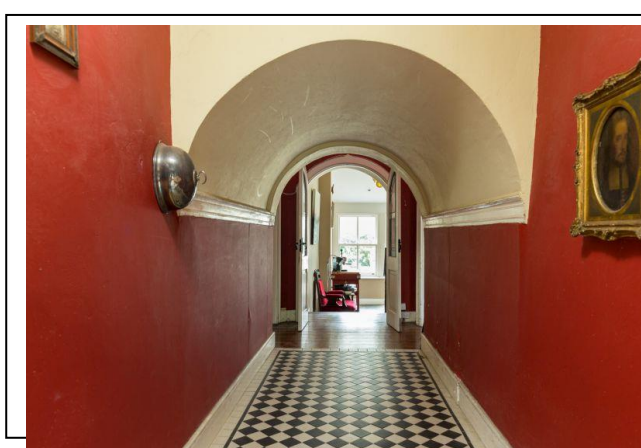
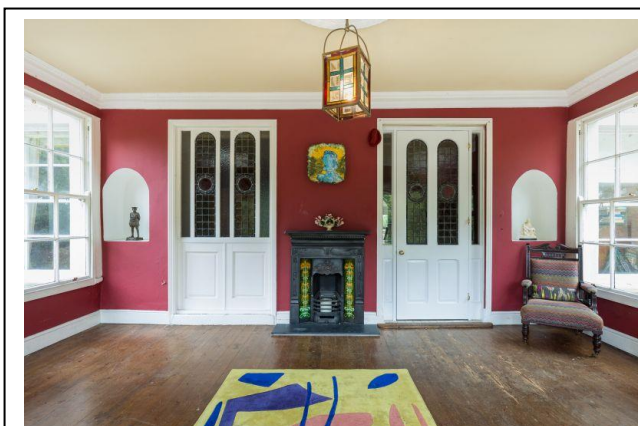
LOCATION: Situated at Kilsoran, just outside Tagoat village. This location is only 5 minutes' drive from Rosslare Euro Port, close to Rosslare Strand, most accessible to the N25/N11 and only 20 minutes from the new M11 Motorway. Local amenities at Rosslare Harbour include; supermarket, pharmacy, etc. There is a pharmacy at Tagoat village. The property is superbly located within an easy drive of some sublime sandy beaches.

GENERAL DESCRIPTION: 'The Glebe House' is a wonderful early Victorian country home. It is set on a mature site extending to approximately two acres and includes a fully restored 2 bed granny flat and various out-buildings, all in this sylvan setting, adjacent to Kilsoran Church. Build on an L-shaped plan, it is a 6 bay two-storey Church of Ireland glebe house. Access is via a private tree-lined avenue, this imposing residence offers the perfect balance between privacy and accessibility. You enter the house into a large reception hallway complete with decorative fireplace. At ground floor level there are two reception rooms, games room, kitchen/dining room, utility room and a family bathroom. An impressive timber staircase leads to first floor with 4 double bedrooms and 2 shower rooms adjacent.

GARDENS & GROUNDS: Set within private grounds of approximately two acres in total. The grounds are well presented and divided amongst the gardens, lawn and courtyard. There is a stone-built coach house which has been completely restored and set out as a two bed self-contained granny flat and suitable for a variety of uses. There is an old community hall which is currently used as a gym and also a large garage/workshop.

This property provides a rare opportunity to combine excellent accommodation, privacy and the accessibility of South County Wexford.

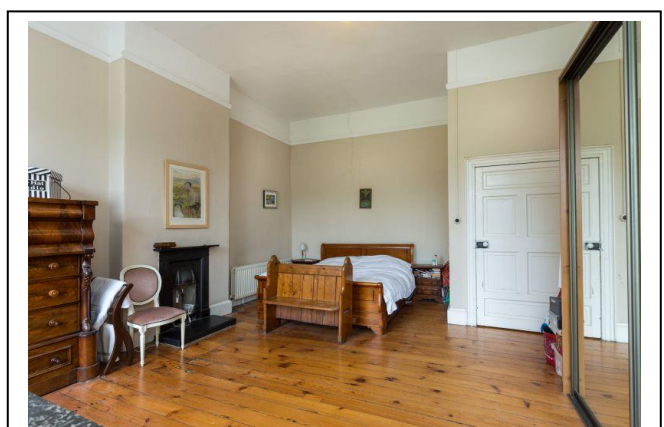
VIEWING: To arrange a suitable viewing time contact Kehoe & Assoc. at 053 9144393 or email sales@kehoeproperty.com



MAIN HOUSE

Reception Hallway	5.88m x 3.73m	With fireplace, solid timber floor, feature coving and centre piece.
Inner Hallway	6.50m x 1.71m	With tiled floor
Living Room	5.72m x 3.87m	Feature marble fireplace, solid timber floor.
Rear Hallway	8.29m x 1.51m	With solid timber floor.
Sitting Room	5.05m x 4.18m	Feature marble fireplace, timber floor, ceiling coving and centre piece.
Family Bathroom	4.51m x 2.75m	With w.c., w.h.b., free-standing bath, feature stained glass window, solid timber floor.
Billiard Room/ Optional Formal Dining Room	5.68m x 5.47m	Solid Fuel burning stove, slate floor, recessed ceiling spotlights. Spiral staircase to:
Library Area	5.50m x 3.84m	
Kitchen/Dining Room	6.94m x 4.24m	Fitted kitchen - wall and floor units, island unit with granite worktop, Aga oil fired and electric cooker. Slate floor, French doors to enclosed outside dining area.
Timber Stairs to First Floor		
Extensive Landing Area	9.32m x 2.00m (ave)	
Bedroom 1	5.94m x 4.10m	Solid timber floor, w.h.b. and Sliderobe wardrobe. Sash windows and window shutters.
Bedroom 2	4.63m x 4.91m	Solid timber floor, w.h.b., sash windows and shutters.
Bedroom 3	5.97m x 4.07m	Feature cast iron fireplace, solid timber floor, w.h.b., sash windows and timber shutters.
Steps to First Floor Return		
Bedroom 4	4.77m x 2.65m	Fitted wardrobe.
Shower Room No. 1	3.82m x 2.12m	With w.c., w.h.b., double shower, tiled floor and splashback.
Shower Room No. 2	3.30m x 1.14m	With w.c., w.h.b., shower stall – mains shower. Tiled floor and wall.

Total Floor Area: c. 340 sq.m. / 3,660 sq.ft.



STONE-BUILT COACH HOUSE – extending to c. 115 sq.m. / 1,238 sq.ft.

Presented in excellent order

ACCOMMODATION

Entrance Hallway	5.49m x 1.40m	
Open Plan Kitchen/Living/ Dining Room	6.75m x 4.98m	With fitted kitchen, wall and floor units, solid fuel burning stove, slate floor.
Utility Room	4.28m x 2.11m	With slate floor and door to outside.
Bedroom 1	5.38m (max) x 4.07m	With solid timber floor.
En-Suite/Wet Room	2.75m x 2.70m	With w.c., w.h.b., corner bath, tiled floor and half-wall. Shower area adjacent.

Spiral Stairs to First Floor

Landing Area	2.73m x 2.50m	
Bedroom 2	6.54m x 3.20m (ave)	
En-Suite	2.62m x 1.94m	W.C., built-in vanity unit with w.h.b., shower stall with Triton electric shower.

Total Floor Area: c. 115 sq.m. / 1,238 sq.ft.

Large Garage/ Workshop	14.00m x 6.00m (approx.)
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Enclosed courtyard adjacent to coach house

Detached building previously used as hall, currently used as home gym - (10.50m x 4.38m) – suitable for a variety of uses.



Features

- Many original features
- Extensive period residence
- Large gardens.
- Complete privacy
- Only a few minutes' drive from Rosslare Euro Port, Rosslare Strand & approximately 15 minutes' drive from Wexford town.
- Flexible free-flowing accommodation.
- Window shutters and sliding sash windows.

Outside

- Enclosed walled-in patio
- Barbeque area to rear.
- Raised patio area.
- Built-in Pizza Oven
- Coach house/self-contained 2 bed unit
- Garage (14m x 6m) – approx..
- Home Gym (10.50m x 4.38m)
- Private tree-lined avenue
- Dual access with secondary rear private avenue
- Extensive gardens with many mature trees and shrubs.

Services

- OFCH
- Septic tank.
- Mains water.
- ESB.

DIRECTIONS: Take the N25 from Wexford towards Rosslare harbour. Pass through the village of Tagoat. Take the 2nd right turn and the property is a few hundred yards on the left, immediately before the Church of Ireland church. Eircode: Y35 F5F1



GROUND FLOOR



FIRST FLOOR



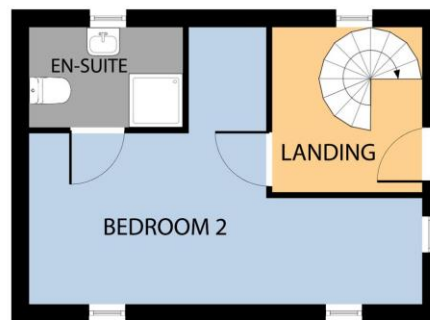
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used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

THE COACH HOUSE

GROUND FLOOR



FIRST FLOOR



Building Energy Rating (BER): Exempt

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

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