

FOR SALE

AMV: €1,500,000

File No. c748.CWM



‘Charlesfort House’ on c. 5.5 Acres, Charlesfort, Ferns, Co. Wexford

- Restored with integrity to its former glory in 2005, this 18th century estate offers much for those seeking retreat in the Irish countryside.
- A storied history, once home of the famous Martin O’Neill, GAA player and administrator of Croke Park.
- Main residence is detached, three-bay, two-storey over part raised basement with 4 bedrooms – extending to c. 4,821 sq.ft.
- Two guest lodges containing 2-bedrooms, bathroom, kitchen/ living/dining room with separate road access, extending to c. 951 sq.ft. each.
- A most peaceful location, spectacular countryside panoramic views on c. 5.5 acres with multiple paddocks for ponies or grazing stock
- Main residence acc: of entrance hall, reception living room, magnificent formal dining room, kitchen/dining room, butler’s pantry, library nook or home office, laundry room, wine cellar, courtyard basement storage rooms, 4 bedrooms & 4 bathrooms

‘Charlesfort House’, Charlesfort, Ferns

LOCATION: Charlesfort House is an outstanding estate in a scenic location of rolling countryside hills on c. 5.5. acres just outside Ferns village, Co Wexford. At only 5km from Ferns village, the ancient capital of Leinster and gateway to Norman Wexford. A vibrant community where the village is served by a number of local businesses from grocery shops, pubs, beauty salons, pharmacy, hardware suppliers, agricultural suppliers, computer services, accounting and more. The thriving town of Gorey is only 20 mins drive north, Bunclody is only 11 mins drive northwest and Enniscorthy can be reached in 15mins.

The perfect idyllic location for life in the country, with a feeling of grandeur and luxurious solitude yet only one hour drive north to Dublin on the M11 motorway, 45 mins drive south to the gateway to Europe at Rosslare Harbour and 25 mins drive east to sandy beaches of Ardamine or Morriscastle. The property is close to a range of quality primary and secondary schools.

HISTORY: Charlesfort House dates to 1839. The house was accidentally lost in a daytime blaze in 1977 and acquired by the current owners as a ruin in 2004 and lovingly reconstructed and restored to it's former in 2005.

Former owners include Martin O'Neill, a GAA player for Wexford and Leinster football teams, who was once referee in the 1947 All-Ireland Senior Football Final in New York and secretary on the Leinster Council. He famously participated in all three Tailteann Games. During the O'Neill residence many GAA council meetings were held at Charlesfort House and legendary hurler Nicky Rackard and his brother Billy and Bobby were guests. On occasion the legendary hurler and his brothers were said to have pucked about sliotars in the gardens of this historic estate.



DESCRIPTION: On arriving at the estate, the splayed wide stone walls with granite features of the avenue entrance immediately sets the tone that this property stands apart from the rest. A sweeping tree lined avenue rising to towards the main residence where it almost teases the visitor view as the spectacular garden shelter the front façade view until you arrive at the beautifully neat double bow fronted country house.

The house stands proud and exudes wonderful charm with all its period features. The estate consists of the main house, two guest lodges, over five acres of land to roam with multiple paddocks, enchanting gardens, a large workshop extending to c. 4,058 sq. ft. ground floor space with additional dual sided loft space. Neighbouring further rolling hills, where today calves graze peacefully.

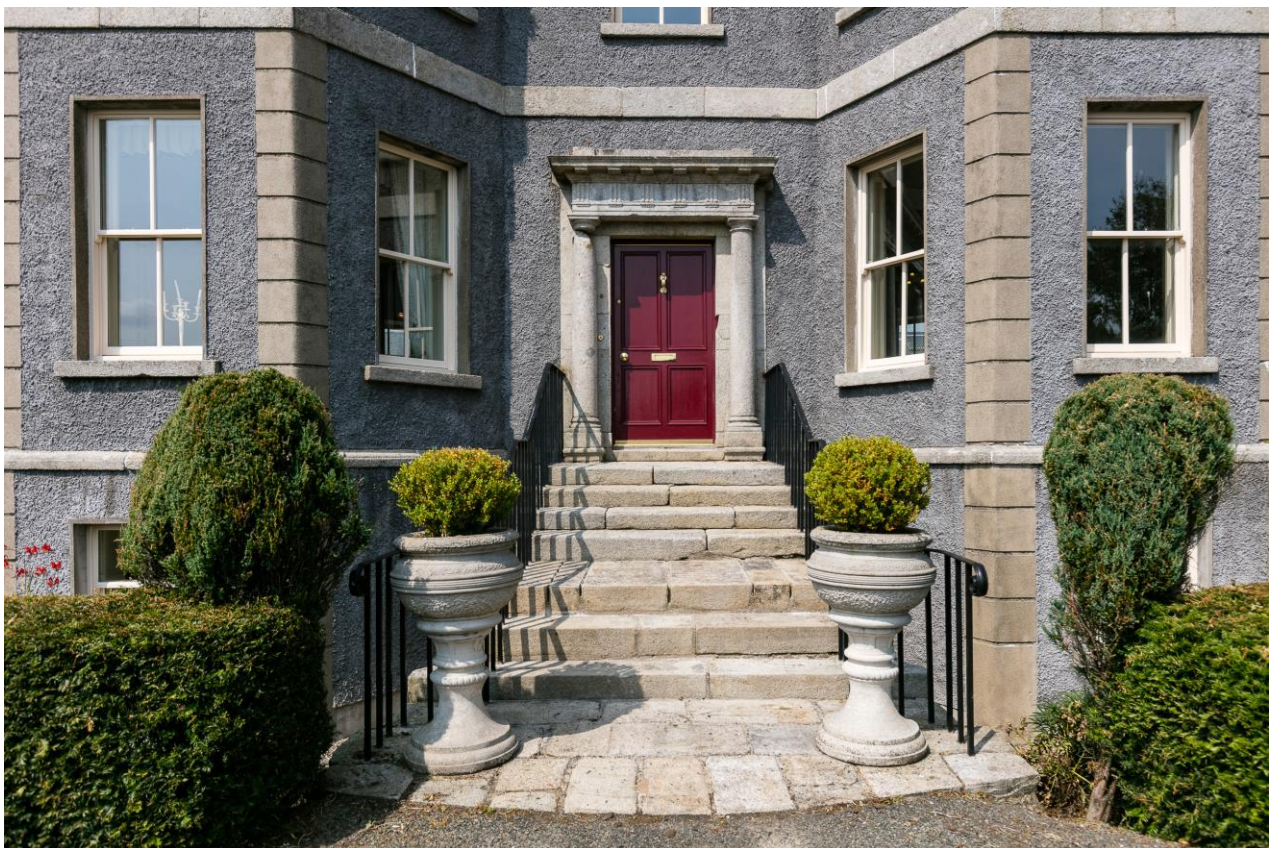
First and foremost, Charlesfort House is a happy family home with a warm and comfortable atmosphere. Reconstructed and restored in 2005, the house measures c. 4,821 sq ft and is arranged over three floors consists of a magnificent entrance hall, a large reception living room, spectacular dining room, 4 bedrooms, 4 bathrooms, Kitchen / dining room, butler's pantry, library nook or home office, laundry room, wine cellar, courtyard basement storage rooms, 4 bedrooms and 4 bathrooms. Attention to preserving the period features throughout, detailing the love and design taken to reconstruct with exceptional finishes. A truly remarkable period property offering modern comforts including environmental sustainability features to extend the lifetime of this estate for the centuries to come.



Entering the property stepping up the seven cut-granite steps between wrought iron railings, the cut-granite doorcase with engaged Doric columns on plinths and into the spectacular hallway with marble tiled flooring and marble cut mosaic feature, framed with the four arch rests ideal to showcase the four-season ladies (preservation order). Each door handle you embrace is rounded brass with ornate cut door protectors and key draft sliders, cast iron radiators stand proud along the wall. All splayed wall architrave and skirting throughout enriched with classic gardenia finish.

The large reception living room is as if stepping back in time with timeless features including the treble bay windows overlooking the front gardens, the antique marble open fireplace, the wide panel solid oak floors and dual aspect window within a curved wall facing the rear courtyard.

The fabulous bespoke kitchen designed and fitted by Peter Murphy Kitchens Ferns, a remarkable gifted local craftsman curated an in-frame design with extra height wall units finished in locally sourced solid oak and solid elm timber. This is the heart of the home, where the oak is painted in a stunning classic gardenia colour while the elm is lacquered to enhance the natural beauty of the wood. The remarkable over mantle surrounds the dual fuel Aga cooker. The curved units as well as the curved pull-out larder unit enhances the custom-made beauty of this kitchen, and a granite work top finishes the look. All drawers and hinges are soft close. The butler's pantry continues with this high-quality finish with solid pippy oak units and granite worktop, and a door leading to the rear courtyard.



Stepping down into the garden basement level, the most impressive formal dining room awaits measuring c. 55sq m / 592 sq ft any family gathering will be special here. The natural stone flooring and dual aspect windows with solid fuel stove surrounded by the most impressive masonry brick wall with red brick cornices and two feature arches on either side with lighting bring the room to its full splendour winter or summer. Two bedrooms, a large walk-in closet, bathroom, and laundry room with door leading to outside storage rooms and wine cellar completes this level.

From the main hallway the stairs mahogany cut monkey tail flows perfectly underhand with every step swooping up to the landing overlooking the rear courtyard. To the left is the library nook with three splendid sash windows filling the room with light which could make an ideal home office space. To the right is the guest bathroom.

Then rising further along the carpeted runner staircase fitted with brass rods you arrive at the Master Bedroom Suite with treble bay windows overlooking the stunning far-reaching countryside, with a large walk-in wardrobe to satisfy space for a wardrobe of four seasons. The bathroom with standalone cast iron bathtub on silver feet positioned to overlook the same countryside view and still catch sight of the beautiful cast iron open fireplace. The antique style Sanitan pull leaver w.c and AGI power jet corner shower with sound system and lighting control are all a sight to behold, however the most remarkable one-off antique furniture piece is the marble countertop his and hers sink unit with over mirror commands a focal point. Across the hall is another bedroom with feature curved walls and two sash windows overlooking the calves grazing far afield.

From the centre courtyard through the large arch gates, you can enter the two guest lodges, one right, one left. The consist of 2-bedrooms, bathroom, and kitchen / living / dining room with separate road access, extending to c. 1,200 sq ft each and have separate road access from the rear of the property.

Moving into the workshop yard the corner unit includes a hallway leading to a fully functioning office on the left and from the hallway continuing straight leads into the entertainment room with bar counter and pool table and bathroom. The large workshop is accessed via a 4.4mtr wide roller door with dual sided loft space and nine sash windows in keeping the traditional courtyard appeal.

All in all, this estate 18th century estate restored to former glory with modern features offers much for those seeking retreat in the Irish countryside



ACCOMMODATION

Entrance Hallway	10.40m x 2.74m	Marble flooring with center marble cut mosaic feature, the preserved four arched alcoves built into the surrounding walls, cast iron radiators, gate intercom and alarm.
Reception Sitting Room	10.38m (max) x 4.63m	Antique solid marble surrounding an open cast iron fireplace, solid wide panel oak floors, dual aspect sash windows with treble bay windows to the front, cast iron radiators and TV point.
Kitchen/Dining Room	10.00m x 5.26m	Natural Stone floors, treble bay feature sash windows, cast iron radiators, dual fuel AGA range cooker, bespoke kitchen designed and fitted by Peter Murphy Kitchens Ferns, a remarkable gifted local craftsman curated an in-frame design with extra height wall units finished in locally sourced solid oak and solid elm timber. The oak is painted in a stunning classic gardenia colour while the elm is lacquered to enhance the natural beauty of the wood. The remarkable over mantle surrounds the dual fuel Aga cooker. The curved units as well as the curved pull-out larder unit enhances the custom-made beauty of this kitchen, and a granite work top finishes the look. All drawers and hinges are soft close. Belfast sink under large sash window, integrated Neff electric cooker and microwave, Hotpoint dishwasher and fridge freezer.
Butler's Pantry	5.58m x 1.73m	Natural Stone floors, cast iron radiators, high-quality finished floor to ceiling units with solid pippy oak units, granite worktop with double sided granite cut drains feeding into the stainless-steel double sink, and a door leading to the rear courtyard.

Two Steps Down:

Guest Bathroom	1.98m (max) x 1.98m (max)	Antique style w.h.b. and w.c. with traditional pull lever, marble flooring, cast iron radiator, sash window overlooking the courtyard.
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Stairs leading to Garden Level: Mahogany handrail swooping flow underhand with each step the monkey tail. Underfloor heating at this level, zoned separately to other areas of the property.

Hallway	7.06m x 2.27m	Marble flooring, door leading to garden level courtyard with wine cellar and two storage rooms.
Formal Dining Room	10.31m x 5.31m	Natural Stone flooring, dual aspect windows, on one side a curved wall where a bespoke crafted curved curtain rail runs and the other side the sash windows overlook the colourful garden planting. Feature spot lighting built into the impressive masonry brickwork and double arches, surround the solid fuel stove.



Bedroom 3	4.94m (max) x 4.70m	Marble flooring, feature bay sash window on curved wall, open fireplace framed in a black mantle with burnt orange and green Welsh slate inbuilt and black plated insert (not for use). TV point.
Bedroom 4	4.83m (max) x 4.24m	Marble flooring, feature curved wall with sash window and bespoke crafted curved curtain.
Bathroom	3.40m (max) x 1.70m	Marble floors, antique style w.h.b. and w.c. with traditional pull lever, AGI power enclosed shower with multiple jets, tiled surround.
Wardrobe Closet Room	3.37m x 2.29m	Marble flooring, open storage fitted units' floor to ceiling on both walls. Sash window with splayed walls creating the ideal position for a seating ledge.
Laundry Room	2.00m x 2.00m (max)	Marble flooring, plumbed for washing machine and dryer, laundry chute from shower room upstairs, floor level storage units and counter space.
Outside at this lower garden courtyard level:		
Wine Cellar	3.16m x 2.00m	Wall-mounted wine racks
Storage Room	2.74m x 2.43m	
Pump House		With further storage space – 3.33m x 2.00m
Returning to the main hallway stairs leading from kitchen/dining room and reception living room level rising to the first floor the mahogany handrail and carpet runner with brass rods fixtures on each step.		



Landing	2.97m x 2.43m (max)	Timber flooring
Library Nook/Home Office/Gallery	4.24m x 1.79m	With three steps rising to this area, superbly lite room with three large sash windows overlooking the central courtyard at the window seat. Cast iron radiator.
Shower Room	3.47m x 2.20m (max)	Tiled flooring and walls surround, antique style w.h.b. and w.c. with traditional pull leaver, cast iron radiator, AGI power enclosed shower with multiple jets, extractor fan and laundry chute.
Stairs continues to upper Second Floor		
Landing	2.50m x 2.31m	Timber flooring, cast iron radiator.
Master Bedroom Suite	7.33m x 5.28m	Timber flooring, treble bay windows overlooking the far-reaching countryside, cast iron radiators, TV point, door leading to walk-in-wardrobe
Walk-in Wardrobe	5.25m x 2.79m (max)	Timber flooring, window seat overlooking central courtyard and steps leading down to lower garden level through impressive planting, expansive range of open storage units' floor to ceiling.
Bedroom 2	4.77m x 5.11m (max)	Timber flooring, cast iron radiator, feature curved wall and two windows overlooking the calves grazing far afield
Master Bathroom Suite	6.85m x 4.71m (max)	Free-standing cast-iron bath on silver feet, bespoke one-off antique his and hers vanity unit with double sinks and marble countertop, antique cast iron open fireplace (not for use, electrical wiring to suit electric fire insert) Sanitan w/c/ with traditional pull leaver, enclosed corner AGI power jet shower with built in sound and light system controls, treble bay window overlooking the avenue and gardens to the front. Cast iron radiators. Door leading to:
Walk-in Closet	2.88m x 1.11m	Tiled flooring, ample shelving and loft access.
Total Floor Area: c. 448 sq.m. / 4,821 sq.ft.		



Features

- A truly unique countryside estate restored to its former glory with modern energy and climate saving qualities.
- 4 Bedrooms, 4 Bathrooms, extending to c. 448 sq. m. / 4,821 sq. ft
- Elevated site facing into a rolling countryside of c. 5.5 acres.
- Spectacular courtyard surrounded by stone-built outbuildings, now housing two, 2-bedroom guest lodges and large workshop and paddocks to roam, grow vegetables, house stock, and keep chickens.
- Sash windows with splayed decorative architrave, painted classic gardenia.
- Imitt temperature control system on three separate zones including underfloor heating in the garden level and cast-iron radiators throughout all other floors.
- Dual access from the road offering separate access for potential tenants in courtyard lodges.

Outside

- Impressive stone wall gated entrance and tree lined avenue
- Enchanting gardens with meander pathways set out in cut granite stone and hugged by a variety of mature bloom hedging
- Elevated al-fresco dining area constructed to mirror the main residence foundations as it was in 2004
- Large centre courtyard with manicured hedging and rose beds
- Wrought Iron gates under arch to rear workshop yard and second entrance
- Large workshop c. 4,058 sq. ft. with office, entertainment room with bar counter, bathroom, and separate access roller door open 4.4mtrs wide with dual sided loft space.

Services

- Broadband available with Fibre connection planned for Oct 2021
- Private well with pressure pump supply
- Treatment plant
- Alarm & CCTV System
- Electric gates with intercom
- OFCH with underfloor heating and cast-iron radiators
- Solar Panels feeding hot water supply with three control zone
- Wired for generator

Please Note:

Excluded from the sale: All free-standing furniture, chandelier in the reception living room and matching wall light fitting. Guest lodge wardrobe in master bedroom (guest lodge on the left from centre courtyard).

Building Energy Rating: BER: Exempt
Protected Structure WCC1045- NIAH 15701006

GUEST COURTYARD LODGE 1



ACCOMMODATION

Living/Dining/Kitchen	7.33m x 4.92m	Dual aspect windows, marble stone flooring, Dimplex electric fire unit, phone point, TV point, floor and eye level kitchen units, tiled splash back, stainless steel sink and drain, Whirlpool electric oven, electric hob, and extractor fan, washing mashing, dishwasher, and Hotpoint dryer.
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Timber Staircase (with built-in ground floor understairs storage)

Landing	2.79m x 2.51m	Timber flooring.
Master Bedroom	4.92m x 4.69m	Timber flooring, TV point and windows overlooking the central courtyard.
Bathroom	2.54m x 2.10m	With w.c., w.h.b., corner enclosed power shower, tiled flooring.
Bedroom 2	5.27m x 3.00m	Timber flooring, built-in-wardrobes, velux window, cute courtyard facing peep window.

Total Floor Area: c. 88 sq.m. / 951 sq.ft.

Services

- OFCH (own burner)
- Private well supply
- Separate electric meter



GUEST COURTYARD LODGE 2

ACCOMMODATION

Living/Dining/Kitchen 7.36m x 4.95m Dual aspect windows, marble stone flooring, Dimplex electric fire unit, phone point, TV point, floor and eye level kitchen units, tiled splash back, stainless steel sink and drain, Whirlpool electric oven, electric hob, and extractor fan, washing machine, dishwasher, and Hotpoint dryer.

Timber Staircase (with built-in ground floor understairs storage)

Landing 2.80m x 2.60m Timber flooring.
Master Bedroom 4.98m x 4.61m Timber flooring, TV point and windows overlooking the central courtyard.
Bathroom 2.61m x 2.10m With w.c., w.h.b., corner enclosed power shower, tiled flooring.
Bedroom 2 5.30m x 3.00m Timber flooring, velux window, cute courtyard facing peep window.

Total Floor Area: c. 88 sq.m. / 951 sq.ft.

Services

- OFCH (own burner)
- Private well supply
- Separate electric meter



REAR WORKSHOP – c. 4,158M – accessed from workshop yard Beside second access electric gates



ACCOMMODATION

Hallway	3.25m x 1.02m	Carpet flooring
Office	4.80m x 3.00m	Carpet flooring, electrical and network cable conduit at desk height, large window overlooking rear access and workshop yard.
Entertainment Room	5.98m x 4.63m	Bar counter and plenty of space for a pool table
Bathroom	1.92m x 1.51m	With w.c., w.h.b. and wall shelving.
Large Workshop	33.13m x 9.63m	Accessed via 4.4m wide roller door. Two additional dual sided loft areas. Nine Sash windows.

Total Floor Area: c. 377 sq.m. / 4,058 sq.ft.

Directions: From Dublin: From the M50 follow to the M11 continue towards Wexford/ Rosslare until you reach Junction 24, R772 Ferns / Camolin. At the roundabout take the second exit, travel across the overpass of the M11. At the next roundabout take the first exit. At Clogh Roundabout, take the 2nd exit onto R772, travel 9.9km, through Camolin and into Ferns. At the roundabout in Ferns take the second exit onto Upper Main St Ferns / R745. In 350m keep right to continue straight out the R745 passing St Aidans GAA pitch on your right, traveling 3.8km

From Wexford: From the Crescent Quay head northwest to travel out of town on the R769 passing Wexford General Hospital on your right. At the New Ross roundabout take the third exit on to the N11, traveling 12.5km, at the roundabout take the second exit onto the M11 motorway. Travel 9km and exit at Junction 25. Keep left traveling onto the N30 for 4km and at the next roundabout take the second exit onto the N80. Stay on the N80 for 4.9km and take a right turn at The Ballycarney Inn onto the R745. After crossing the River Slaney take the immediate left and continue straight for 500mtrs then take the turn to the right, signposted for Tombrack. Stay on this road for 2.5km passing Tombrack National School and arriving at the four-cross junction where the signpost in front states Ferns & Enniscorthy to the right. Here take a left and immediate right to continue straight across the road. Travel a final 1.5km and the property is on your right-hand side. “Charlesfort House” Eircode: Y21FW32

charlesfort

This was a neat double bow fronted country house and formerly the home of Martin O'Neill, who was famous as a player and administrator of the Gaelic Athletic Association for about half a century. It was a two-storey residence over a basement.

The entrance front was framed by a granite doorcase, approached by a short flight of steps and flanked by attractive wrought iron railings. Interior featured Adams and Bossi fireplaces.

Michael Kinsella of Marshalstown, Enniscorthy owned the house, for about six months before it was accidentally destroyed by an outbreak of fire in the summer of 1977. Even as a ruin, the spacious octagonal outer hallway with four recess alcoves can be traced.

Walter Dawson of Clare Castle, Co. Armagh, married first on 30 December 1731, Elizabeth, the daughter and heiress of Rev. Edmund Newton of Umrigar, Co. Wicklow, and through this union obtained his Co. Wexford estates, including Charlesfort.

It appears likely that Charlesfort was named after this man's son, Charles Dawson, who was born in 1745, for except the estate, the townland is known as Ballamon.

Charles Dawson's eldest son and heir was Walter Dawson, who died unmarried in 1859, having by deed dated 14 April 1857, settled his estates on his nephew, Walter Montfort Westropp.



CHARLESFORT, at the time of the sale in 1976.

(Courtesy of County Wexford Marts, Auctioneer Division, Enniscorthy).

Westropp on acquiring his uncle's estates, thereupon assumed by Royal Licence dated 4 October 1858, the additional surname and arms of Dawson. In 1878, Walter Westropp-Dawson, J.P., was returned as proprietor of 1,017 acres of land in Co. Wexford.

Francis Walter Westropp-Dawson succeeded to Charlesfort on his father's death in 1896 - he was married to Charlotte Gray of Upton House, Co. Carlow, in 1889 - and he sold the house and lands of Charlesfort ca-1920 to Gertrude Sweetman, a noted horsewoman and a member of the Sweetman family of Clohamon House (q.v.).

When Miss Sweetman died in 1943, the estate was put up for public auction and the purchaser was Martin O'Neill of Ferns. It was on the market again in December 1976, when O'Neill sold Charlesfort and 75 acres of land to Michael Kinsella.

Charlesfort House was accidentally lost in a daytime blaze the following summer and is now a ruin. This was a beautiful compact country residence that deserved to survive!



CHARLESFORT, after the disastrous fire in 1977.

SOURCES:

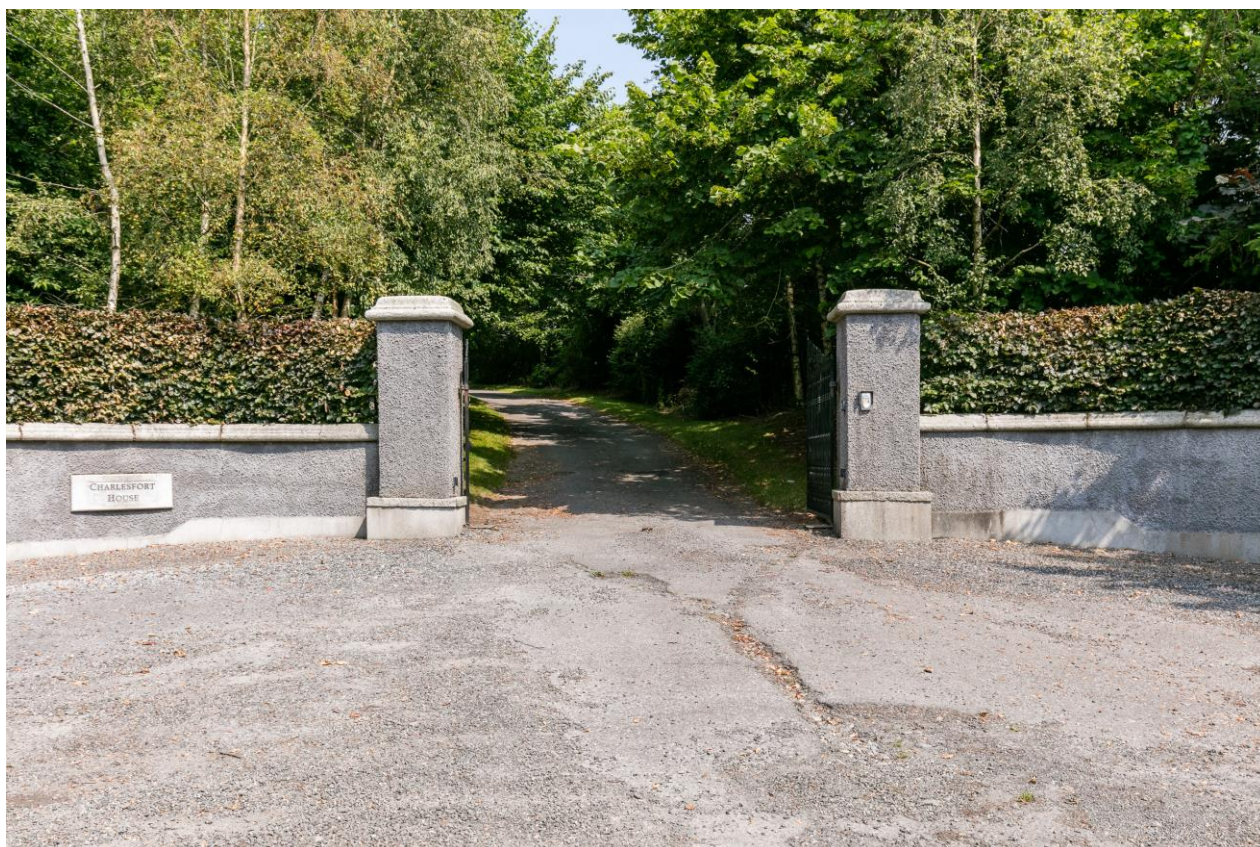
Landowners of Ireland, by R.H. Ussher (pub. 18780).

The Carlow Gentry, by Jimmy O'Toole (pub. 1993).

Notes and Gleanings relating to the County of Wexford, by Martin Doyle (Rev. Martin Hickey), pub. 1869.

Conversation with the late Martin O'Neill.

John Cullen, Co. Wexford Marts, Auctioneer Division, Enniscorthy.



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

VIDEO: On you tube search: Charlesfort House, Ferns, Co. Wexford

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