

# FOR SALE

AMV: €650,000

File No. c834.CWM



## **‘Larchwood Lodge’, Pembrokestown, Duncormick, Co. Wexford**

- **Stunning and truly unique 5 bedroom ‘A’ rated Eco House.**
- **Located in the Co. Wexford countryside with a host of beaches only 7 mins drive.**
- **Set on c. 4.2 acres set out in paddocks with manicured gardens surround the main property.**
- **Built by award winning Riko House Manufactures.**
- **Striking timber construction with complimenting oak & walnut floors, oak architraves and skirting throughout.**
- **Acc. Entrance hall, sitting room, sunroom / dining room, kitchen, utility / control room, home office, 5 bedrooms (master en-suite) and 3 bathrooms.**
- **To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393 or email sales @ kehoeproperty.com**



**Kehoe  
& ASSOC.**



## **‘Larchwood Lodge’, Pembrokestown, Duncormick**

### **LOCATION:**

Larchwood Lodge is located in one of the most picturesque countryside areas of County Wexford yet only 20 minutes from Wexford town. Surrounded by a host of coastal beaches, walks and treks. The Blue Flag Marina of Kilmore Quay is only 7 minutes’ drive away with a host of award winning restaurants and the annual Seafood Festival. This fun and lively area offers a wide range of marine leisure facilities including fishing, boating and water sports. Rathangan village with primary school, community hall, St Anne’s GAA Club, church, shop and pub all within

Access is an easy 16km drive from the N25 Wexford Ring Road where major routes to Dublin via the M11 and western routes to Waterford / Cork. The property is reached from the Duncannon New Line Road and south down through the vibrant village of Rathangan. Tucked away from the road behind mature Larch trees, approached via a curved tarmac driveway offering privacy and seclusion.

The large paddock is enclosed with post and rail fencing with separate gate access from the road. Ideal for keeping a small herd of your choosing or indeed horses / ponies.





## GENERAL DESCRIPTION:

Kehoe & Assoc. is proud to present “Larchwood Lodge” an award winning architecturally designed timber engineered Eco House. Recently upgraded from B rated property to a now top rated A-rated BER with thanks to the introduction of the 6kw photovoltaic panels and brand new Heliotherm Air to water heat pump complimented with the Immersun Smart control system.

Throughout the property is finished to a high specification with underfloor heating and individual room thermostats. Accommodation is free flowing and maximises the southern aspect filling this home with natural light.

Wake up to the large balcony from the master bedroom perfectly positioned overlooking the expansive countryside with a south eastern aspect. The large wrap around newly installed decking area can be accessed from the kitchen and the western facing granite patio is accessed from the dining room / sunroom. This home offers multiple sheltered al fresco dining areas throughout the day and all the seasons.

A must view where we look forward to welcoming you to your new home.



## **ACCOMMODATION**

Entrance Hallway	5.18m x 4.47m	Timber oak flooring, double height ceiling, feature Velux windows.
Sitting Room	5.80m x 4.80m	Walnut flooring, built-in Bodart & Gonay insert fireplace on slate-brick chimney-breast.
Kitchen/Dining Area	7.68m x 4.55m	Porcelain tiled flooring, central island, expansive floor and eye level kitchen units. Zanussi built-in ceramic hob with extractor fan overhead. Built-in Fisher & Paykel double oven, built-in microwave. Marble worktops, double drainer stainless steel sink unit, tiled splashback. Wine rack over American style Samsung fridge-freezer. Double doors to south facing patio.
Sun Room	5.40m x 4.63m	Walnut flooring, vaulted ceiling with high arched windows. Double doors leading to westerly facing granite stone patio
Utility/Control Room	4.52m x 1.93m	Tiled flooring. Heliotherm 'air to water' control panel. Bosch washing machine. Dual water tanks and an SMA Sunnyboy Photo Voltage Panel Control System. Immersun Smart Panel. All water access, pressure pump. Door to rear garden.
Office	2.50m x 2.30m	Timber oak flooring
Bedroom 3	3.81m x 2.85m	Built-in double bay wardrobe and shelving. Dual aspect windows.
Bedroom 2	4.57m x 3.57m	Built-in double bay wardrobe and shelving. Oak flooring, dual aspect windows.
Family Bathroom	2.65m x 2.50m	Tiled flooring and inner walls tiled surround. W.C., w.h.b., bath with pressure pump shower overhead

### **Custom made oak staircase with open risers and glass & chrome frame.**

Landing	5.69m x 5.45m	Oak flooring, vaulted ceiling with light features and natural light Velux windows. Under eaves storage.
Master Bedroom	5.83m x 3.95m	Oak timber flooring, vaulted ceiling, door to large balcony with views of surrounding countryside. Walk in closet in the under eaves.
Walk-in Wardrobe	2.31m (max) x 1.83m (max)	Oak flooring, built-in open shelves & rails.
En-suite	2.36m x 1.72m	Tiled flooring, tiled wall surround, Enclosed corner shower stall with pressure pump shower, w.c. and w.h.b.
Bedroom 4	4.76m x 4.57m	Oak flooring, double-bay fitted wardrobes with open shelving to the side. Velux windows in vaulted ceiling and feature bay window.
Bedroom 5	4.80m x 4.00m (max)	Timber flooring, vaulted ceilings, built-in double-bay wardrobe with side vanity unit. Double windows overlooking front garden.
Bathroom	2.91m (max) x 2.29m	Tiled flooring, enclosed shower stall with pressure pump shower. Vaulted ceiling, w.c., built-in storage units and w.h.b. over-counter top.

**Total Floor Area: 305 sq. m. / 3,400 sq. ft.**

### **Outside:**

Garden Studio Room	6.77m(max) x 3.16m (max)	Large glass sliding doors – ideal space for gym, creative studio or home office which is detached from the main property offering a sense of separation. Clad in larch.
Siberian Larch Garage	5.70m x 4.50m	with loft overhead, double door front access and side door access. Connected to large enclosed dog run area.





## Features

- Beautiful c. 305 sq.m. / 3,400 sq.ft.
- 'A' rated Eco house
- Build by Riko House, the award winning eco-house manufactures
- Natural Spanish slates and Swedish style guttering.
- Oak architraves and skirting boards throughout.
- Set on c. 4.2 acres, offering the privacy of countryside living.
- Located within a short drive of the stunning Wexford beaches.

## Outside

- c. 4.2 acre site
- Award winning architect designed Eco House
- Natural Spanish slates and Swedish style guttering.
- Extensive decking and granite patio areas.
- Garden studio room.
- Siberian larch clad garage with loft.
- Polytunnel frame.

## Services

- 6kw Photovoltaic Panels
- Brand new Heliotherm Air to water heat pump
- Immersun Smart control system.
- Individual thermostats in each room.
- Wire-free monitored alarm system
- Septic tank
- Mains Water
- Fibre Optic Broadband

## DIRECTIONS:

From the Wexford Ring Road on the N25 at the Duncannon Rounabout (Whitford House Hotel) proceed west on the R733 for approx. 10km and turn left onto the R738 (at Geelan Shop & Filling Station). Travel 2.8km and take a right followed by another right proceed 2.1km through the village of Rathangan. At the staggered junction cross the R736 following the directional signs take a left and a second left to locate the property for sale on your left – For Sale Sign. Eircode: Y35 DT62









GROUND FLOOR

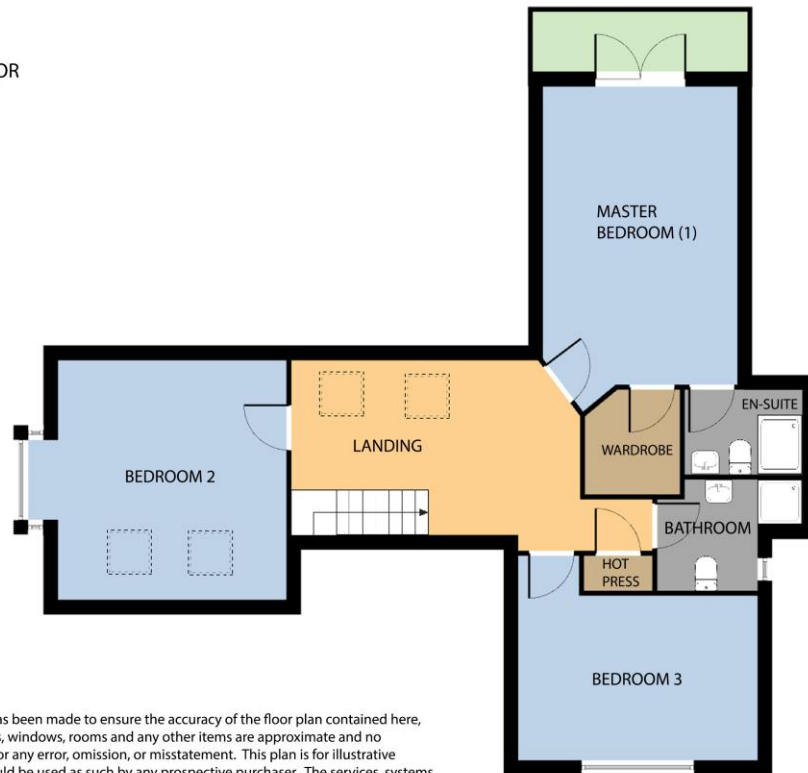


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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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**Building Energy Rating (BER): A3**      **BER No.: 107484925**  
**Energy Performance Indicator: 63.91 kWh/m<sup>2</sup>/yr**

**Sales Agent**  
**CATRIONA MURPHY**  
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**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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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. PRSA No. 002141

