



## Luxury 5 Bed House For Sale in Ballinclare Gorey Wexford Ireland



### Agent Info

Naam:	Niall Madden
Bedrijfsnaam:	Esales Property Limited
Mistlampen:	United Kingdom
Experience since:	2002
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefoon:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 1,038,536.96

### Locatie

Aanbevolen Auto Onderdelen:	Ireland
Adres:	Ballycanew ED
Geplaatst:	12-09-2024
Omschrijving:	

Luxury 5 Bed House For Sale in Ballinclare Gorey Wexford Ireland

Esales Property ID: es5553642

Ballinclare,  
Gorey,  
Co. Wexford  
Ireland

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Ireland is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

This impressive residence is just 1 km Ballycanew, 33 km's Wexford, 9 km's Gorey and the M.11 and a little over an hour's drive from Dublin South. Upon entering through the double rot iron gate entrance you are greeted with a sweeping cobble blocked, tree lined avenue which open up to a majestic home completely faced in stone and built of block construction in 2001 to very high standard of specification.

The residence has beautifully matriculated gardens featuring a large variety of matured trees. Cooper



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beech, Eucalyptus, Ash, Oak, maple and many others.

Enjoy the privacy these gardens provide you with and your family. There is ample room for storage situated all over the home including a spacious walk in hot-press with built in shelving.

The house has been very well maintained and viewing of this property is highly recommended.

BER: C1 112373337 157.44kWh

House Size: 4274.45 sq. ft. 397.11 mt. sq.

Site Size: 0.91 Hectares (2.25 Acres)

Directions: From Ballycanew take the Wexford road for 0.8kms, then take the second road to the right. Ballinclare Manor is the third house on the right hand side.

Eir Code: Y25 HR90

## ACCOMMODATION

Ground Floor:

Grand Foyer Entrance:

Tiled Floor

Coving

Show stopping sweeping oak double staircase complemented with luxurious Navan runner

Kitchen/Dining Room: 8.5m x 3.8m

Large double doors open out to the cobble blocked patio and large decked area great for entertaining and summer BBQ's.

Beautifully articulated Solid Cherry wood kitchen, includes a large bay window overlooking the luscious green landscape gardens.

Large Island, awesome for entertaining

White wood paneled ceiling.

Granite counter top.

Coving.

Chrome vent.

Utility Room: 3.5m x 2.8m

Tiled Floor & Splash Back

Fitted Units

Back Porch:

Tiled

Back Door



W.C

Tiled Floor

Living Room: 5.9m x 4.6m

Stunning ash double doors inlaid with beveled leaded glass lead into a large family room  
Beautifully lit with arch windows overlooking the expertly matriculated and matured gardens

Grand fireplace with Cast Iron Stove

Oak inlaid ceiling

Sunroom: 4.6m x 4.3m

Tiled Floor

Double Doors onto Patio Area

Bright and spacious sun room  
with vaulted ceilings

Guest Reception Room: 3.7m x 3.4m

Timber Floor

Dining Room: 4.7m x 4.4m

Feature Stone Fire Place

Timber Floor

Coving

Games Room / Office: 5.1m x 3.3m

Timber Floor

Seperate Access

Bedroom 1: 4.4m x 3.6m

Ensuite

First Floor

Landing:

Coving

Chandelier

Full wrap around landing

Large arch window with cozy built in seating

Inlaid wooden paneling throughout the top and bottom hallways

Master Bedroom: 10m x 4m



Walk in Wardrobe  
Ensuite which is tiled

Bedroom 3: 5.2m x 4.3m  
Walk in Wardrobe  
Ensuite

Bedroom 4: 5.6m x 4.4m  
Walk in Wardrobe  
Ensuite

Bedroom 5: 3.3m x 3.2m

Bathroom: 3.2m x 3m

Fully Tiled  
Separate Shower Unit  
Recessed Lights

Rear of property:

Well Maintained Garden  
Cobble lock Driveway  
Not Overlooked

## ABOUT THE AREA

Gorey is a market town in north County Wexford, Ireland. It is beside the main M11 Dublin to Wexford road. The town is also connected to the railway network along the same route. Local newspapers include the Gorey Guardian.

Gorey is just 50 minutes from the M50 and south Dublin, with North Wexford one of the gems of Ireland's Ancient East.

In Gorey, there are shops to suit everyone: fashion boutiques, book shops, hair and beauty salons, florists, restaurants and cafés. Traditional shop fronts with hanging baskets give the village a welcoming feel. There is a wide choice of pubs, guest house accommodation, and hotels to suit all tastes.

Surrounded by numerous top-level golf clubs, Gorey boasts a wide variety of activities from the historic Ferns to the seaside village of Courtown to the modern traditional market town of Gorey itself. Its state of the art skate and play park and cultural hub in the Gorey Little Theatre, which hosts year round entertainment, ensure that all tastes are catered for.

## MAiN FEATURES:



- 397m<sup>2</sup> of living space
- 9100m<sup>2</sup> plot room to develop further (2.25 Acres)
- 5 Bedrooms
- 5 Bathrooms
- Stunning Views
- Private Garden
- Private Parking
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Ireland
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com

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### **Algemeen**

Slaapkamers:	5
Badkamers:	5
Afgewerkte vierkante meter:	397 m <sup>2</sup>
Lot Afmeting:	9100 m <sup>2</sup>

### **Building details**

Number of Garages:	1
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### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.071.667

