



## Charlesfort House Estate For Sale in Ferns County Wexford Ireland



### Agent Info

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### Listing details

Property for: Sale  
 Price: USD 1,466,860.12

### Location

Country: Ireland  
 Address: Tombrack  
 ZIP code: Y21 FW32  
 Posted: Oct 15, 2024

### Description:

Charlesfort House Estate For Sale in Ferns County Wexford Ireland

Esales Property ID: es5553709

Charlesfort House Estate' Set on c. 5.5 Acres  
 Tombrack  
 Ferns  
 County Wexford  
 Y21 FW32

### Charlesfort House Estate

- Sympathetically and lovingly restored to its former glory by highly skilled craftsmen in 2005, this 18th century estate offers a rich historical feel coupled with the benefits of modern living and design that detract nothing from the history or warm feeling that emanates from this type of house, an absolute must for those seeking a safe and peaceful retreat in the beautiful Irish countryside with endless potential.



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- Main residence is a detached, three-bay, two-storey over part raised basement with 4 bedrooms – extending to 448 sq. meter/ c. 4,821 sq. ft.
  - Two guest lodges, each containing 2-bedrooms, bathroom, kitchen/ living/dining room and with separate road access, each extending to 88.35 sq. meter/ c. 951 sq. ft.
  - Situated in an extremely quiet and peaceful location and set on c. 5.5 acres/ 22,258 Meters sq., with spectacular panoramic countryside views and paddocks for horses or other grazing stock.
  - Main residence consists of period type entrance hall, reception living room, magnificent formal dining room, very large kitchen/dining room, butler's pantry, library nook or home office, laundry room, wine cellar, courtyard basement storage rooms, 4 bedrooms & 4 bathrooms

## DESCRIPTION:

On arrival at Charlesfort House Estate, you are immediately struck by the impressive entrance, created by splayed wide stone walls consisting of granite features, and to the gate piers upon which hang the magnificent wrought iron gates. This majestic entrance immediately sets the scene for what lies at the end of the meandering tree-lined avenue, bringing you gently to the main residence. Stood amongst the spectacular garden shelter, you arrive at the awesome double bow-fronted country house.

The house with all of its quality period features stands with distinction, whilst emanating the wonderful warmth and charm of a family home. In addition to the main house, the estate consists of two detached guest lodges, over five acres of quality land with multiple paddocks, captivating gardens, well stocked with a huge variety of flowers and shrubs and a very large workshop extending to c. 4,058 sq. ft. / 377 sq. metres floor space, with additional loft space.

Surrounded by beautiful rolling countryside, Charlesfort House has all the warmth of a family home and exudes a peaceful, welcoming and comfortable atmosphere. Restored in 2005 with amazing skill and accuracy by the current owners, the 448 sq. meters/ c. 4,821 sq. ft. of the main house is arranged over three floors consisting of a magnificent entrance hall, a large reception living room, spectacular dining room, 4 large bedrooms, 4 bathrooms, large Kitchen/dining room, butler's pantry, library/ gallery or home office, laundry room, wine cellar and courtyard basement storage rooms.

Throughout the property, specific attention has been given to the preservation of the period features and this can be clearly seen in the outstanding quality finish on every level. A truly remarkable period property offering modern comforts whilst including environmental sustainability features to extend the lifetime of this estate for centuries to come.

The main house entrance door is approached by rising up the seven cut-granite steps, bordered by the beautiful wrought iron railings on either side. The cut-granite surround of the door with engaged Doric columns on plinths, leads into the spectacular hallway with marble tiled flooring and intricate marble cut mosaic feature, all of which is complimented by the four arch rests, perfectly situated to exhibit the amazing 'Four-Season Ladies', in keeping with the preservation of the building.

All of the period style internal doors, some of which are reclaimed and of a similar period to the property, are adorned with rounded solid brass handles and ornately cut door protectors. Radiators of the



highest quality formed from cast iron and with elaborate period design, give amazing warmth to these large rooms. The timber skirting and architrave throughout, further enriches the feel of quality with a classic gardenia finish.

The large reception living room has treble bay windows overlooking the front gardens and surrounding countryside, an open fire with an amazing ornate antique fireplace in marble and stunning wide plank solid oak floor boards. This is complimented by the dual aspect window at the rear of the room looking across to the curved wall of the rear courtyard. Looking out from the front bay window across the large gardens and fields beyond, it is easily imagined when surrounded by the history that you are back in the days just after the house was constructed, such is the overwhelming feeling of history in the property.

Of outstanding quality, the bespoke kitchen designed and built by specialist craftsmen using locally sourced solid Oak and solid Elm creates the perfect blend between the old and the modern. Modern appliances are cleverly disguised by the period style high cupboards and curved units including the curved pull-out larder. The stunning over mantle surrounds the dual fuel Aga Range style cooker. Tastefully finished, the oak is painted in a soft pastel shade and the elm is simply varnished to show the beauty of the wood. Granite work tops finish the incredible look and feel of the room.

Following through from the kitchen, the high-quality continues with the butler's pantry being finished with solid 'Cat's Paw' oak units and granite worktop. From there a door leads to the rear courtyard.

A fantastic formal dining room is found down stairs in the garden basement level, measuring c. 55sq m / 592 sq ft. Upon entry, a natural stone floor that looks as old as the property is further enhanced by a striking feature wall which incorporates masonry and red brick cornices with feature arches on either side of a solid fuel stove. Dual aspect windows bring the room to its full splendour. On the same level are found two bedrooms, a large walk-in closet, bathroom, and laundry room. A door leading to outside storage rooms and the wine cellar make up the remainder of this floor.

Immediately ahead of the main entrance hall reception area is found the main hallway. The outstanding feature of this area is the fantastic period staircase that leads to the upper levels. Built in a style that compliments the age of the property, the staircase is complete with a stunning mahogany carved monkey tail handrail and carpeted stair runner with brass retaining rods. To the left on arrival at the first landing is found the library/ gallery area. Flooded with light from three sash windows overlooking the rear courtyard and distant fields, this area would also be the ideal space from which to work from home. Opposite on the same landing is the guest bathroom.

Continuing further up the staircase and along the passage, you arrive at the Master Bedroom Suite. Comprising of treble bay windows overlooking the front garden and paddock area of the property, the view out over the seemingly endless countryside is enhanced by the elevation. A large heated walk-in dressing room provides more than ample space for clothing and footwear with a window looking out towards the rear and side views of the fields and tree lined horizon beyond.

Immediately adjacent to the Master Bedroom Suite is the large family bathroom complete with an antique style standalone roll-top cast iron bath, cleverly positioned to overlook the same countryside views whilst bathing in extreme luxury by the glow of the fire surrounded by the amazing antique cast iron fireplace. The large AGI corner shower unit with multi head jet shower, music system and lighting controls make



bathing a long and luxurious process. The W.C is an antique style pan that has a raised cistern with pull chain. By far the crowning glory of this room is the unique antique mirror back dresser that has been remarkably and professionally repurposed into a one-off antique furniture piece. This takes the form of a double vanity sink unit with marble top and wall mounted mirror with intricately carved matching frame. Adjacent to this bathroom is another large bedroom with feature curved walls and two sash windows overlooking the fields and distant hills.

Within the rear courtyard, large arched wrought iron gates lead you to the former coach house and stables that were rebuilt and converted in to two guest lodges, one on either side of the stone arch. The lodges are also accessible via a separate road access with electric security gates, and each one extends to c. 1,200 sq ft. / 111.5 sq. meters. Both guest lodges are on two levels and comprises two upper level bedrooms and one bathroom, and an open plan living room, kitchen/ dining room.

Workshop & Offices: This substantial building that extends to into the workshop yard 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, pool table area 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.

Ultimately, this 18th century estate, restored to its former glory with modern features whilst retaining the feel of a time long gone, offers much for those seeking the peace and safety of a retreat in the Irish countryside

## ACCOMMODATION

Entrance Hallway: 10.40m/ 34.1 ft. x 2.74m/ 8.10 ft. Marble flooring with centre 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/ 34.1 ft. (max) x 4.63m/ 15.2 ft. 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/33 ft. x 5.26m/ 17.3 ft. Natural Stone floors, treble bay feature sash windows, cast iron radiators, dual fuel AGA range cooker, bespoke kitchen, extra height wall units finished in locally sourced solid oak and solid elm timber, kitchen island. Belfast sinks, under large sash window. Integrated Neff electric cooker, microwave, Hotpoint dishwasher, fridge freezer.

Butler's Pantry: 5.58m/ 18.3 ft x 1.73m/ 5.7 ft. Natural Stone floors, cast iron radiators, high-quality finished floor to ceiling units with solid Cat's Paw oak units, granite worktop with double sided granite cut drains feeding into the stainless-steel double sink, door leading to the rear courtyard.

(Two Steps Down) Guest Bathroom: 1.98m/ 6.5 ft (max) x 1.98m/ 6.5 ft. (max) Antique style wash hand basin and WC, with traditional pull lever, marble flooring, cast iron radiator, sash window overlooking the courtyard.

Stairs leading to Garden Level: Mahogany monkey tail handrail. Under floor heating at this level, zoned



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separately to other areas of the property. Hallway 7.06m/23.2 ft. x 2.27m/ 7.5 ft. Marble flooring, door leading to garden level courtyard with wine cellar and two storage rooms.

Formal Dining Room: 10.31m/ 33.8 ft. x 5.31m/ 17.5 ft. Natural Stone flooring, dual aspect windows, curved wall, bespoke crafted curved curtain rail, sash windows overlooking the colourful garden. Feature spot lighting built into the impressive masonry brickwork and double arches, solid fuel stove.

Bedroom 3: 4.94m/ (max) x 4.70m Marble flooring, feature bay sash window on curved wall, open fireplace framed with a black mantle with burnt orange and green Welsh slate inbuilt and black plated insert (not for use). TV point, multiple power points.

Bedroom 4: 4.83m (max) x 4.24m Marble flooring, feature curved wall with sash window and bespoke crafted curved curtain rail, TV point and multiple power points.

Bathroom 3: 4.0m (max) x 1.70m Marble floors, antique style wash hand basin and WC, with traditional pull lever. AGI power enclosed shower with multiple jets, tiled surround.

Walk in Wardrobe Closet Room: 3.37m x 2.29m Marble flooring, floor to ceiling storage shelving on both walls. Sash window with splayed walls.

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.

External 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 at kitchen and living/ reception room level, to...

Staircase to the first floor: Mahogany handrail and carpet runner with brass rod fixtures to...

Landing: 2.97m x 2.43m (max) timber flooring. Three steps rising to...

Library Nook/Home Office/Gallery: 4.24m x 1.79m superbly lit room with three large sash windows and window seat overlooking the central courtyard, cast iron radiator. Across the landing to...

Shower Room: 3.47m x 2.20m (max) Tiled flooring and walls, antique style wash hand basin and WC, with traditional pull lever, cast iron radiator, AGI power enclosed shower with multiple jets, extractor fan and laundry chute. Stairs continue 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 front of the property and countryside beyond. Cast iron radiators, TV point, multiple power points. Door leading to...

Dressing Room/ Walk-in Wardrobe: 5.25m x 2.79m (max) Timber flooring, window seat overlooking central courtyard, 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, two windows overlooking the surrounding countryside.

Master Bathroom Suite: 6.85m x 4.71m (max) Free-standing antique style cast-iron bath, Unique bespoke antique vanity unit with double sinks and marble countertop, ornate matching mirror above, antique cast iron open fireplace (not for use, electrical wiring to suit electric fire insert), WC., 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.

## GUEST COURTYARD LODGE 1:

Living/Dining/Kitchen 7.36m/ 24.2 ft. x 4.95m/ 16.1 ft. Dual aspect windows, marble stone flooring, Dimplex electric fire unit, phone point, TV point, multiple power points, 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.

Timber Staircase (with built-in ground floor under stairs storage) to...

Landing: 2.80m/ 9.1 ft. x 2.60m/ 8.5 ft. Timber flooring.

Master Bedroom: 4.98m/ 16.3 ft x 4.61m/ 15.11 ft. Timber flooring, TV point, power points and windows overlooking the central courtyard.

Bathroom: 2.61m/ 8.6 ft. x 2.10m/ 6.9 ft. With WC, wash hand basin, corner enclosed power shower, tiled flooring.

Bedroom 2: 5.30m/ 17.4 ft. x 3.00m/ 9.9 ft. Timber flooring, roof window, courtyard facing window.

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

## Services

- Oil fired central heating
- Private water well supply
- Separate electric meter



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## GUEST COURTYARD LODGE 2

Living/Dining/Kitchen 7.36m/ 24.2 ft. x 4.95m/ 16.1 ft. Dual aspect windows, marble stone flooring, Dimplex electric fire unit, phone point, TV point, multiple power points, 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 dyer.

Timber Staircase (with built-in ground floor under stairs storage) to...

Landing: 2.80m/ 9.1 ft. x 2.60m/ 8.5 ft. Timber flooring.

Master Bedroom: 4.98m/ 16.3 ft x 4.61m/ 15.11 ft. Timber flooring, TV point, power points and windows overlooking the central courtyard.

Bathroom: 2.61m/ 8.6 ft. x 2.10m/ 6.9 ft. With WC, wash hand basin, corner enclosed power shower, tiled flooring.

Bedroom 2: 5.30m/ 17.4 ft. x 3.00m/ 9.9 ft. Timber flooring, roof window, cute courtyard facing peep window.

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

### Services

- Oil fired central heating
- Private water well supply
- Separate electric meter

### WORKSHOP:

Accessed from rear driveway through electric security gates leading to workshop yard and to...

Large Workshop: 33.13m/ 108.7 ft. x 9.63m/ 31.6 ft Accessed via 4.4m/ 14.5 ft. wide roller door. Two loft storage areas. 9 high level, sash windows.

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

### Office & Leisure Area

Hallway: 3.25m/15.9 ft x 1.02m/ 3.4 ft. Carpet flooring.

Office: 4.80m/ 15.7 ft. x 3.00m/9.9 ft. Carpet flooring, electrical and network cable conduit at desk height, large window overlooking rear access and workshop yard.

Entertainment/Games Room: 5.98m/ 19.6ft. x 4.63m/15.1 ft. Bar/ counter and pool table area.

Bathroom: 1.92m/6.3 ft. x 1.51m/ 5 ft. With WC, wash hand basin and wall shelving.

### ABOUT THE AREA

Charlesfort House is an outstanding estate in a scenic location of rolling countryside hills on c. 5.5 acres just outside the village of Ferns, Co Wexford, in the Republic of Ireland. This stunning property is less than 5km from the village itself, which was the ancient capital of Leinster and gateway to the former Norman city of Wexford.



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The village has a vibrant community, served by a number of local businesses including grocery shops, pub-restaurants, beauty salons, pharmacy, hardware suppliers, agricultural suppliers, computer services, accountants and much more. Within easy reach of the larger towns of Gorey, 20 minutes to the north and Enniscorthy, 15 minutes to the south

An absolutely perfect location for life in the country, with a feeling of grandeur and luxurious solitude, whilst being only one hour from the nation's capital city, Dublin, and a mere 45 minute drive south to Rosslaire Harbour and access by ferry to mainland Europe. To round off the amazing location, the beautiful sandy beaches of Ardamine or Morriscastle are only a 20 minute drive away. Multi level educational facilities are also plentiful within the locality.

**HISTORY:** The property dates 1799 to 1839. Charlesfort House was largely destroyed by fire in 1977 and acquired by the current owners in 2004 as a ruin consisting of the four main walls. It was lovingly reconstructed and restored to its former glory in 2005 with no expense spared. Full history and architectural details available here: <https://www.buildingsofireland.ie/buildings-search/building/15701006/charlesfort-house-ballaman-wexford>

#### MAIN FEATURES:

- A truly unique countryside estate restored to its former glory with modern energy and climate saving qualities.
- 4 Bedrooms, 4 Bathrooms,
- 448m<sup>2</sup> of living Space
- 22258m<sup>2</sup> plot or 5.5 acres
- Spectacular courtyard surrounded by stone-built outbuildings.
- Two 2-bedroom guest lodges
- Sash windows with splayed decorative architrave.
- Temperature control system on three separate zones including under-floor heating in the garden level and cast-iron radiators throughout all other floors
- Dual access points with keypad and remote control security gate entry system
- Stone wall gated entrance and tree lined avenue
- Peaceful gardens with period style granite stone pathways bordered by a huge variety of mature hedging and shrubbery
- Elevated al-fresco dining area constructed to mirror the foundation of the main residence
- Large centre courtyard with manicured hedging and rose beds
- Large workshop c.377 sq. M. 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
- Private well with pressure pump supply
- Waste treatment plant
- Alarm & CCTV System
- Electric gates with intercom
- Oil fired central heating with under floor heating
- Solar Panels feeding hot water supply with three control zones
- Wired for generator



Excluded from the sale: All free-standing furniture, chandelier in the reception living room and matching wall light fitting.

Building Energy Rating: BER: Exempt

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### **Common**

Bedrooms:	4
Bathrooms:	4
Finished sq. ft.:	448 sq m
Lot Size:	22258 sq m

### **Utility details**

Heating:	Yes
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### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID:	IX6.180.894
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