

'ASHBROOK HOUSE', KILTENNEL, GOREY, CO. WEXFORD Y25 A0D5



Ref: 7956

BER C1

QUINN PROPERTY

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**Exceptional Five Bedroom Family Residence With Large Detached Double Garage In Outstanding Location
On C. 0.9 Acre Site
For Sale By Private Treaty**





QUINN PROPERTY are excited to launch this exceptional family home to the market. 'Ashbrook House' is located in an enviable location in the sunny south east, surrounded by beautiful beaches, woodland walks, golf courses, hotels and a vast choice of recreational and outdoor pursuits.

This stunning house will immediately impress as one arrives to 'Ashbrook House' via an entrance of stone piers, accented with feature red brick that adds warmth and character, along with wrought iron gates, offering both security and a striking first impression. It extends to approximately 298.8m² and is presented in absolute turn-key condition throughout. The airy hallway sets the tone where quality and style are evident, this being continued throughout, this home being lovingly maintained by its current owners.

Built in 2002, accommodation is bright and spacious with the emphasis on comfort and cosiness. It briefly comprises of porch, entrance hall, living room, family room, sun room, kitchen/dining room, formal dining/games room, utility and bathroom on the ground floor, with five bedrooms, one en-suite and two sharing a Jack and Jill en-suite, main bathroom and hot press on the first floor. The ground floor living room and sun room open onto a large patio area that is south facing, perfectly positioned for privacy and the perfect spot for family gatherings and entertaining, barbeques or simply taking in the glorious sunshine.

Outside, the expansive lawns to the front, side and rear are meticulously maintained and feature mature trees (Ash, Chestnut, Oak & Cherry), shrubberies, hedging and fencing. The property boasts its own stream at the rear boundary, an oasis of tranquillity with the gentle sound of water providing calming / relaxing moments, or your own private riverside picnic area if you so wish. It is further enhanced by flood lighting, highlighting the home's exterior and, apart from its aesthetic appeal, provides a practical layer of security.

Additional to all these features is a spacious detached garage. Spread over two floors, with an overall area of approximately 118.8m², it offers a world of possibilities for homeowners seeking flexibility, functionality and extra space, a highly adaptable asset that adds real lifestyle value to the property.

On the ground floor, there is ample room for vehicle storage, workshop, or hobby spaces, perfect for car and DIY enthusiasts, or tradespeople needing practical space and access.

The first floor adds an entirely new dimension, ideal for a home office, creative studio, gym, or conversion to guest accommodation (subject to the appropriate planning permission), or even a teen hangout or games room. It's a blank canvas ready to adapt to changing needs, whether you are running a small business, need a quiet place to focus, a retreat for relaxation and leisure or the opportunity to tap into the local tourist industry.

One is spoilt for choice when it comes to local beaches with the residence 1.4km from Dodds Rocks Beach, 3km from Ballymoney Beach and 4km from Courtown beach. Courtown Golf Club and The Orphan Girl Pub & Restaurant are a fifteen minute walk, Ballymoney Golf Club is 2km, while the renowned Seafeld Hotel & Spa is just 2km.

A five minute drive will take you to Gorey, where educational facilities are second to none with an excellent choice of primary and secondary schools, along with a wealth of restaurants, boutique shopping, pubs, award winning hotels, cinema and theatre. Gorey is also renowned for its vibrant arts and culture scene, with Gorey Little Theatre hosting a variety of theatrical productions and musical events throughout the year. There are excellent daily commuter services in Gorey with Bus Eireann, Wexford Bus and the local train station. This property is a perfect choice for commuters, with South Dublin a 50 minute drive.

In conclusion, 'Ashbrook House' presents a rare opportunity to acquire a truly exceptional property that seamlessly blends luxury living with the tranquillity of country surroundings, it offers a lifestyle of unparalleled comfort.



Accommodation Comprises As Follows:

Ground Floor:

Porch:		Feature porch with brick arches and tiled floor
Entrance Hall:	4.7m x 6.0m	Tiled flooring with feature chequered tiles, wooden staircase to first floor, coving
Formal Dining Room / Games Room:	4.3m x 3.6m	Carpet flooring, coving
Kitchen/Dining Room:	8.0m x 4.3m	Tiled flooring, fitted country kitchen with cream waist and eye level units, free standing island, granite worktops, tiled back-splash, Stanley cooker, gas hob, electric oven, Bosch dishwasher, fridge freezer, recessed lighting, bay window with pleasant views
Utility Room:	2.9m x 2.5m	Tiled flooring, plumbed for washing machine, back door
W.C.:	0.8m x 2.5m	Tiled flooring, WC and WHB
Family Room:	4.1m x 5.9m	Solid Oak flooring, open fire with ornate cast iron surround, coving
Sun Room:	3.6m x 4.1m	Wooden flooring, vaulted ceiling, recessed lighting, French doors to extensive patio area
Living Room:	8.0m x 4.3m	Carpet flooring, triple aspect with views, solid fuel stove, bay window, French doors to patio area

First Floor:

Landing:	6.1m x 5.8m	Carpet flooring, coving
Bedroom 1: (Master)	5.7m x 4.3m	Carpet flooring
En-Suite:	2.2m x 2.4m	Linoleum flooring, WC, WHB, shower, walls partially tiled
Walk-in-Wardrobe	3.0m x 1.8m	Carpet flooring, ample shelving and hanging space
Bedroom 2:	4.2m x 3.7m	Carpet flooring
Bathroom:	3.6m x 2.4m	Linoleum flooring, corner bath, WC, His and Hers WHB, shower, partially tiled walls
Bedroom 3:	4.6m x 4.3m	Timber flooring
Jack and Jill En-Suite		Linoleum flooring, WC, His and Hers WHB, shower and fitted unit
Bedroom 4:	4.5m x 4.3m	Carpet flooring
Bedroom 5:	4.6m x 3.9m	Carpet flooring
Hot Press		Ample shelving







SERVICES & FEATURES:

Private Water
 Septic Tank
 Gas Central Heating
 Alarm (Phone Watch)
 Fibre Broadband
 Excellent Location Close To The Coast
 Property Extends To: C. 258m²
 Built: 2002
 Large Detached Garage



BER DETAILS:

BER: C1
 BER No. 108238833
 Energy Performance Indicator: 164.56 kWh/m²/yr





Detached Garage



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A.M.V. €750,000

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