

Ref: 8117

KILCAVAN LOWER, TARA HILL, GOREY, CO. WEXFORD Y25 AV24



BER B3

QUINN PROPERTY

[www.quinnproperty.ie](http://www.quinnproperty.ie)



# Exceptional Four Bedroom Residence Including Stables On C. 11 Acres In A Most Sought After Area For Sale By Private Treaty







#### LOCATION:

**QUINN PROPERTY** are delighted to present this spectacular residence with accompanying stables set against the breathtaking backdrop of Tara Hill. This exquisite four-bedroom residence which is nestled on C. 11 acres, offers an exceptional blend of luxury, comfort, and countryside charm. The property includes beautifully maintained stables and a sand arena, making it an ideal haven for equestrian enthusiasts. The home itself is finished to an impeccable standard, boasting spacious living areas, elegant interiors, and stunning views across the surrounding landscape.

Situated along a quiet road just minutes from Gorey, this location offers convenient access to a wide range of amenities. You'll find an excellent choice of schools in primary, secondary, post leaving to adult education along with a wealth of restaurants, shops, pubs, hotels and leisure centres. Access to the M11 is mere minutes from this property, making Dublin a very comfortable commute while Dublin airport can be accessed within an hour's drive. It is perfectly situated for those looking to combine the best of country living and the convenience of a nearby large town.



#### DESCRIPTION:

The property is approached via a tree-lined, winding, tarmac driveway which sets a grand tone as it leads to a charming and beautiful two-storey residence. The inviting entrance hall is impeccably decorated, featuring a striking staircase and elegant cast iron radiators that add character and charm to this welcoming space. The ground floor of this impressive home is thoughtfully designed for modern family living, with a family room, living room, sunroom, and a spacious open-plan kitchen/dining area, the property offers ample space for a growing family or those who simply enjoy generous, versatile living areas.

Upstairs, a spacious landing leads to four generously proportioned bedrooms, two of which benefit from en-suite bathrooms. A separate shower room serves the remaining bedrooms, ensuring comfort and convenience for family and guests alike. The master bedroom further impresses with its own walk-in wardrobe, offering ample storage.

Outside, the meticulously maintained gardens and west-facing patio provide the perfect setting for al fresco dining, entertaining, or simply enjoying peaceful family moments. The beautiful granite patio is perfectly positioned to take in the evening sun. The grounds are enhanced by well-manicured lawns, vibrant flower beds, and a charming variety of trees, including apple, pear, plum, and hazelnut, adding both beauty and seasonal interest to the landscape.

The well-equipped stable block includes six stables, a workshop, tack room, utility room, and W.C., providing excellent facilities for equestrian use. A concrete yard adjoins the stables, while a sand arena—accessed independently from the road—offers ideal space for training and exercise. Additional handling facilities makes this property a superb choice for serious equestrian enthusiasts.

The paddocks may offer future development potential, with previous planning permission granted for a substantial two-storey residence—this presents an exciting opportunity subject to the relevant approvals.



Accommodation in the Residence comprises as follows:

Entrance Hall:	5.38m x 5.89m	Tiled flooring, feature staircase, abundance of natural light
Kitchen/Dining Room:	10.17m x 4.88m	Tiled flooring, bay window, abundance of natural light, feature fireplace with solid fuel stove, solid oak kitchen units, double electric oven with gas hob, extractor fan, island, granite countertops, integrated dishwasher.
Sun Room:	3.62m x 3.61m	Tiled flooring, abundance of natural light, double doors to patio
Utility Room:	2.88m x 2.00m	Tiled flooring, solid oak units, panelling, plumbed for washing machine, door to rear garden
Cloakroom:	1.08m x 2.00m	Carpet flooring, abundance of shelving
Family Room:	4.05m x 7.55m	Oak flooring, solid oak fitted bookshelves, pleasant garden views
Bathroom:	1.83m x 3.66m	Tiled flooring, W.C., W.H.B., electric shower
Living Room:	4.80m x 4.82m	Oak flooring, bay window, marble fireplace with open fire
Landing:	3.69m x 7.03m	Carpet flooring, reading area, abundance of natural light
Bedroom 1:	5.86m x 4.90m	Carpet flooring, dual aspect
Walk In Ward-robe:	3.02m x 2.20m	Linoleum flooring
En-Suite:	3.02m x 2.59m	Tiled flooring, W.C., W.H.B., shower, bath
Bedroom 2:	3.02m x 4.12m	Carpet flooring, pleasant garden views
En-Suite:	3.02m x 1.54m	Fully tiled, W.C., W.H.B., shower
Bedroom 3:	3.14m x 3.66m	Carpet flooring, pleasant garden views
Shower Room:	2.09m x 2.51m	Fully tiled, W.C., W.H.B., shower
Bedroom 4:	4.80 x 4.65m	Carpet flooring

The Stables include the following:

Workshop:	5.97m x 12.46m	Roller shutter, shelving, power
Tack Room:	2.92m x 3.54m	Abundance of shelving
Utility Area:	2.96m x 2.43m	Tiled flooring, fitted units, plumbed for washing machine
W.C.:	2.96m x 0.97m	W.C., W.H.B.

#### SERVICES & FEATURES:

Private Well  
Private Sewage  
Oil Fired Central Heating  
Cast Iron Radiators  
Pristine and Mature Gardens  
Granite Patio  
Pizza Oven  
Stables  
Paddock  
Sand Arena with Independent Access  
Built: 2004  
Property Extends to: c. 277m<sup>2</sup>

#### BER DETAILS:

BER: B3

BER No. 114577968

Energy Performance Indicator: 148.43 kWh/m<sup>2</sup>/yr













A Refined Country Retreat with Equestrian Excellence on Tara Hill

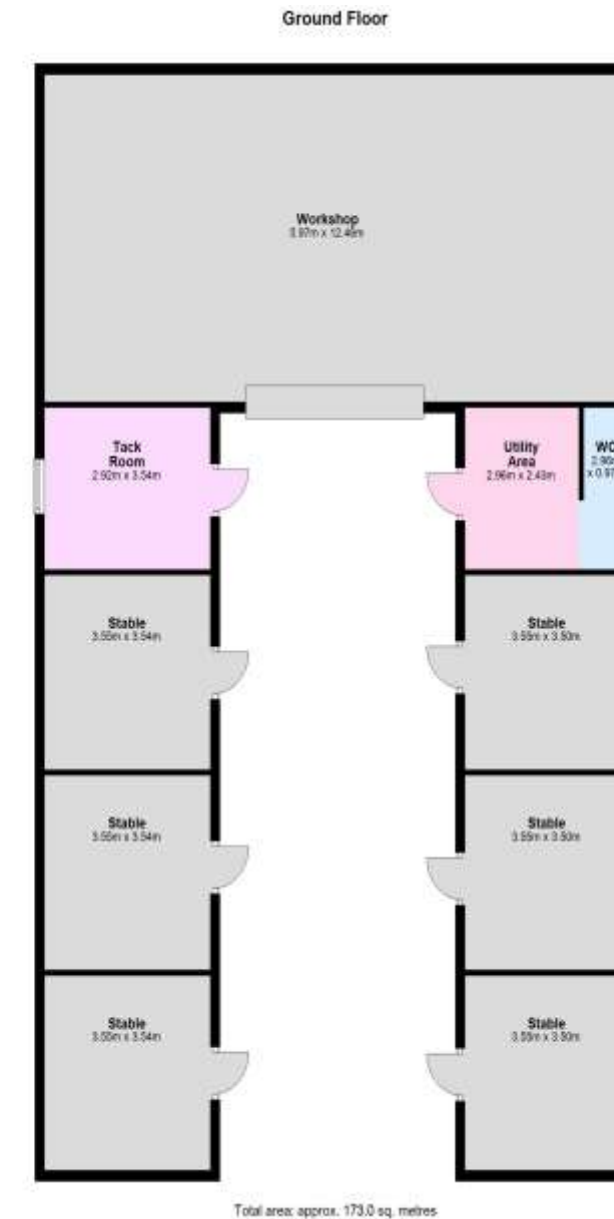
A.M.V. €1,150,000



## Residence:



## Stables:



The above particulars are issued by **QUINN PROPERTY** on the understanding that any negotiations whatsoever concerning the property are conducted through **QUINN PROPERTY**. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.