

P8962



'TEMAIR HOUSE', TARA HILL, GOREY, CO. WEXFORD Y25 V447

BER B3

QUINN PROPERTY

www.quinnproperty.ie

**SPECTACULAR 3/4 BEDROOM RESIDENCE ON C. 1.8 ACRE
LANDSCAPED SITE WITH STUNNING VIEWS
For Sale By Private Treaty**





LOCATION:

QUINN PROPERTY are delighted to introduce this spectacular three/four bedroom residence to the market. Temair House (old Irish for Tara House) is nestled on the eastern slopes of Tara Hill, a most sought-after address.

Located along a quiet road just minutes from Gorey, the M11 and an array of sandy beaches, this property boasts an unrivalled location. It is perfectly situated for those looking to combine the best of country living and the convenience of a nearby large town. Gorey offers a wide range of amenities. You can find an excellent choice of Primary, Secondary, Post Leaving and Adult education options. Along with a wealth of restaurants, shops, pubs, hotels and leisure centres. Access to the M11 is minutes from this property making Dublin a comfortable commute. Set within delightful landscaped gardens on a mature, elevated c. 1.8 acre site, this is surely one of the most impressive homes to be on the market in North Wexford for some time.

DESCRIPTION:

Prepare to be blown away as you pass through the stone-built entrance with locally crafted wrought iron gates to reveal a most splendid residence and private grounds with spectacular views over the Irish Sea. An asphalt driveway leads up to the house where it meets a generous, gravelled parking area. This property offers some of the most breath-taking views imaginable, providing an uninterrupted vista across lush countryside and the Irish Sea. Furthermore, the site is well sheltered from the prevailing westerly and south-westerly winds.

On entering this beautiful residence, it is immediately apparent that it has been cared for with much love and attention, it is presented in excellent condition throughout. The main entrance hall leads to an upper level giving access on one side to a fabulous, open-plan, kitchen/dining/living room where large windows and French doors take full advantage of the surrounding seascape and provide a fantastic sense of light and space. A timber vaulted ceiling further heightens this generously proportioned area with another notable feature being a Pine beam incorporated into the island which is over one hundred years old.

Also off the main entrance hall is a spacious utility room and a guest bathroom, as well as the master bedroom. This charming bedroom has a large en-suite off, along with the luxury of a walk-in wardrobe which completes the accommodation on the ground floor.

The first floor includes a large, light-filled landing and offers two existing bedrooms, and a spacious sitting room (which could serve as an additional bedroom if desired) and the main bathroom. The sitting room is a most relaxing space and has several notable features including timber vaulted ceilings, a stained glass window and an elevated perspective of the coast. Access to the first floor is provided through a choice of a feature spiral stairway from the open-plan living area and an impressive sandstone stairway from the main entrance hall.



Entrance Hall:	4.8m x 3.6m	Timber floor, double height entrance, feature stone wall, feature cast iron radiator, stained glass window, feature chandelier and lamp, sandstone stairwell to first floor, split front door
Dining/Living Room:	8.2m x 3.76m	Timber floor, double height living room, feature stone wall, feature stove (kerosene), French doors to front patio, French doors to rear patio, feature cast iron radiator, unrivalled sea views, spiral staircase to first floor
Utility Room:	2.3m x 1.5m	Timber floor, fitted waist high and eye level units, tiled countertop, washing machine
Guest Washroom:	2.5m x 0.9m	Timber floor, WC, WHB, feature cast iron radiators
Kitchen:	4.4m x 3.2m	Timber floor, fitted waist high and eye level kitchen units, feature island with Pine beam over one hundred years old and breakfast bar, integrated dishwasher, Belling electric stove with double oven and Rangemaster Induction hob, Belfast sink, Hardwood Teak countertops across kitchen and island, local sourced stonework from Tara Hill, extractor fan, stained glass window, unrivalled sea views
Bedroom 1:	4.6m x 3.4m	Timber floor, feature entrance, unrivalled sea views, recessed lighting
En-Suite:	2.4m x 1.8m	Tiled floor, WC, WHB, electric shower, pleasant garden views
Walk-in-Wardrobe:	2.4m x 1.5m	Timber floor, extensive shelving, pleasant garden views
Landing:	3.6m x 2.0m	Timber floor, Velux windows, stained glass window
Bedroom 2:	3.4m x 2.2m	Timber floor, Velux window, unrivalled sea views
Bedroom 3:	3.5m x 3.4m	Timber floor, pleasant garden views
Bathroom:	2.5m x 2.5m	Timber floor, WC, WHB, free standing bathtub, electric shower, Velux window
Hot Press,	Incl in above	Extensive shelving
Sitting room:	8.2m x 4.0m	Timber flooring, feature fireplace with solid fuel stove, dual aspect with magnificent sea views, stained glass window



SERVICES:

Private well
Septic tank
Dual heating system, oil fired and Kerosene stove downstairs
Triple glazed windows
Fully alarmed
Fully insulated roof
Built: 2000
Property extends to: 183m²

SPECIAL FEATURES:

This is a home that has been fitted and finished to the highest standards and no expense has been spared by its current owners, it is full of unique and original features that create a harmonious blend of opulence and earthy aesthetics.

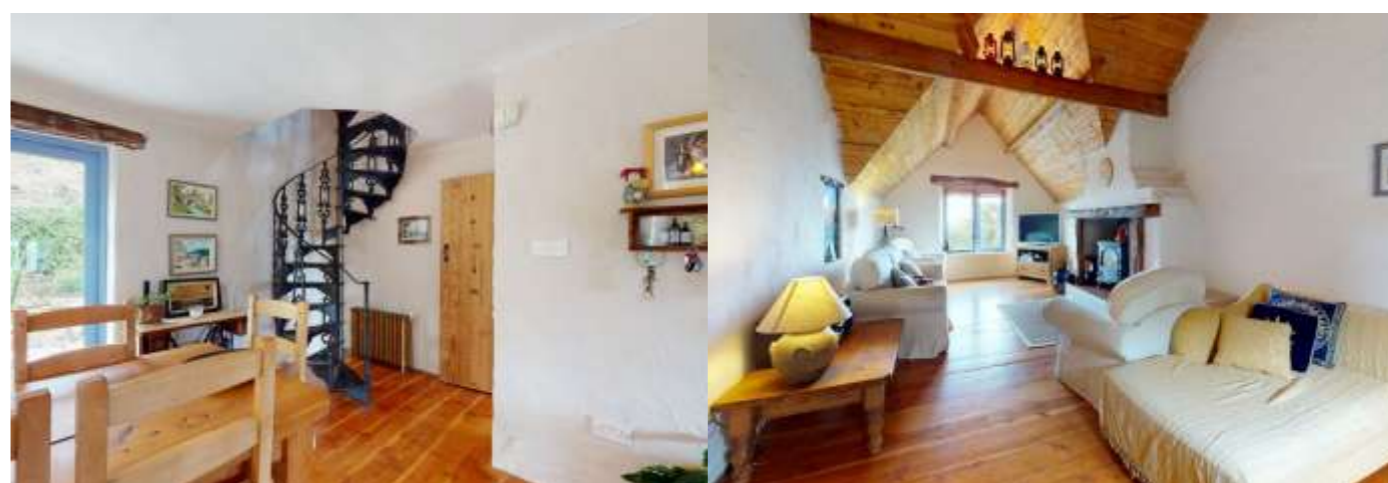
On approach, the granite stone entrance and gates (formerly railway level crossing gates) lead to a sweeping Asphalt driveway which brings you up to a gravelled forecourt to your first view of this impressive house, which incorporates natural stone, reconstituted granite triple glazed windows in a most attractive colour, kiln brick on an entire side facing wall, a large sandstone patio, all of which come together in a fusion of traditional/modern style. The sloping split level gardens offer a myriad of enchanted areas with stunning elevated patios, viewing points, gardens, trees, orchard, sheds, glass house/potting shed,

The interior of the house is full of timeless charm and character, the use of brick, natural stone walls, extensive use of Oak beams (over one hundred years old), as individual features as well as lintel features, stained glass windows, Douglas Pine flooring, cottage/stable doors, all combining to enhance the feeling that one has stepped into a special place.

BER DETAILS:

BER: B3
BER No.: 116625583
Energy Performance Indicator: 142.77 kWh/m²/yr

A.M.V. €945,000



GARDENS AND GROUNDS:

Temair House is well set back off the road and its mature grounds offer a great deal of privacy and tranquillity. A meticulously landscaped garden envelops the house where the vast expanse of manicured lawns, rockeries and pathways invite you to explore its hidden treasures over the multi-level garden. Showcased within the grounds are an abundance of specimen trees including mature Horse Chestnut, Beech, Mediterranean Pine, Prunus Negra, Lim, Acer, New Zealand Fir, native Fuchsia and a number of Magnolia, truly a paradise of nature's grandeur and beauty. There is also a mature orchard with a selection of apple, pear and mixed berries fruit trees.

Outside, a splendid Indian sandstone patio is accessed through two sets of French Doors from the open plan living/dining area. The patio extends from the side of the residence around to the rear and is a perfect setting to enjoy a morning coffee and for al-fresco dining and entertaining, and taking in the captivating panoramic views. Indeed, the extensive patio area effectively serves as additional living space during the long, sunny summer days.

There are a number of outbuildings including an attractive garden shed with veranda, a galvanised garden shed, an 8m x 9m timber shed, a glass house/potting shed, each complimenting this magical garden.







Total area: approx. 178.8 sq. metres

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.