



For Sale By Private Treaty

RIVENDELL, CAMPILE, Co. WEXFORD

P^YN
O'GORMAN
EST 1924

Auctioneers • Valuers • Estate Agents



Rivendell is an exceptional and delightful country residence, set in an elevated position in the tranquil countryside of Southwest County Wexford. The property enjoys stunning far-reaching views of several mountain ranges. Built to exacting standards in 2016 and beautifully presented by its current owners. Rivendell provides elegant and versatile, light filled living accommodation of c. 300sq m (3,229sq ft), it has a one bedroom detached guest cottage, double garage block and gardens of 0.41ha (1.013 acre). The house; which extends to c. 240sq m (2,583sq ft) briefly comprises of a double height entrance hall with walnut flooring, double glass doors which open into a bright and spacious sitting room flowing into a beautiful kitchen/ diner with bi fold doors to the gardens and stunning views. There are 3 well-proportioned bedrooms and a bathroom on the ground floor. Upstairs there are 2 en-suite bedrooms, the principal bedroom includes a dressing room. The gardens surrounding the property are a most attractive feature having been developed by the current owners along organic principles to create areas of formal garden and a meadow comprising; wildflower areas, vegetable garden, fruit trees encouraging rich biodiversity. Planting includes: green beech around the perimeter and areas of wild dog rose and apple trees. Located less than 3km from Campile village which has a host of amenities including shops, a garage and a post office. John F Kennedy Arboretum is less than 10mins by car. The Hook peninsula and its beautiful and rugged coastline is a short drive. The new N25 road is less than 15 minutes making the journey time to Dublin less than 2 hours. The vibrant town of New Ross is close by and there is easy access to Waterford City and Wexford.



Ground Floor Accommodation

Entrance Hall 4.5m x 5.3m + 1.2m x 5m with beautiful, vaulted ceiling, galleried staircase, walnut flooring, Double glass doors open into:

Sitting room 5.8m x 5.2m with vaulted ceiling, feature brick fireplace, solid fuel stove and walnut Flooring.

Kitchen/ Diner 9.3m x 4.7m Shaker style kitchen with a range of high quality fitted units, Belfast sink, Integrated Neff appliances, Walnut flooring and bi-folding doors to the patio.

Utility room 2.8m x 2.6m with units plumbed for domestic appliances with tiled floor and door to rear patio and garden.

Bedroom 1. 3.4m x 2.6m with fitted sliderobe wardrobes and walnut flooring.

Bedroom 2. 4m x 3m with walnut flooring.

Bedroom 3. (Study) 5.1m x 3.4m with Walnut flooring, plus storage (with plumbing for en-suite) 3m x 1.2m



First Floor Accommodation

Galleried landing 7.5m x 1.2m

Bedroom 4. (Principal suite) 7m x 6.6m

incorporating en-suite shower room 2.5m x 2.2m

and separate dressing room 3m x 2.9m with

fitted floor to ceiling wardrobes and dressing table

Bedroom 5. 5m x 4m with fitted wardrobes and en-suite bathroom (2.8m x 2.1m)

Hot press 2.5m x 1.8m with excellent storage

Features

Idyllic setting with expansive views

Stunning walnut flooring

Detached one bedroomed guest cottage

Double garage block

Grounds of 0.41ha (1.013 acre)

Close proximity to JKF Arboretum and the coastal villages

of Duncannon, Arthurstown, Ballyhack and the Hook Peninsula



Guest Cottage

Living room 5.4m x 5.4m with double height ceiling and solid fuel stove.

Kitchen/ diner 5m x 4m with range of fitted units and tiled floor.

Shower room

First floor

Bedroom 4m x 4m with fitted wardrobes.

Broadband and Satellite TV

RIVENDELL

THE HOOK

JFK ARBORETUM





Outside: Detached double garage block 6m x 4.5m with roller shutter doors, storeroom and plant room which includes a further utility facility and houses the purified well water filtration system. The wonderful gardens extend to 0.41ha (1.013 acre).

Services: Air source heat pump, (HRV) Heat Recovery Ventilation system for air filtration, biocrete sewage treatment plant, alarm, fast broadband and Satellite TV.

BER: B3 No 109777540

Eircode:Y34TK88

Viewing: By prior appointment only

Further information available from



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