

For Sale

Asking Price: €700,000

**Sherry
FitzGerald**
O'Leary Kinsella



Foxglove Lodge,
Killincooley More,
Kilmuckridge,
Co. Wexford
Y25 E397



sherryfitz.ie

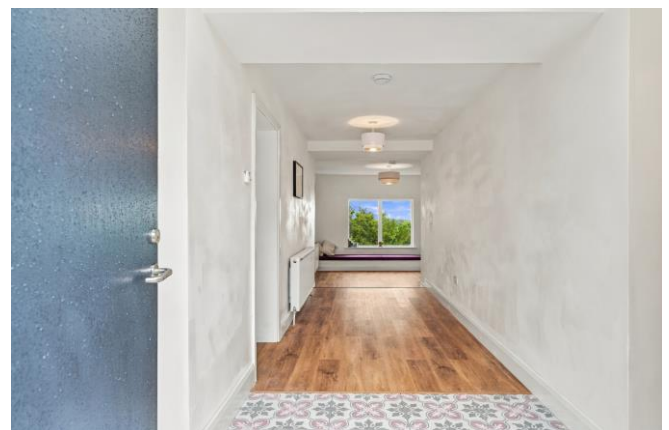


Foxglove Lodge is an impressive architecturally designed four-bedroom detached residence extending to approximately 349 sq.m. (3,757 sq.ft.), set in a wonderful rural location with amazing sea and country views, within easy reach of the coast. Enjoying a peaceful and private setting, the property is situated approximately 3km from Kilmuckridge village, 6km from Blackwater village, and just over 2km from the beautiful beach at Tinnaberna. The combination of generous accommodation, a tranquil countryside setting and proximity to the coast makes Foxglove Lodge an appealing home for those seeking space, privacy and a relaxed lifestyle. The residence is set well back from the road and is approached via an attractive driveway, providing a welcoming entrance and ample parking for residents and visitors.

The main residence provides well-proportioned and versatile accommodation arranged over two floors. On the ground floor, the accommodation comprises a spacious open-plan living room and kitchen, creating an ideal central hub for everyday family life and entertaining. This level also includes a utility room, sunroom, bathroom, home office, storage area and bedroom. Upstairs, there are two further bedrooms, both benefiting from ensuite facilities. The principal bedroom enjoys the added luxury of a walk-in closet, providing excellent storage and a comfortable private retreat.

Adding further versatility, the property also incorporates a 19th century farm cottage converted to a self-contained annex, offering a range of potential uses for extended family, guests, working from home or independent living. The annex comprises a living room, kitchen, utility room, bedroom and bathroom, providing comfortable and well-appointed additional accommodation.

Foxglove Lodge offers the best of both worlds — a peaceful rural setting surrounded by the countryside, while remaining within convenient driving distance of local villages, amenities and the coast. With its substantial floor area, five bedrooms, additional annex accommodation, generous parking and attractive location close to Tinnaberna beach, Foxglove Lodge presents an excellent opportunity to acquire a substantial country residence with considerable flexibility and appeal.



Accommodation

GROUND FLOOR:

Entrance 3.8m x 2.8m (12'6" x 9'2"): at widest point, tile flooring.

Hallway 3.7m x 4.4m (12'2" x 14'5"): wood flooring.

Hall 12.0m x 4.0m (39'4" x 13'1"): wood flooring.

Living Room 5.9m x 4.6m (19'4" x 15'1"): wood flooring, feature inset stove fireplace.

Kitchen 4.2m x 4.8m (13'9" x 15'9"): wood flooring, fitted kitchen and island.

Utility 1.7m x 2.8m (5'7" x 9'2"): wood flooring and fitted storage units.

Sunroom 2.9m x 3.8m (9'6" x 12'6"): at widest point, wood flooring.

Office 4.1m x 2.7m (13'5" x 8'10"): carpet flooring.

Storage 4.1m x 1.7m (13'5" x 5'7"):

Bathroom 2.1m x 3.4m (6'11" x 11'2"):

Bedroom 3 3.9m x 4.5m (12'10" x 14'9"): carpet flooring.

Music/Games Room 4.7m x 4.0m (15'5" x 13'1"): carpet flooring.

Storage 1.8m x 2.6m (5'11" x 8'6"): carpet flooring.

FIRST FLOOR:

Landing 6.2m x 2.8m (20'4" x 9'2"): at widest point, carpet flooring.

Master Bedroom 5.9m x 5.0m (19'4" x 16'5"): at widest point, carpet flooring.

Ensuite Bathroom 5.3m x 2.9m (17'5" x 9'6"): at widest point, tiled flooring, partially tiled walls, shower, w.c., and wash hand basin.

Walk in Closet 3.7m x 3.4m (12'2" x 11'2"): at widest point, carpet flooring and storage.

Bedroom 2 3.5m x 3.6m (11'6" x 11'10"): at widest point, carpet flooring.

Ensuite 2.6m x 2.0m (8'6" x 6'7"): tiled flooring, shower, w.c., and wash hand basin.

Storage 2.6m x 1.0m (8'6" x 3'3"):

ANNEX:

Living Room 5.5m x 4.3m (18'1" x 14'1"): carpet flooring.

Kitchen 6.5m x 4.3m (21'4" x 14'1"): wood flooring and fitted kitchen unit.

Utility Room 2.5 x 1.8m (2.5 x 5'11"): wood flooring and fitted storage units.

Bathroom 2.5m x 3.9m (8'2" x 12'10"): tiled flooring, w.c., wash hand basin and shower

Master Bedroom 3.2m x 5.8m (10'6" x 19'): carpet flooring.





Special Features & Services

- Impressive four-bedroom detached residence approx. 349 sq.m. (3,757 sq.ft.).
- On c.0.86 acres with amazing sea and countryside views.
- Peaceful rural setting with excellent privacy.
- Approx. 2km from Tinnaberna Beach, 3km from Kilmuckridge village, 6km from Blackwater village.
- Excellent combination of country living and coastal convenience.
- Excellent "A" rated – Green Energy Rating.
- Solar Panels.
- Air to Water.
- Triple Glazed Windows.
- Cat 6 wiring.
- Mains Water.
- Bio-Crete Treatment Plant.







Directions
Y25E397





Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



CONTACT

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OFFICE OPENING HOURS

Our office opening hours are:
9am – 1pm & 2pm – 5.30pm
Monday to Friday.
Viewings conducted 6 days
(including Saturdays).

VIEWING

Viewing by appointment.

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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
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