

FOR SALE

AMV: €495,000

File No. c874.CWM



‘Harvest Lodge’, Carne, Co. Wexford

- Breath-taking sea views overlooking Wexford Coastline
- Beautifully presented four-bedroom dormer bungalow, extending to c. 205 sq.m. / 2,206 sq.ft.
- An entertainer’s home with a separate ‘Tigin’ comprising of three bedrooms, three bathrooms and extending to c. 123 sq.m. / 1,324 sq.ft.
- Accommodation of the main house comprises entrance hall, guest w.c., kitchen/living/dining, utility, dining room, ground floor bedroom with en-suite, large spacious landing area, master bedroom with en-suite & walk-in wardrobe, two additional bedrooms and family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**

‘Harvest Lodge, Carne, Co. Wexford

General Description: There’s living in Wexford, and then there’s living by the sea in Wexford. Harvest Lodge is a remarkable location on c. 1.2 acres with landscaped gardens and tarmac drive, overlooking the wonderful Wexford coastline.

The property presents a unique opportunity for an extended family seeking separate living quarters, with two individual lodging. The main dormer style house comprises of four bedrooms built in 1994 and maintained superbly. The spacious “Tigin” built in 2008 comprises of three bedroom with a large open plan living area.

The main house extends to c. 205 sq.m. / 2,206 sq.ft and the accommodation comprising of entrance hall, guest w.c. kitchen / living / dining, utility, dining room, ground floor bedroom with en-suite large spacious landing area, master bedroom with en-suite with walk-in-wardrobe, two additional bedrooms and family bathroom. The attached garage is useful storage space and once used as a playroom with the central open porch area connecting back to the main kitchen.

The “Tigin” which is deceptively generous in size extends to c. 123 sq.m. / 1,324 sq.ft and comprise of an entrance hall, Kitchen/ living dining with three bedrooms and three bathrooms. The open planning living area opens out onto the large patio with superb views.

To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393 or by email at sales@kehoeproperty.com



Location: On your doorstep is a wide range of beaches to be discovered including the sandy dunes of Carne Beach and private coves at St. Margaret's Beach and St. Helen's Beach. If you enjoy long treks along the water's edge miles of the uninterrupted beach walk awaits to stretch your legs.

Location is Key!

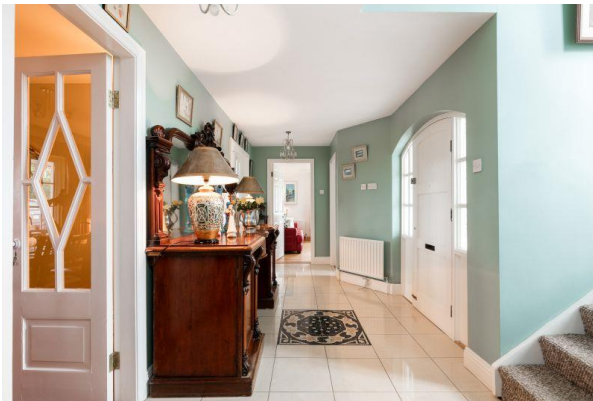
- 2 km / 7 minutes from Carne Beach
- 3 km / 5 minutes from Lady's Island
- 11 km / 15 minutes from Rosslare Strand
- 22 km / 26 minutes from Wexford Town
- 23 km / 26 minutes from Kilmore Quay
- 8 km / 13 minutes from Rosslare Europort
- 89 km / 74 minutes from Waterford City
- 93 km / 87 minutes from Waterford Airport (new runway extension granted)
- 150 km from Dublin City
- 170 km from Dublin International Airport



ACCOMMODATION

Storm Porch	1.66m x 1.29m	Sliding door access to storm porch with tiled flooring.
Entrance Hallway	5.67m x 2.31m	Tiled flooring – mosaic design in centre, double doors to dining room & kitchen area.
Sitting Room	5.87m x 3.77m	Oak timber flooring, large bay window overlooking front garden. Open fire with cast iron & tiled insert & timber surround. T.V. point and coving. Patio doors leading to enclosed al-fresco dining area.
Guest W.C.	1.78m x 1.57m	Laminate flooring, half-wall tiling, w.c. and w.h.b.
Dining Room / Home Office	4.39m x 3.26m	Carpeted flooring, two sets double glass doors to kitchen & living area.
Kitchen/Dining/ Living Area	7.45m x 5.25m	Tiled flooring, built-in ground & eye level kitchen cabinets with tiled splashback surround. Plenty of worktop space, double drainer stainless steel sink unit with drip-tray. Built-in double oven, dishwasher. Solid fuel stove with timber surround and back boiler supplementing the oil fired heating. Stunning views of the sea from all vantage points. Double doors leading to purpose-built patio dining area.
Back Porch / Utility Room	2.47m x 1.88m	Tiled flooring, plenty of storage cabinets, plumbed for washing machine. Door to:
Back Porch	3.66m x 1.95m	Tiled floor. Door to external garage (5.50m x 3.50m).
Bedroom 4	3.28m x 3.16m	Carpeted flooring, built-in wardrobes.
En-suite	1.71m x 1.69m	Tiled flooring, fully tiled corner shower stall, Triton T90sr shower, w.c. and w.h.b.

Timber carpeted staircase to first floor





Landing	6.40m x 2.49m (max)	Carpeted flooring. Hotpress with dual fuel immersion with ample storage space and shelving.
Master Bedroom	6.06m x 3.31m	Dual aspect overlooking front garden at one side and at the other the south-easterly facing water views in a large Velux window. Timber flooring.
En-suite	2.12m x 1.94m	Tiled flooring, tiled wall surround, corner shower with Mira pressure pump shower, built-in cabinets with sink integrated and storage underneath, w.c.
Walk-in Wardrobe	1.97m x 1.80m	Shelved & railed, access to attic
Bedroom 2	4.47m x 3.16m	Timber flooring, built-in storage cabinets and vanity area with shelving. Large Velux window overlooking south-easterly facing water views.
Bedroom 3	4.41m x 3.06m	Timber flooring, built-in cabinets & drawers with desk incorporated and Velux window overlooking south-easterly facing water views.
Family Bathroom	3.22m (max) x 2.86m (max)	Tiled flooring, storage to eaves. Bath with showerhead faucet overhead and tiled wall surround. Corner shower stall with tiled surround and Mira pressure power shower, w.c. and wh.b.
Total Floor Area: c. 205 sq.m. (c. 2,206 sq.ft.)		



Outside

- Stunning sea views, overlooking Carne Beach.
- Purpose-built al-fresco dining area with sheltered half-walls.
- Mature gardens in lawn with a range of hedging and planting
- Tigin with 3 bedrooms, living area and bathrooms, extending to c. 1,300 sq.ft.

Services

- Private well
- OFCH
- Septic tank
- Fibre Broadband



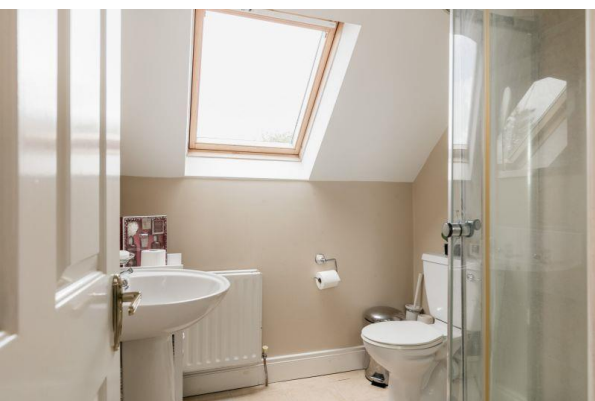
TIGIN



ACCOMMODATION

Entrance Hallway	4.47m x 1.91m	Timber laminate flooring
Open Plan Kitchen/ Living/Dining Room	6.34m x 6.32m	Timber laminate flooring, solid fuel stove on elevated hearth. French doors leading to enclosed patio area with stunning water views. Fully fitted kitchen with ground and eye level cabinets, worktop, double drainer stainless steel sink unit, electric oven, extractor fan, dishwasher, fridge-freezer. Door to:
Utility Hall	1.91m x 0.95m	Understairs cubby, plumbed for washing machine and space for condensing dryer.
Guest W.C.	2.44m x 1.43m	Tiled flooring, w.c., w.h.b. with mirror and light overhead.
Master Bedroom	3.93m x 3.87m	Carpet flooring, large window overlooking sea views.
En-suite	2.37m x 2.33m	Tiled flooring, corner Jacuzzi bath with tiled wall surround and Triton AS2000xt shower overhead. W.C., w.h.b. with Mosaic tiled splashback, mirror and light overhead.
Timber staircase to first floor		
Spacious Landing	3.94m x 2.14m	Timber laminate flooring
Hotpress		With dual fuel immersion.
Bedroom 2	4.00m x 3.89m	Carpet flooring, dual aspect with sea views.
Bedroom 3	3.89m x 3.87m	Timber laminate flooring, dual aspect with sea views.
Family Bathroom	2.08m x 1.88m	Tiled flooring, enclose tiled shower stall with Triton AS2000xt shower, w.c., w.h.b. with tiled splashback and mirror & light overhead.

Total Floor Area: c. 123 sq.m. (c. 1,324 sq.ft.)



VIEWING: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

DIRECTIONS: Eircode: Y35 Y9T3



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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FIRST FLOOR



Building Energy Rating (BER): C1 BER No. 103000346

Energy Performance Indicator: 170.69 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents.

Sales Agent

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