

FOR SALE

Offers in excess of €695,000

File No. E103.CWM



‘Kilcorral House’ (R741), Kilcorral, Castlebridge, Co. Wexford Y35 YR71

- Distinctive Tudor-style detached residence built in 1986 extending to c. 223 sq.m. on beautifully landscaped grounds of c. 2.37 acres
- Prime coastal location just 2km from Castlebridge Village, 6.8km from Curracloe Blue Flag Beach and 7km from Wexford Town.
- Elegant interiors featuring Brazilian Paran  Pine finishes, vaulted entrance hall, bespoke four-poster master bedroom suite and generous living accommodation.
- Exceptional outdoor amenities including electric gated entrance, tennis courts, south-facing patios, two car garages, pond, rainwater harvesting & dual road access.
- Accom. in brief; Entrance foyer with vaulted ceiling & bespoke staircase, large formal sitting room, second sitting room, kitchen/ dining, butler's pantry / utility, guest wc / shower, sunroom off dining room. Upstairs spacious landing, three large bedrooms with Master bedroom, ensuite and walk in wardrobe. Family bathroom and spacious hot press.
- To arrange a suitable viewing time, contact the sole selling agents only. Kehoe & Assoc. at 053 9144393



‘Kilcorral House’ (R741), Kilcorral, Castlebridge, Co. Wexford Y35 YR71

‘Kilcorral House’ is an impressive Tudor-style detached residence extending to approximately 223 sq.m., set on a beautifully maintained private site of c. 2.37 acres in the peaceful countryside of Kilcorral, just outside Castlebridge Village. Built in 1986, this distinctive family home combines timeless character with generous living accommodation and exceptional outdoor amenities. Approached through electric gated entrances, the property enjoys mature pristine landscaping, extensive cobblelock south-facing patio areas, a tranquil pond with goldfish, tennis courts and dual road frontage with additional paddock access from the Kilcorral Road (L7007). Ideally located just 2km from Castlebridge Village and only 7km from Wexford Town, the property offers the perfect balance of countryside privacy and everyday convenience. The renowned Curracloe Blue Flag Beach, with its miles of golden sandy shoreline, dunes and scenic Raven Forest walking trails, is only 6.8km away, making this an exceptional coastal lifestyle location. Castlebridge offers a range of local amenities including supermarkets, cafés, restaurants, pharmacy, churches and sports clubs, while families are well catered for with nearby primary and secondary schools and excellent commuter access to Wexford Town and beyond.



Internally, the residence is filled with charm and warmth, featuring a striking entrance hall with vaulted ceiling, Brazilian Paraná Pine timber finishes to the stairs, lounge ceiling and hallways, together with quality mahogany doors, architraves and radiator covers throughout. Accommodation briefly comprises a spacious sitting room with solid fuel stove insert, kitchen/dining area complete with appliances, butler's pantry/utility room, guest shower room and a bright sunroom overlooking the gardens. Upstairs offers a large landing area, family bathroom, hot-press, attic access and three generous bedrooms including a beautifully appointed master suite complete with ensuite, walk-in wardrobe and bespoke four-poster bed incorporating built-in lockers and blanket storage. Additional features include a detached garage with utility and boiler house, a second large garage with electric roller door and painted concrete floors, rainwater harvesting system and steel garden shed. This is a rare opportunity to acquire a unique country residence in one of Wexford's most desirable coastal settings.

It is highly recommended, to arrange a suitable viewing time, please contact the sole selling agents, Kehoe & Assoc., at 053 9144393.





ACCOMMODATION

Entrance Hallway	3.91m x 3.59m	Tiled flooring throughout with a boarder pattern, double heighted ceiling with solid timber Parana pine staircase and iron rails leading to the first floor. Teak radiator covers with teak doors throughout and door to
Formal Sitting Room	5.98m x 4.55m	Carpeted flooring throughout, large window overlooking front gardens and driveway, solid fuel fireplace with feature marble surround tile and mahogany timber mantelpiece, built in display cabinetry with open shelves and drawers, teak radiator cover, coving, ceiling rose and wall lights.

Other side of central hallway:

Second Sitting Room	4.57m x 4.45m	Carpeted flooring throughout, dual aspect with two large windows overlooking front driveway and side garden with cobble lock pathways surrounding. Parana pine panel ceiling with teak radiator covers, feature solid fuel stove with a granite tile surround and mahogany mantel piece, solid teak built in cabinetry with tv console station and display cabinetry overhead, dual access.
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Doors leading through to:







ACCOMMODATION

Kitchen/Dining Room Area	8.27m x 3.66m	<p>Kitchen Area: Tiled throughout with painted solid oak fitted kitchen with ample floor and eye level cabinetry throughout, built in Bosch oven (installed in 2026 never used), built in Belling microwave, four ring electric hob under extractor fan, double drainer stainless steel sink under large window overlooking rear gardens and patio. Fully tiled wall surround and splashback, breakfast counter space with Electrolux under counter fridge and stained oak breakfast counter area.</p> <p>Dining Area: Engineered oak flooring with large window overlooking side garden, mahogany overleaf shelf over radiator.</p>
<i>Sliding doors leading out to:</i> Sunroom	4.07m x 3.86m	Tiled flooring throughout, half wall with window surround, sliding doors leading out to side garden and patio area, electric heating supply.
<i>From the kitchen, door leading to:</i> Utility/Butler's Pantry	3.24m x 2.13m	Tiled flooring throughout, pedestrian door access leading through to rear gardens. Alarm system and solid painted oak cabinetry with floor and eye level storage, stainless steel sink and drainer under window overlooking rear gardens, integrated dishwasher, Electrolux freezer.
<i>Door leading through to:</i> Shower Room	2.13m x 1.15m	Tiled flooring, floor to ceiling tile surround, enclosed shower with vinyl surround, Triton Delta Electric power shower, w.h.b with mirror overhead and w.c.
<i>Solid piranha timber staircase with wrought iron railing leading to:</i>		







ACCOMMODATION

First Floor

Expansive Landing Area	4.85m x 4.64m	Carpeted flooring throughout, recess lights with piranha pine ceiling, wall mounted lights and featured central pendant.
Hot-press	2.31m x 1.47m	Open shelves and rails, hatch to attic and insulated water tank.
Master Bedroom	5.52m x 4.56m	Carpeted flooring throughout, recess lights, dado rail surround and large window overlooking front garden and driveway. Four poster mahogany bed, solid timber with built in lockers and blanket box with matching dressing table included in the sale. Supplemented heating with an electric wall mounted heater.
Walk in wardrobe	2.58m x 2.32m	Recess lights and privacy window overlooking rear garden, carpeted flooring, solid mahogany doors with radiators in each closet, open shelves and rail and built in mirrors
Ensuite	2.54m x 1.82m	Tiled flooring, floor to ceiling tile surround, recess lights, w.h.b with wall mounted mirror and lighting overhead, enclosed large shower with Triton T90z electric shower, white painted towel rail and w.c.
Bedroom 2	3.97m x 3.49m	Carpeted flooring newly installed in 2026, large window overlooking front garden and driveways with side pocketed built in mahogany cabinetry, ample treble bay wardrobes with open shelves and rails, and vanity station with mirror and lighting.
Bedroom 3	4.07m x 3.65m	Carpeted flooring throughout, large window overlooking rear garden and tennis court, solid mahogany built in cabinetry with w.h.b and vanity station built in with mirror and lighting overhead.
Family Bathroom	2.66m x 2.56m	Lino flooring, bath with gold faucets and shower head, separate shower with Triton power shower, w.h.b with mirror, shelving and lighting overhead, w.c. and bidet, recess lights and large heated towel rail.

Total Floor Area: c. 223 sq.m / 2,400 sq.ft









OUTSIDE

Garage No. 1	6.07m x 4.57m	Up and over door access. Concrete ground throughout, large window overlooking side access, built in benches and lockers, alarm system.
<i>Step up to:</i>		
Back Utility Room	2.98m x 2.07m	Tiled flooring throughout, floor level cabinetry and counters, Bosch washing machine, Whirlpool dryer, pedestrian access.
Boiler House:	2.11m x 1.49m	Concrete ground with Grant condensing boiler installed in
<i>Separate drive leading to two storage areas.</i>		
Ramp access Adman Steel Shed	2.91m x 2.97m	Timber flooring with felted steel with LED lights.
Third Garage	8.93m x 5.98m	Concrete ground throughout, dual access with electric roller door access and large sliding door leading to ramp and adjacent field. Two large windows overlooking tennis court and sliding door access directly to tennis courts.







Features

- Tudor style country estate
- Built in 1986
- Detached, extending to c. 223 sq.m
- 3 bedrooms, 3 bathrooms
- Tennis Court
- Site extends to c. 2.37 acres including dual access from two separate roads; R741 gated entrance & paddock / site access from the Kilcorral Road (L7007)

Outside

- Pristine landscaping
- Electric gate entrance
- Detached garage c. 4.58mtrs x 8.34mtrs with utility, car garage and boiler house
- Large cobble stone south facing patio areas
- Pond with goldfish
- Rainwater harvesting
- Steel garden tool shed

Services

- Mains Water
- Septic Tank
- OFCH (Grant Boiler installed in circa 2023)
- Fibre Broadband
- Alarm
- Generator switch

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 YR71









Building Energy Rating (BER): C1 BER No. 118293174

Energy Performance Indicator: 162.85 kWh/m²/yr

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

Sales Agent

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These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRSA No. 002141