



OUNAVARRA HOUSE

COURTOWN • CO. WEXFORD

savills



OUNAVARRA HOUSE

COURTOWN • CO. WEXFORD • Y25 E9K4

Courtown 1.5 km, M11 4 km, Gorey 6 km, Arklow 22 km, Enniscorthy 31 km, Wexford Town 41 km, Rosslare Harbour 59 km, Dublin City 90 km, Dublin Airport 119 km
(all distances approximate)

Spectacular period property in a tranquil location

Superb 19th Century house with 5 well-proportioned reception rooms and 7 bedrooms

Walled garden and formal gardens

Bungalow (1 reception room, 3 bedrooms)

Gate lodge (2 reception rooms, 2 bedrooms)

Range of traditional outbuildings

Stud railed paddocks

Woodland and river frontage

About 22 acres / 9 hectares in total

For sale by Private Treaty as a whole

Savills Residential & Country Agency
33 Molesworth Street, Dublin 2
Tel: +353 (0)1 618 1300
Email: country@savills.ie
PSRA Licence 002223



Location

Ounavarra House has a wonderful, private situation within the historic county of Wexford in the southeast of Ireland.

The picturesque seaside village of Courtown is close by and offers a range of everyday amenities. The village was developed after Lord Courtown ordered the construction of a harbour during the Famine.

Gorey (6 km) and Arklow (22 km) are two large towns with an abundance of amenities including quality restaurants and cafés, supermarkets and pubs, as well as a variety of retail stores. The historic town of Enniscorthy is anchored by its 13th Century castle which sits in the heart of the town and is a well-known tourist attraction.

County Wexford is renowned for its excellent verdant countryside, favourable climate, picturesque mountain ranges, white sandy beaches and charming characterful villages. Wexford is the county town in this area of the southeast of Ireland and is located at the mouth of the River Slaney. A harbour town, it is widely regarded for its rich arts scene and culture. It is also known for its medieval lanes and the opera festival held in the modern National Opera House. The festival is recognised worldwide for introducing new artists and audiences to the forgotten masterpieces.

West Gate Heritage Tower is a restored 13th Century tollgate. It is next to the old town walls and ruined 12th Century Selskar Abbey.

Ounavarra House is surrounded by an excellent transportation system with the M11 motorway connecting Enniscorthy to Dublin only 4 kilometres from the house. There are also regular bus and train services from Gorey and Arklow connecting to Dublin City. Rosslare Europort (with a rail connection to Dublin Connolly), provides links from south-east Ireland to both the UK and France.

Sporting and recreational facilities are extensive with golf at Courtown Golf Club (3 km) and Ballymoney Golf Club (5 km). Courtown Woods, which is 1.4 kilometres distant, offers delightful nature walks for those who appreciate peace and tranquility.

There is an abundance of local primary and secondary schools both in Gorey and Arklow.





Ounavarra House

Ounavarra House is a substantial 19th Century home set in mature landscaped grounds. The house is entered from a minor public road through an impressive entrance with granite ashlar piers with cast-iron gates and beautiful overhanging mature trees. A gravel driveway divides upon entry, one branch leading to the yard while the other culminates at the front entrance, where there is ample parking.

The distinguished five-bay, two-storey period house features an elegant asymmetrical design with gabled bays and a charming projecting porch. The property has a hipped slate roof, red brick chimney stacks, decorative bargeboards and creeper-clad roughcast walls.

Over time, Ounavarra House has undergone substantial restoration efforts. A side extension was added, providing additional living quarters arranged around a charming courtyard.

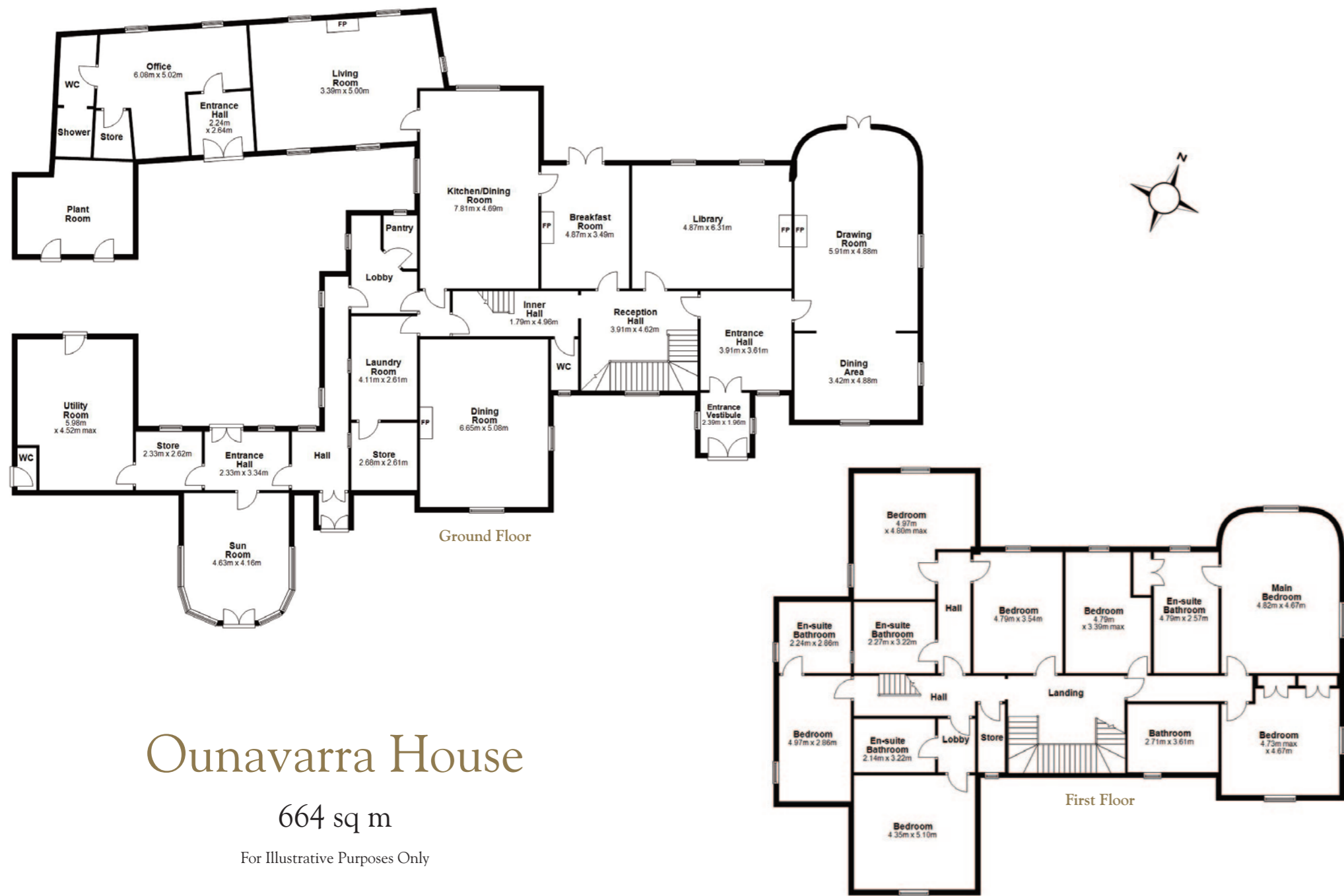
The accommodation has been well designed to provide the comforts of contemporary family living whilst reserving generously proportioned reception rooms fit for lavish gatherings. Throughout the property the detail and finishes are notable with period features throughout including sash windows, shutters, picture rails, architraves, cornicing, and decorative marble fireplaces.

An impressive reception hall gives access to three elegant reception rooms including the drawing room, library and dining room. The kitchen is centrally located comprising a marble-topped island, an Aga and beautifully crafted and extensive range of floor and wall mounted units. Flowing seamlessly from the kitchen, the extension offers a spacious living room, office, laundry room, sunroom and ample storage.

A beautifully crafted wooden staircase leads to the bedroom accommodation which is laid out on the first floor with four elegant bedroom suites, along with three additional bedrooms and a bathroom.

The accommodation is laid out, as shown on the accompanying plans.





Ounavarra House

664 sq m

For Illustrative Purposes Only



Gardens and Grounds

A prominent aspect of Ounavarra House is its stunning landscaped gardens which envelop the house. Nestled within the mature scenery, the immediate gardens surrounding the house are meticulously managed, creating a stunning backdrop. The diverse assortment of flora, fauna and outstanding specimen trees provide colour, shelter, amenity and privacy. To the east of the house is a walled garden which contains an apple and pear orchard as well as a green house.

There are also well-defined walking trails that pass through mature woodland and run alongside the Owenavragh River, providing a scenic and peaceful setting.

To the south of the property are four good-sized grass paddocks enclosed by stud railing. Each field is equipped with drinking troughs connected to the mains water supply.





Bungalow



Gate Lodge



Additional residential accommodation

Bungalow

A charming bungalow, located in the main yard, was renovated and refurbished in 2022 to a high standard. The home features a modern, open-plan layout, seamlessly integrating the living area, kitchen, and dining space. It also offers three well-proportioned bedrooms, making it an ideal residence for staff, family members, or guests.

Gate Lodge

A single-storey gate lodge is positioned beside the yard entrance of Ounavarra House. Extending to approximately 106 sq m (1,140 sq ft), the property features a kitchen with double doors opening onto the garden, a living room, and a studio. The accommodation also includes two bedrooms, two bathrooms, and a utility room. The lodge benefits from a private garden, offering a peaceful outdoor space.

Outbuildings

Adjacent to the house is a courtyard comprising a stable block with five stables, a garage and a number of traditional stores. The courtyard has a separate access point off the main road.

Adjacent to the house is a well-organised courtyard, featuring a stable block with five stables, a garage, and several traditional stores. This space is both functional and versatile, offering expansive hardstanding.

The courtyard benefits from a separate access point off the main road. Its layout and access make it well-suited for a variety of purposes.



Outbuildings



Outbuildings



Outbuildings

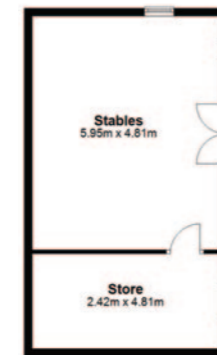
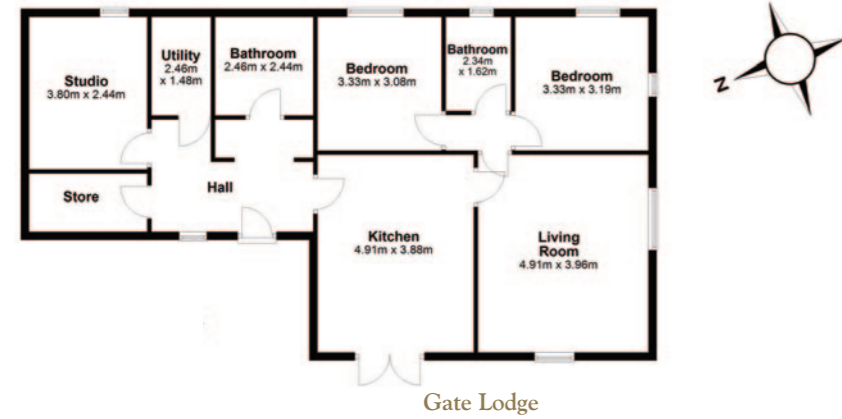
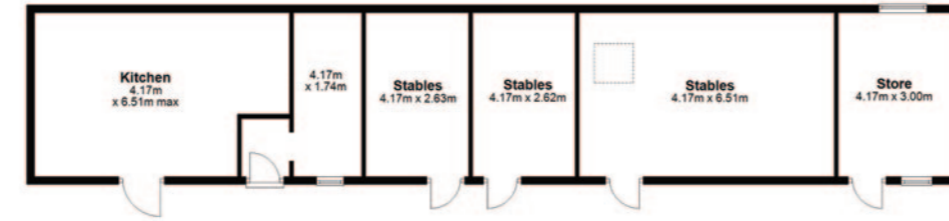
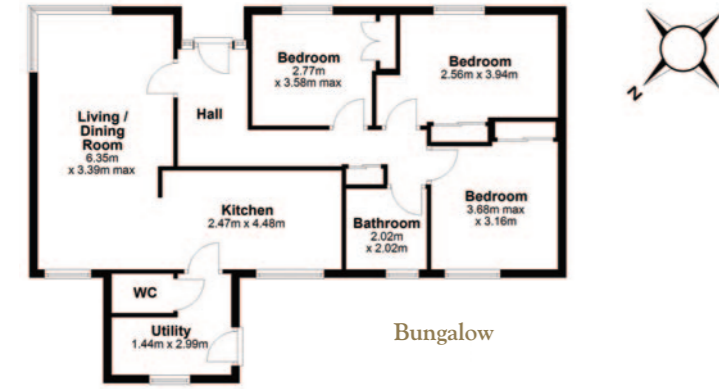


Outbuildings

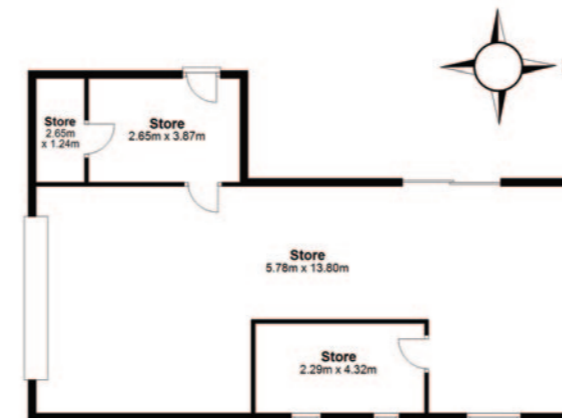
Additional Accommodation

Bungalow 88.4 sq m
 Gate Lodge 106.6 sq m
 Outbuildings 232.8 sq m

For Illustrative Purposes Only



Outbuildings



Woods & Amenity

Ounavarra House provides an exceptional combination of privacy and natural beauty, bordered by the serene Owenavoragh River. With ample opportunities for the next owner to further develop or diversify the land, the property is ideally suited for those looking to maximise its natural resources.

The woods at Ounavarra are an attractive feature due to their age and variety of species. They are mainly laid out to the rear of the property and provide shelter, privacy and amenity.



General Remarks & Stipulations

Viewings

Strictly by private appointment by the sole selling agents.

Eircode	BER	Property	BER
Y25 E9K4		Ounavarra House	Exempt
		Gate Lodge	C3
		Yard Bungalow	E1

Fixtures & Fittings

All fixtures and fittings are excluded from the sale including garden statuary, light fittings, and other removable fittings, although some items may be available by separate negotiation.

Local Authority

Wexford County Council
Newtown Road, Carricklawn, Wexford Y35 WY93
Tel: 00 353 (0) 53 918 6000 Email: customerservice@wexfordcoco.ie

Services

The residential properties have oil-fired central heating, mains water, private drainage and broadband. Please note that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

Historic Listing

Ounavarra House is listed on the National Inventory of Architectural Heritage as a protected structure (Reference number: 15611002).

Entry & Possession

Entry is by agreement with vacant possession.

Offers

Offers may be submitted to the selling agents, Savills, 33 Molesworth Street, Dublin 2.
Email address: country@savills.ie.

Best Offers Date

A date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

Solicitors

Ensor O'Connor Solicitors
Melrose House, Westgate, Co Wexford
Tel: +353 (0)53 9152633 Email: wex@ensoroconnor.ie
Contact: Bill O'Connor

Financial Guarantee

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

Wayleaves and Rights of Access

The property will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser will be held to have satisfied themselves as to the nature of all such rights and others.

Generally

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Brochure prepared and photographs taken April 2025.



