



Taulaght House

Saltmills, Co. Wexford

*A charming country residence with
excellent equestrian facilities and
positioned within a stunning setting
overlooking Bannow Bay.*

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A charming country residence with excellent equestrian facilities and positioned within a stunning setting overlooking Bannow Bay.

A superbly presented country home with the added benefit of excellent equestrian facilities and stunning views from an idyllic elevated position overlooking Bannow Bay and the surrounding countryside.

Taulaght is in pristine condition and has been tastefully refurbished by its current owners to offer a potential purchaser a home which is ready to move into. Extending to 2,500 sq.ft and boasting four bedrooms the property offers all the comforts of a modern home and is perfectly suited for a family with a passion for all things horses, outdoor and coastal pursuits.

4
BED

3
BATH

2
LIVING

12
ACRE

2500
FT²



Accommodation

The accommodation extends over two floors and consists of:

ENTRANCE HALL

Access through a solid hardwood front door and including handcrafted staircase with storage under and access to the first floor.

INNER HALL

Includes large hot-press / linen closet with access to kitchen, utility room and guest wc.

KITCHEN / BREAKFAST ROOM

Custom made kitchen featuring painted units, granite worktop and splash back.
Large kitchen island with granite worktop, Aga with dual hotplate and double oven, integrated double oven and microwave, induction hob with extractor fan, Belfast sink, recessed lighting and access to sitting room.

SITTING ROOM

Spacious reception area with 3 feature double windows and French doors to patio area.

LIVING / DINING ROOM

Access from hall with formal dining area and hardwood flooring and solid fuel stove.



Accommodation

UTILITY ROOM

Large utility area with a range of built in cabinet units, double sink, tiled splash back, wainscoting and access to inner hallway.

GUEST WC

with wc and whb.

OFFICE

Bright and spacious office area with built in shelving, internal window to kitchen along with feature windows providing a perfect vista overlooking patio area, stables and adjoining countryside.

BEDROOM 1

A double room with large built in wardrobes and feature corner window with lovely views over the garden, paddocks and surrounding countryside.

BATHROOM

Fully tiled bathroom with features including fitted sink with deluxe vanity unit under, heated towel rail, walk in shower with digitally controlled dual shower head and wc.



Upstairs

LANDING

Feature landing area with vaulted ceiling, built in book shelving and window offering scenic views over the countryside and Bannow Bay.

BEDROOM 2

Principal bedroom suite with vaulted ceiling, large dormer window, and feature glass gable end with sliding glass door through to sun room offering spectacular views over Bannow Bay and the Irish Sea. Access to ensuite.

EN SUITE

Spacious ensuite including wc, whb with custom made fitted cabinet, heated towel rail, wainscoting, opening to a fully tiled large shower area with digitally controlled dual shower heads and window to sun lounge.

SUNROOM

A fully enclosed glass paneled sun room set immediately off the principle bedroom suite with vaulted ceiling and offering stunning panoramic views of Bannow Bay, the Irish Sea and the surrounding countryside.





Upstairs

BEDROOM 3

Double bedroom with built in wardrobes, vaulted ceiling and three windows offering views over paddocks, Bannow Bay and Irish Sea. Access via Stira pull down ladder to attic area.

BEDROOM 4

Double bedroom with vaulted ceiling and three windows offering views over garden, paddocks and the surrounding countryside.

BATHROOM

Bathroom with tiled floor, wainscoting, vaulted ceiling, freestanding bath with hand held shower, separate shower with glass enclosure wc and whb.





Outside

Taulaght will appeal to those seeking a small to medium-sized pre-training, sports horse or breeding operation. The equestrian facilities which are situated adjacent to the dwelling are accessed via a private electric gated entrance and paved laneway and the facilities include:

Stable Block consisting of 3 monarch internal stables each with automatic drinkers along with a tack room, feed room, grooming bay and external wash bay.

There is a second stable block - 2 stables with automatic drinkers, a 3 bay Dutch barn and leanto shed along with an additional 3 bay Dutch barn all of which have access to paddocks and with the potential for additional stabling if required.

Both stable blocks are of concrete block construction with stone facing and would be suitable for conversion to other uses if desired.

There is a 60m x 25m Sand/Fibre outdoor arena which is immaculately maintained and surrounded by wild flowers.

Finally a recently constructed 3.5f Wexford sand gallop with an excellent incline has been added to complete what is a very well laid out facility and one which will certainly appeal to a potential purchaser searching for a ready made base.

The Lands

All of the lands are stock proofed / stud railed and include mains powered Hotwire and mains water to all paddocks. The lands are in superb heart with mature tree lined and hedgerow boundaries on all sides and benefit from a wonderful country setting.

There is excellent hacking routes on the quiet country lanes and along the sea shore. In addition Wexford, Ballinamona, River Lodge and Barnadown centres are all within easy reach.

The gardens are well stocked and include a raised patio area complete with stone table, ideal for outdoor dining and enjoying those long summer evenings whilst admiring the magnificent views on offer.

An enclosed vegetable garden is situated directly opposite the residence. Positioned adjacent to this and the house are a collection of traditional stone outbuildings which provide a store room, workshop and entertainment room, complete with built in bar, fireplace and wood panel ceiling.

These outbuildings have also undergone roofing strengthening in readiness for solar panels.



Features

Turnkey residence

Magnificent views of Bannow Bay & The Irish Sea

Electric security gates

Private and secluded setting

Double & triple glazed windows

Paved patio area and gardens

Vegetable garden

Traditional stone outbuildings

Extensive equestrian facilities including stables, barns, sand arena, paddocks and sand gallop on c.12 acres

Close proximity to local villages of Wellingtonbridge and Fethard as well as the larger urban centres of Waterford City, Wexford and New Ross.

Close to local primary and secondary schools.

Easy access to major road networks including M9, N25 & N30.

Convenient to Rosslare Ferry Port and Cork International Airport.

Schooling grounds, gallops and beaches nearby.

4
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12
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2500
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Location

MAP CO-ORDINATES

Lat: 52.249697 (52° 14' 58.91" N)

Long: -6.803827 (6° 48' 13.78" W)

Eircode: Y34 FW27

5
KM

WELLINGTONBRIDGE FETHARD ON SEA

9
KM

23
KM

NEW ROSS

42
KM

ROSSLARE EUROPORT

27
KM

WEXFORD

44
KM

WATERFORD

158
KM

CORK

177
KM

DUBLIN

Details

SERVICES

Mains water · Bio septic tank · Electricity · Oil fired central heating · Solid fuel stove

Satellite TV · Telephone and broadband available

ENERGY EFFICIENCY

BER B2 Building Energy Rating: B2 · Certificate No: 113773907

Energy Performance: 109.57 kWh/m /year.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is offered as appropriate with rights of way either public or private, wayleaves, easements and other rights of way whether these are specifically referred to or not. All sporting rights, standing timber and minerals insofar as they are owned, are included in the freehold sale.

FIXTURES & FITTINGS

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together are excluded from the sale but some may be available by separate negotiation. Such items include all carpets and curtains, light fittings, domestic electrical items and garden statuary.

SOLICITOR WITH CARRIAGE OF SALE

Naomi McCarthy, Wolfe & Co. LLP Solicitors, Market Street, Skibbereen, Co. Cork, P81 W603.

VIEWING

Viewing is strictly by appointment with the selling agents.



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PROPERTY

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