

# FOR SALE

AMV: €625,000

File No.d566.2 BK



## Period Residence, Ramsgrange Village, Co. Wexford

- Wonderful period home steeped in character with spacious and flexible accommodation extending to c. 337 sq.m. / 3,627 sq.ft.
- Set on a c. 1.78 acres / 0.7238 hectares of beautifully manicured grounds with a tree lined avenue mature surroundings.
- 5 generously sized bedrooms and multiple reception rooms, providing ample space for family living.
- Situated in close proximity to the Passage East Ferry, providing easy access to Waterford.
- Double garage, outbuildings, enclosed courtyard and large parking area to the front of the property.
- Accommodation briefly comprises: entrance hallway, 2 reception rooms, main hallway, dining room, rear hallway, kitchen / diner, hallway, scullery, W.C., utility room, rear porch on the ground floor and a half landing, W.C., family bathroom, 5 bedrooms, and a spacious landing area on the first floor.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

## Period Residence, Ramsgrange Village, Co. Wexford

Nestled in the charming Ramsgrange Village, Co. Wexford, this former monastery is steeped in history and overflowing with character, offering a rare opportunity to own a residence that truly embodies the past. This elegant period property extends to c. 337 sq.m. / 3,627 sq.ft. and is set within beautifully landscaped grounds of approximately c. 1.78 acres / 0.7238 hectares. Boasting 5 spacious bedrooms and multiple reception rooms, this property offers generous and flexible living space, ideal for families or those seeking a peaceful retreat.

The location combines rural tranquillity with easy access to Waterford City, making this home the perfect balance between historical charm and modern living. The ground floor accommodation comprises an entrance hallway, 2 reception rooms, main hallway, formal dining room, rear hallway, kitchen / dining room, rear hallway, scullery, W.C., utility room and a rear porch. The first floor features a half landing, W.C., family bathroom, 5 bedrooms, a spacious hallway and landing area.

Lovingly preserved, the property retains many of its original features, including arched doorways and high ceilings adorned with ornate coving and decorative centrepieces that reflect the craftsmanship of a bygone era. The elegant stairway, true to the period style of the property, rises gracefully with a half landing return, creating a striking architectural feature that adds both charm and character to the home.

Every room tells a story, with period details that capture the timeless elegance and spiritual serenity of its monastic origins. From the peaceful, surroundings and tree lined avenue to the stonework and historic charm throughout, this is a home where history lives and breathes.



This period home is located in the heart of Ramsgrange village, Co. Wexford. Ramsgrange offers a peaceful, rural setting while being conveniently located just 2.3 km from the nearby Arthurstown Village. Village amenities include Ramsgrange Primary School, Ramsgrange National School, church, pub, Centra Ramsgrange, post office and Shielbaggan Outdoor Education Centre. The vibrant village of Wellingtonbridge is just 12 minutes' drive away where you will find excellent amenities such as SuperValu, Wallaces Homevalue Hardware & Garden Centre, Lemon & Lime Café, takeaway, pub, service station, etc. Shielbaggan Outdoor Education Centre offers the opportunity to try your hand at activities such as kayaking, canoeing, coastering, surfing, hillwalking, rock-climbing, abseiling, archery and orienteering. The property benefits from its proximity to the Passage East Ferry, connecting Wexford to Waterford. This location offers the best of both worlds – a quiet village atmosphere surrounded by nature and local amenities, while still offering easy access to the amenities of Waterford City. The surrounding area is rich in history with attractions like Tintern Abbey, Duncannon Beach, and the iconic Hook Head Lighthouse. Nature enthusiasts will delight in the proximity to nearby scenic walks, including the JFK Memorial Park & Arboretum, Dunbrody Abbey Visitor Centre and the stunning Slieve Coillte Viewing Point. Additional amenities include St. James GAA Club, Duncannon F.C., Dunbrody Country House Hotel and Faithlegg Golf Club. Ramsgrange is approximately 34km drive from Wexford town and approximately 20 minutes' drive from Waterford city, via Ballyhack.







## ACCOMMODATION

### *Ground Floor*

Entrance Hallway	4.90m x 1.79m	With feature tiled floor.
Reception Room 1	3.97m x 3.96m	With cast iron fireplace and marble surround.
Main Hallway	15.85m x 1.80m (ave)	
Dining Room	4.93m x 3.56m	With feature white marble fireplace and cast iron inset. Ceiling coving White marble fireplace with cast iron inset.
Reception Room 2	4.70m x 5.22m	
Rear Hallway	3.39m x 1.40m	
Kitchen/Dining Hallway	4.33m x 4.25m 2.95m x 1.13m	With Aga Cooker (electric) Door to patio area.
Scullery	3.96m x 2.88m	
W.C.	2.40m x 1.08m	
Utility Room	4.47m x 2.81m	With w.h.b. and shower.
Rear Porch	1.99m x 1.82m	

### *Timber stairs to first floor.*

Half Landing		
W.C.	2.18m x 1.03m	With tiled floor and half-wall, w.c. and w.h.b.
Family Bathroom	4.42m x 2.85m	

### *First Floor Proper*

Bedroom 1	4.36m x 4.78m
Bedroom 2	4.84m x 5.24m
Bedroom 3	4.10m x 3.62m
Bedroom 4	3.99m x 3.55m
Bedroom 5	4.75m x 1.86m
Hallway	15.75m x 1.80m
Spacious Landing	4.81m x 2.44m

**Total Floor Area: c. 337 sq.m. / c. 3,627 sq.ft.**







## Features

- Former monastery retaining many original features
- Impressive 5-bay detached home
- Several outbuildings offering ample storage, workshops, or potential to convert
- 5 generously sized bedrooms
- Multiple reception rooms
- Accommodation extending to c. 337 sq.m. / 3,627 sq.ft.

## Outside

- Double garage
- Manicured grounds and tree lined avenue
- Concrete entrance driveway
- Enclosed courtyard
- Mature gardens
- Set on approx c. 1.78 acres

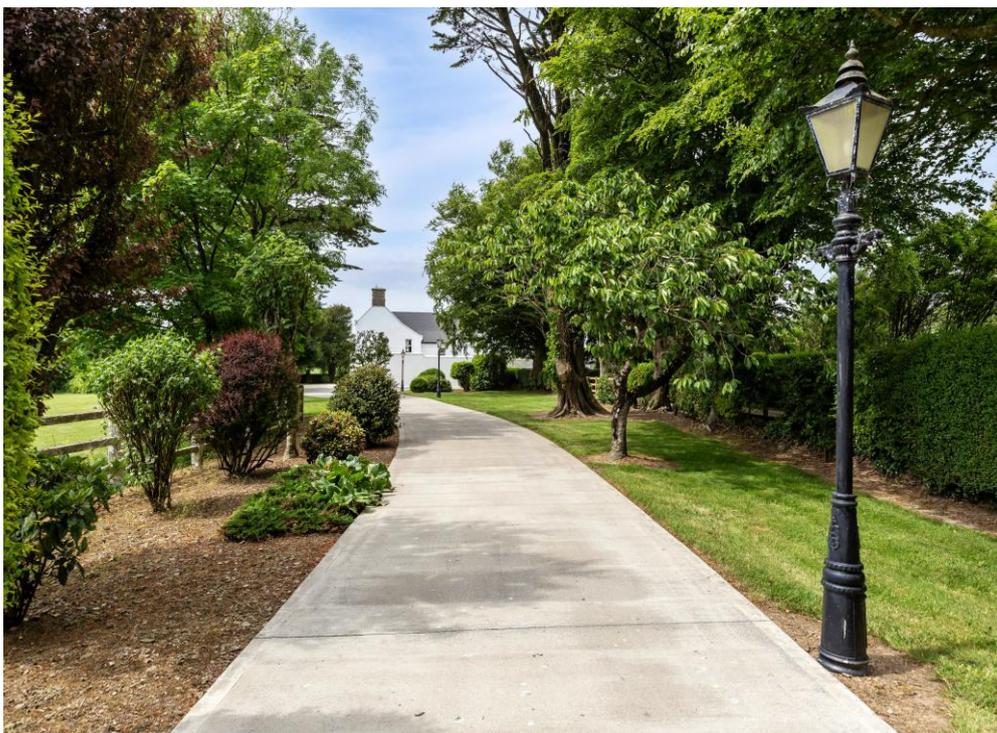
## Services

- Mains Water
- Mains Drainage
- OFCH
- ESB
- Fibre Broadband Available

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

**DIRECTIONS:** From the Duncannon Road Roundabout at Whitford House Hotel, take the exit onto the R733 (Duncannon Line) heading southwest toward Wellingtonbridge. Continue straight on the R733 for approximately 21km until you reach the village of Wellingtonbridge. From Wellingtonbridge, continue on the R733 for another 13.5km following signs for Duncannon until you enter the village of Ramsgrange. Take a right turn in Ramsgrange Village passing Ramsgrange National School on your left-hand side. The property for sale is immediately on the left-hand side. 'For Sale' boards. Eircode: Y34 FP40











For Illustration Purposes Only



Floor 0



Floor 1

**Building Energy Rating (BER): E1 BER No. 118245075**

**Energy Performance Indicator: 316.89 kWh/m<sup>2</sup>/yr**

**VIEWING:**

Strictly by prior appointment with the sole selling agents.

**Selling Agent: Bobby Kehoe**

**Contact No: 085 7111540**

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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. PRA No. 002141