

For Sale

Asking Price: €525,000

**Sherry
FitzGerald**
O'Leary Kinsella



Tara Hill,
Gorey,
Co. Wexford
Y25KH34



sherryfitz.ie



Sherry Fitzgerald are proud to present this truly outstanding coastal residence to the market. Occupying a commanding elevated position with breathtaking panoramic sea views, this exceptional home is set within approximately 2.71 hectares (6.69 acres) of beautifully landscaped grounds, along with a well-defined paddock. The free-draining land makes it an excellent choice for equestrian enthusiasts or those with an interest in keeping animals. An enclosed veranda provides the perfect vantage point to enjoy the sea and the rolling countryside of the beautiful Tara Hill, creating an idyllic setting for morning coffee, evening sunsets or elegant entertaining.

This impressive light filled two-storey residence extends to approximately 203.5sqm (2,190sqft.) and enjoys one of the areas most prestigious settings, just 8km north of Gorey town.

Thoughtfully designed to maximise its spectacular surroundings. Accommodation is both generous and versatile, comprising of an inviting living room, elegant sunroom, spacious kitchen/dining, utility room and guest w.c. on the ground floor. Upstairs there are three beautifully proportioned bedrooms, a stylish family bathroom and attic room offering additional flexibility for a home office or studio.

Tara Hill is one of the regions most coveted coastal address, celebrated for its unspoiled beauty and tranquil atmosphere while just 8km from Gorey. The upper slopes are home to Coillte managed woodlands with scenic walking trails to explore. The property also enjoys excellent connectivity, with swift access to the M11 via junctions 22 and 23.



Accommodation

GROUND FLOOR

Entrance Hallway 1.90m x 2.82m (6'3" x 9'3"): at widest point, wooden flooring.

Sitting Room 7.86m x 6.40m (25'9" x 21'): at widest point, wood flooring and feature stove fireplace.

Sunroom 10.00m x 5.70m (32'10" x 18'8"): at widest point, tiled flooring.

Kitchen/Dining 5.75m x 9.28m (18'10" x 30'5"): at widest point, wood flooring, bespoke fitted kitchen, Wells Granite worktop and island.

Guest WC 1.47m x 2.17m (4'10" x 7'1"):

Utility Room 2.48m x 0.94m (8'2" x 3'1"):



FIRST FLOOR

Landing 1.82m x 5.86m (6' x 19'3"): at widest point

Bedroom 1 3.17m x 3.30m (10'5" x 10'10"): carpet flooring.

Bathroom 3.17m x 1.70m (10'5" x 5'7"): tiled flooring and shower, w.c. and wash hand basin.

Bedroom 2 3.90m x 3.90m (12'10" x 12'10"): at widest point, carpet flooring.

Master Bedroom 3 3.30m x 4.61m (10'10" x 15'1"): carpet flooring.

Attic room 2.77m x 5.81m (9'1" x 19'1"): carpet flooring.





Special Features & Services

- Elevated site with panoramic sea and countryside views.
- Approx. 203.5 sq. m. (2,190 sq. ft.) of bright, well-proportioned living space.
- Set on approx. 2.71 ha (6.69 acres).
- Mature landscaped gardens and paddock.
- Free-draining land – ideal for equestrian or hobby farming use
- Enclosed veranda perfectly positioned to enjoy the views.
- Highly sought-after coastal location.
- Stable, Woodshed and Polytunnel.





Directions
Y25KH34



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



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CONTACT

Sherry FitzGerald O'Leary Kinsella
Tara View, Esmonde Street, Gorey,
Co Wexford
T: 053 9430088
E: info@olearykinsella.com

OFFICE OPENING HOURS

Our office opening hours are:
9am – 1pm & 2pm – 5.30pm
Monday to Friday.
Viewings conducted 6 days
(including Saturdays).

VIEWING

Viewing by appointment.

sherryfitz.ie

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
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