



INGLEWOOD

Munster Hill, Enniscorthy, Co Wexford, Y21 D2K8

BER EXEMPT



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CHRISTIE'S
INTERNATIONAL REAL ESTATE



INGLEWOOD, MUNSTER HILL, ENNISCORTHY, CO WEXFORD, Y21 D2K8



A CHARMING VICTORIAN RESIDENCE, SET AMIDST APPROXIMATELY 11.07 HECATARES (27.32 ACRES) OF SUPERB GROUNDS, PERFECTLY POSITIONED ON THE DOORSTEP OF ENNISCORTHY TOWN OFFERING AN IDEAL COMBINATION OF PRIVACY, COUNTRYSIDE TRANQUILITY, RIVER FRONTAGE AND URBAN ACCESSIBILITY.

Approx. 235 sq.m (2,530 sq. ft)

For Sale by Private Treaty

Ber Exempt





SPECIAL FEATURES

- Period house on approx. 11.07 hectares (27.32 acres) of gardens and paddocks
 - Five generous sized bedrooms
 - Extensive river frontage
- Conveniently located on the outskirts of Enniscorthy town, approx. 1.5km from the town centre
 - Yard with various out buildings to the rear of the house
- Private, peaceful setting of residence and yard with 300m long avenue entrance

INGLEWOOD

The residence sits on an elevated site facing south overlooking the River Urrin valley and is nestled amidst mature gardens. This fine villa style dwelling, dates back to the mid-19th century and has been in the ownership of the current family since 1950. As you step inside Inglewood, you are greeted by a warm and inviting porch adorned with exquisite Victorian tiles. On the left, is the dining room offering an ideal setting for both formal gatherings and intimate dinner parties. Across from it lies the sitting room, fitted with an open fireplace, this room serves as the perfect space to unwind in the evenings in front of the fire.

As you move through the house you will find yourself in an inner hallway. Here, a (second) back stairwell discreetly tucked away offers access to the upper floors. Off to one side of the inner hallway is the breakfast room, an inviting space designed for everyday family dining. The traditional kitchen combines period charm and functionality. It has a range of fitted units, together with a gas cooker and a solid fuel stove. Off the kitchen is the back door providing convenient access to the outdoors, along with a utility room. Adjacent to this, there is a covered storage area, offering ample space for storing outdoor gear and gardening tools.

Ascending the stairs to the first floor, one cannot help but notice the impressive height of the ceilings with ornate coving. These architectural features hark back to the original design of Inglewood, where the main living areas were situated upstairs, while the bedrooms occupied the lower level. Presently, the first floor boasts five generously sized bedrooms many of which are dual aspect, each adorned with large sash windows that flood the rooms with natural light. Additionally, there are two bathrooms equipped with a shower, hand basin and WC.

On this level, you will also discover a quaint conservatory, which originally served as the front entrance to the property. Remnants of the original grandeur of this entrance remain intact, including a beautiful granite archway and fanlight. This charming space now serves as a sun filled retreat, offering views of the surrounding gardens and over the river Urrin valley.



GARDENS & GROUNDS

Approaching Inglewood, the journey unfolds along a 300 meter-long tarmac avenue, flanked by lush beech hedging and a mixed species wood. As you travel, your gaze is captured on the right side, by an impressive historic aqueduct, a testament to the area's history, an engineering marvel and is a beautiful feature along the entrance. As you arrive at the house, it commands attention from its elevated position, facing southward towards the River Urrin. This river gracefully winds its way around the property, serving as both a picturesque backdrop and a natural boundary along the land holding. As a tributary of the River Slaney, the Urrin enjoys a seasonal run of sea trout during the summer months of July and August and the riverside setting is a charming amenity to the property.



Surrounding the house, you will find lawns, colourful shrubs, and potted flowers, along with tall evergreen trees offering shade and privacy. Behind the house, which is also accessed via a back lane, there is a yard with various outbuildings, kennels and a garage for storage and other purposes. There is also a stand-alone hayshed at the rear lane.

Beyond the immediate surroundings and gardens of the house, the lands extend into five paddocks. The lands are easily accessed, are well serviced with water and have a mix of well defined natural hedgerow, fencing and river boundaries. These quality lands will be suitable for any livestock including horses, cattle and sheep.

There is a small mixed wood along the entrance avenue. In total the property lands extend to 11.07 hectares (27.32 acres).

ZONED LAND

The lands extend to approx. 11.07 hectares (27.32 acres), part of which has an exceptional opportunity for any potential owner to further develop the property with approximately 14.5 acres of the lands zoned 'new Residential / Low medium Density' under Enniscorthy Development Plan. There is a real need for new homes in Enniscorthy, this only further enhances the property's potential.

LOCATION

Inglewood boasts an a very peaceful, private location on the outskirts of Enniscorthy town, positioned approximately 1.5km from the town centre. This prime location offers the perfect balance of countryside serenity yet with urban convenience, providing easy access to the amenities and attractions of Enniscorthy. The town offers a wealth of amenities, families benefit from a variety of schools catering to all ages, while the town's diverse array of shops ensures easy access to daily essentials, it is also home to a lively pub and restaurant scene, offering residents many dining and socialising options. Sports enthusiasts are spoiled for choice with a diverse range of clubs catering to various interests including rugby, GAA, squash, cycling, hockey, football, athletics and many more. While Enniscorthy's proximity to Gorey and Wexford expands residents' options for shopping, dining, and leisure activities.

Enniscorthy is a historic town with Vinegar Hill and spanning the River Slaney. Within a short drive from Inglewood, you can reach an array of beaches along the southeast coastline such as Curracloe beach.

The nearby Wexford-to-Dublin M11 motorway provides swift access to Dublin Airport in under 2 hours as well as a network of roads spanning across Ireland.

DISTANCES

1.5 km to Enniscorthy

25 km to Wexford

31 km to Gorey

23 km to Curracloe Beach

138 km to Dublin city centre

145 km to Dublin Airport

All distances/times are approximate.



TECHNICAL INFORMATION

SERVICES – Oil fired central heating, mains sewage system, well water, main electricity

SALE METHOD Private Treaty.

FIXTURES & FITTINGS - TBC

TENURE & POSSESSION The property is offered for sale freehold with vacant possession being given at the closing of sale.

VIEWING Strictly by Private Appointment.









FLOOR PLANS



235 sqm / 2530 sqft
Measurements and layout are approximate and
for illustration purposes only





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