



BALLINAMONA

Kilmuckridge, Co. Wexford



EXCLUSIVE ASSOCIATE OF





BALLINAMONA, KILMUCKRIDGE, CO. WEXFORD, Y25 A266



Ballinamona is a magnificent coastal residence set on approx. 7 Hectares (17 Acres), commanding panoramic sea views and enjoying walking access to Ballinamona Beach. Offering elegant, versatile accommodation, exceptional leisure amenities and modern comforts, it presents a rare opportunity to embrace coastal living.

615 sq.m (6,619 sq.ft)

For Sale by Private Treaty

BER A | BER Number: 116277435 | EPI: 65.98 kWh/m²/yr



SPECIAL FEATURES

- Exceptional coastal residence with spectacular panoramic sea views
 - Walking distance of Ballinamona Beach
- Generous accommodation arranged over three levels
- Five principal bedrooms, all with ensuite facilities
 - Newly installed bespoke kitchen (2023)
 - Multiple reception rooms with sea views
- Underfloor heating throughout the ground floor
- 18 PV panels in total along with additional Solar Panels
 - Multiple outdoor entertainment areas
- Substantial garage and workshop constructed in 2019
 - Stone-built outbuildings and extensive storage
 - Four-bay barn and large agricultural storage shed
- Excellent privacy and a wonderful sense of seclusion
- Exceptional access to Ballinamona, Curracloe and Morristcastle beaches

DESCRIPTION

Ballinamona is an exceptional coastal residence occupying an elevated position overlooking one of Ireland's most beautiful stretches of coastline. Extending to approx. 615 sq.m (6,619 sq.ft) the property combines substantial accommodation with breathtaking sea views, beautifully landscaped grounds and direct access to an outstanding coastal environment. It has been thoughtfully designed as both an elegant family home and an exceptional setting for entertaining, recreation and relaxation. Set within approx. 7 hectares (17 acres), the property enjoys the rare privilege of being within walking distance of Ballinamona Beach.

A welcoming reception hall leads to the principal living accommodation. A dedicated home office with fibre broadband provides an ideal environment for remote working. The principal reception room is particularly impressive, with floor-to-ceiling windows framing spectacular coastal views, while bespoke cabinetry and a wood-burning stove set within a white marble surround

create a warm and sophisticated atmosphere. A second family room offers a more relaxed setting, again enjoying sea views and featuring bespoke cabinetry, hardwood flooring and a wood-burning stove.

At the heart of the home is the impressive kitchen and dining room. Installed in 2023, the bespoke kitchen features extensive custom cabinetry, quartz work surfaces, a Smeg cooking range and a dedicated drinks cabinet. The adjoining dining area enjoys magnificent views across the coastline and grounds, with direct access to the front patio, creating an exceptional space for entertaining. A utility room, cloakroom/walk-in pantry, two bathrooms and excellent storage complete this level. Underfloor heating extends throughout the ground floor.

The bedroom accommodation provides exceptional comfort and flexibility. The principal bedroom enjoys sea views, hardwood flooring, a substantial walk-in wardrobe with bespoke cabinetry and a newly installed ensuite bathroom. Four further bedrooms are located on this floor, each benefiting from bespoke storage and ensuite facilities, while two additional versatile rooms could serve as further bedrooms, offices, hobby rooms or storage.

The lower ground floor provides an excellent leisure space, currently arranged as a large games room, substantial home gym and bathroom. Both principal rooms feature sliding doors opening directly to the front of the property, maximising the connection to the surrounding landscape and coastal outlook. An external staircase provides convenient access to the rear grounds.

Additional features include air conditioning to the family room, kitchen/dining room and principal bedroom, a heat recovery ventilation system, EV charging point, security camera system, intruder alarm and smoke alarms.

GARDENS

Approached through electric gates, Ballinamona is reached via a winding tarmacadam driveway flanked by mature trees, established hedging and ornamental lighting. The approach creates an impressive sense of arrival while maintaining a high degree of privacy and seclusion.

The gardens have been carefully developed across a series of attractive split-level terraces, making the most of the elevated coastal position and exceptional views. Immediately adjoining the kitchen is a generous patio





finished in non-slip porcelain tiles, providing an ideal setting for outdoor dining, entertaining or simply enjoying the spectacular sea views. A covered seating area to the rear, sheltered beneath a glass canopy, offers comfortable outdoor enjoyment throughout the seasons.

To the front, a PVC-decked terrace benefits from uninterrupted sea views and glass windbreaks, while a further sunken patio, completed in 2019 and enclosed by glass surrounds, creates an intimate and beautifully positioned space for entertaining. Together, these outdoor areas provide a variety of settings from which to enjoy the remarkable coastal landscape.

The grounds are further enhanced by an extensive collection of stone-built outbuildings to the rear of the house, including a garden equipment store, additional storage rooms and a dedicated plant room housing the controls for the air-source heat pump system and backup water tank. A backup gas supply is also located to the rear. Above the outbuildings, 11 solar panels contribute to the property's hot water requirements.

Adjoining the outbuildings is a substantial garage and workshop, constructed in 2019, with concrete flooring, electricity and capacity for at least three vehicles. A separate array of 18 PV panels positioned in the field below the driveway generates electricity for the house, further enhancing the property's sustainability credentials.

Beyond the landscaped gardens, the majority of the acreage is laid out in productive farmland extending to the rear of the residence. A large storage shed and four-bay barn provide excellent facilities for machinery, equipment and general agricultural use, while the scale and layout of the land may also appeal to those with equestrian interests.

The combination of mature gardens, landscaped terraces, extensive outbuildings, productive land and exceptional coastal views gives Ballinamona a rare breadth of appeal. It is a property where the landscape, accommodation and surrounding coastline combine to create an outstanding private country residence by the sea.

LOCATION

Ballinamona occupies a truly enviable coastal position on one of County Wexford's most scenic stretches of shoreline. Ballinamona Beach lies approx. 500 metres from the property and can be reached on foot, providing immediate access to the coast and an exceptional range of

outdoor pursuits. From the house, views extend towards the renowned Curracloe Beach, which can also be reached on foot along the shoreline, while Morristcastle Beach lies in the opposite direction, offering an extraordinary choice of coastline to explore directly from the property.

Despite its wonderfully private setting, the house is exceptionally well placed for access to local amenities. Kilmuckridge, just 5 km away, offers an excellent range of services including primary and secondary schools, a doctor's surgery, pharmacy, supermarkets, hotels, cafés, a thriving music and drama society, and Local Link transport connections. The village of Blackwater, approx. 6.3 km distant, provides additional shops, cafés, restaurants and sporting facilities. Enniscorthy (approx. 25 km) and Gorey (approx. 26 km) offer a wider selection of retail, educational, cultural and recreational amenities.

Wexford Town is approximately 24 km from the property, while Waterford City is approximately 80 km away. Dublin City is approximately 116 km from the property, with Dublin Airport just 125 km distant, providing convenient access for both domestic and international travel.

Combining a magnificent coastal setting with immediate access to beautiful beaches, exceptional sea views and approx. 7 hectares (17 acres) of land, Ballinamona offers a rare opportunity to acquire a substantial family residence in one of County Wexford's most desirable coastal locations. Balancing the tranquillity and freedom of country living with excellent connectivity and modern amenities, it presents an exceptional lifestyle opportunity on the Wexford coast.

TECHNICAL INFORMATION

SERVICES | Mains electricity, heat pump, mains water, septic tank.

FIXTURES & FITTINGS | All carpets, curtains, blinds, and light fittings (excluding chandelier in the Dining Room) are included in the sale.

SALE METHOD | Private Treaty.

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

VIEWING | Strictly By Private Appointment

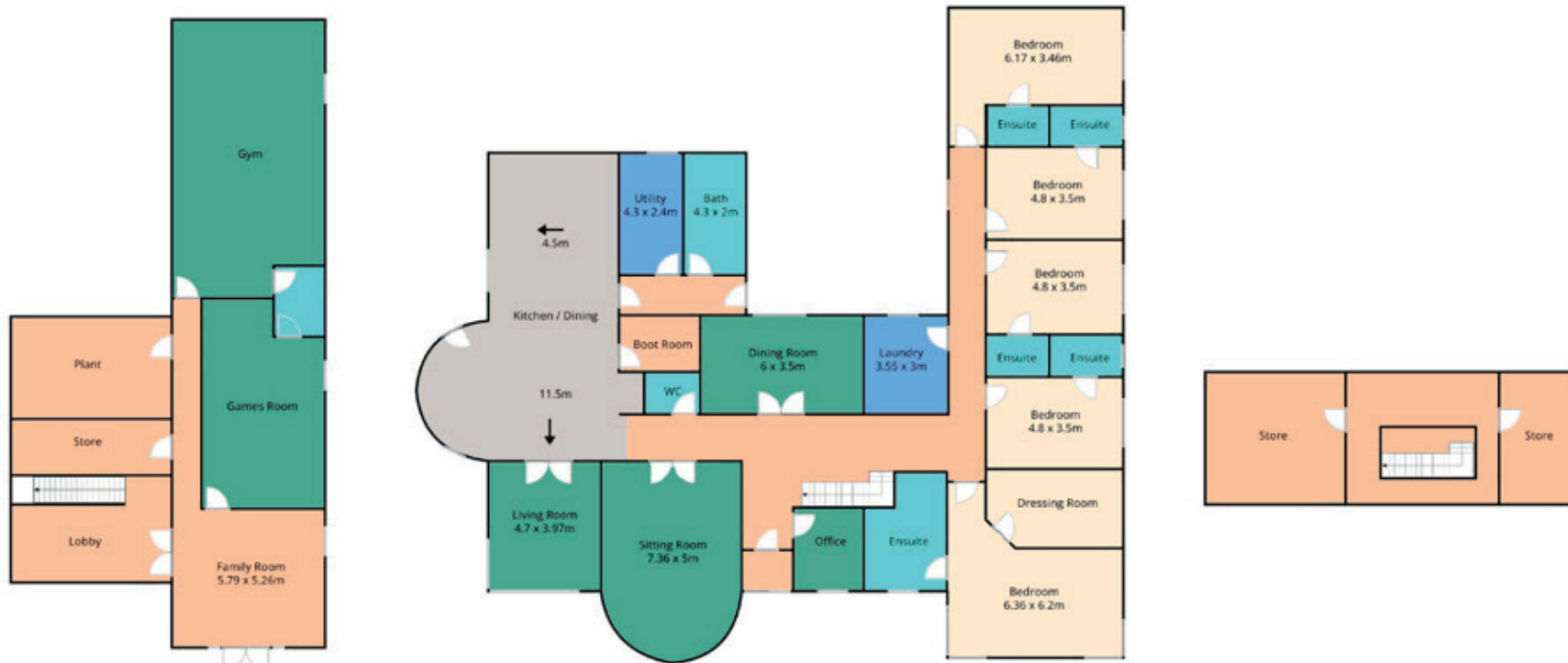








FLOOR PLANS



Measurements and layout are approximate and for illustration purposes only



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JOINT SOLE SELLING AGENTS

Philip Guckian
Sales Director
Sherry FitzGerald Country Homes, Farms & Estates
176 Pembroke Road, Ballsbridge, Dublin 4

T: +353 (0) 1 237 6308
E: philip.guckian@sherryfitz.ie

www.sherryfitz.ie

Declan O'Leary
Sherry FitzGerald O'Leary Kinsella
11 Slaney Street, Enniscorthy,
Co Wexford

T: +353 53 9237 322
E: declan@wexproperty.ie

www.sherryfitz.ie

Oliver Pearson
Negotiator
Sherry FitzGerald Country Homes Farms & Estates
176 Pembroke Road, Ballsbridge, Dublin 4

T: +353 (0)1 237 6415
E: oliver.pearson@sherryfitz.ie

www.sherryfitz.ie