



## Tally Ho, Corrageen, Rathnure, Enniscorthy

**Y21A3T0**

Asking Price: €575,000



**BER B2**

DOUGLAS NEWMAN GOOD  
**DNG**  
**O'CONNOR & O'CONNOR**



## DESCRIPTION

Tally Ho is a beautifully restored farmhouse, set amidst the idyllic countryside of County Wexford, near the Carlow border. Situated on approximately 4 acres of land, this charming property offers the perfect blend of traditional character and modern amenities in a serene rural setting.

Spanning approximately 170m<sup>2</sup>, this stunning home offers a thoughtfully designed layout ideal for family living.

The farmhouse offers a warm and inviting living experience, beginning with a cosy kitchen and dining room, perfect for hosting family gatherings and meals. Adjacent to this space is a convenient utility room and plant room, ensuring all practical needs are met.

On the ground floor, there is a downstairs W.C., adding to the home's functionality, as well as a welcoming snug and a spacious living room, both ideal for relaxation and unwinding.

Upstairs, the accommodation includes a master bedroom with an ensuite, along with two additional bedrooms and a well-appointed family bathroom, providing comfort and privacy for all residents.

Set in a serene location with countryside views, Tally Ho is the perfect retreat to call home.

## ACCOMMODATION

### Kitchen 4.81m x 4.96m

The kitchen at Tally Ho is a perfect combination of style and functionality, featuring cream shaker-style units complemented by a double Belfast sink and solid oak countertops. At its heart is a 2-oven conventional AGA, complete with an AGA AIMS controller for enhanced energy efficiency.

A standout feature is the island unit, offering additional storage and a built-in wine cooler, with a unique reclaimed Beech countertop crafted from the property's grounds. The space is finished with elegant slate tiles, seamlessly extending into the utility room, adding both practicality and charm. The kitchen flows seamlessly into the dining room, creating an open and inviting space ideal for family gatherings and entertaining.

The second floor is accessible by the staircase that is situated in the kitchen/dining room.

### Dining Room 5.00m x 3.59m

The dining room exudes comfort and luxury, featuring new Ulster Wilton carpets that add a touch of elegance. Bench-style seating wraps around the room, providing ample space for dining and entertaining guests. Overhead, brass-effect light fixtures illuminate the dining table, enhancing the room's warm ambiance. A door leads directly to the courtyard at the rear of the property, seamlessly connecting indoor and outdoor spaces.



### Utility Room 4.69m x 2.90m

The utility room features slate tiles that flow seamlessly from the kitchen, complementing the sage green shaker-style units with oak effect countertops. The walls are adorned with cream gloss tiles, adding a polished finish to the space. The room is conveniently plumbed for a washing machine and includes a door to the plant room as well as a door leading to the rear of the property, ensuring practicality and easy access.



### The Snug 4.05m x 3.39m

The snug is a warm and inviting space, perfectly complemented by luxurious Ulster Wilton carpets that enhance its cozy atmosphere. A large granite fireplace with a solid fuel stove serves as the focal point of the room, adding both charm and practicality. A staircase leads to the upper level, providing access to Bedroom 3, which can also be utilized as a home office, offering versatility to suit your needs.

### Downstairs Bathroom 2.45m x 1.64m

The bathroom features elegant Burlington whiteware throughout, including an immersion corner shower. The walls are partially panelled with tiling above, creating a timeless and sophisticated look. The fully tiled floor enhances practicality and style, while the room's blue colour palette adds a fresh and tranquil touch. The bathroom is further enhanced by a skylight window, which fills the space with natural light, creating an airy and refreshing atmosphere.



### Living Room 3.65m x 4.62m

The room features Ulster Wilton carpets on the floor, complemented by cream walls that create a light and neutral backdrop. Timber beams add character and warmth, while a skylight window fills the space with natural light. A window at the front offers a lovely view of the garden. The door to the front provides the option for a private entrance, making this space ideal for use as a separate living area.



### Master Bedroom (2) 4.54m x 7.78m

This spacious, bright room benefits from a dual aspect, featuring both skylight windows and a traditional window that overlooks the garden, filling the space with natural light. The room is floored with the same Ulster Wilton carpets as the ground floor, maintaining a consistent and elegant style throughout the house. A door leads to the en suite, offering added convenience and privacy.



### En-suite

The en-suite features a sleek solid timber floor that adds warmth and character to the space. It is equipped with Burlington whiteware and a frosted window to the rear of the property, providing natural light while ensuring privacy.

### Family Bathroom 4.35m x 1.69m

The bathroom is elegantly finished with marble-effect tiles on the walls and striking patterned floor tiles, creating a sophisticated and timeless look. It is equipped with Burlington whiteware, including a luxurious Burlington freestanding bath that serves as a stunning focal point. The room features a beautiful blend of navy and grey tones, creating a calm and stylish atmosphere. A large standalone immersion shower adds both functionality and modernity to the space. Access to Bedroom 2 is provided through a door, creating a seamless connection that offers the feel of an en suite. This layout enhances the sense of privacy and convenience for guests.

### Bedroom(1) 2.78m x 3.43m

This double room offers access to Bedroom 3/office, providing a versatile layout. A skylight window at the front fills the space with natural light, enhancing its airy and bright atmosphere.

### Bedroom 3 / Office 4.15m x 3.90m

This room can be accessed either through Bedroom 2 or by a private stairway located in the snug on the ground floor. It offers built-in storage space and is currently used as an office. With its own private entry point, this room presents a fantastic opportunity for use as a home business or a variety of other purposes, providing both privacy and convenience.

### Garage 4.90m x 6.40m

The property features a granite-built building with a roller door for easy access. It has a new electricity supply. Additionally, the garage is equipped with connections for a generator, ensuring backup power availability when needed.

### Shed & Stables

The property includes a 3-bay shed, which houses 6 stables, offering ample space for livestock or equestrian use. The shed is equipped with a new electricity supply and has access to a mountain water supply, providing both functionality and convenience for agricultural or recreational purposes.



## KEY FEATURES

- Sustainable Energy Solutions: Equipped with 10 solar PV panels for hot water heating and electricity.
- Modern Upgrades: Fully rewired in 2022 and features a newly installed oil heating system with radiators and boiler.
- Classic AGA Cooking: Includes a 2-oven conventional AGA with an AGA AIMS controller for energy efficiency.
- Authentic Charm: Retains original beams throughout, adding timeless character.
- Enhanced Utilities: Multiboost pressurised water system, along with both well water and mountain water supply plumbed to the house.
- Scenic Setting: Front garden overlooking stunning countryside views, complemented by a private orchard and a large polytunnel.
- Comprehensive Outbuildings:
  - Large 3-bay shed featuring six stables.
  - Livestock shelter and additional outbuildings on the surrounding lands.
  - Shed with a new electric supply and garage with a ready-to-connect electric feed.
- Smart Security: Fitted with a Ring doorbell and CCTV cameras.
- The property is equipped with high-speed fibre broadband, ensuring reliable and fast internet connectivity, ideal for remote working, streaming, and staying connected.
- Prepared for Emergencies: The house is wired for a generator, ensuring power reliability.



## BER DETAILS

BER: B2

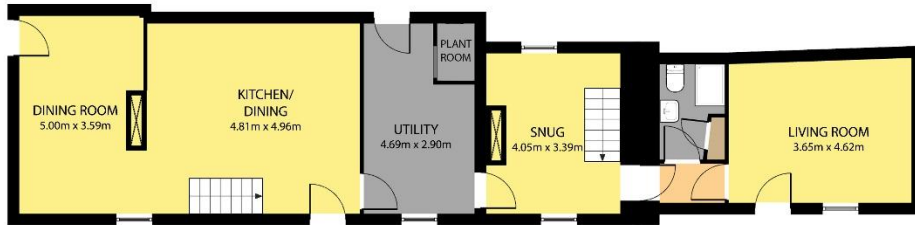
BER No: 112915335

Energy Performance Indicator: 110.08 kWh/m2/yr kWh/m2/yr

## ASKING PRICE

Asking Price: €595,000

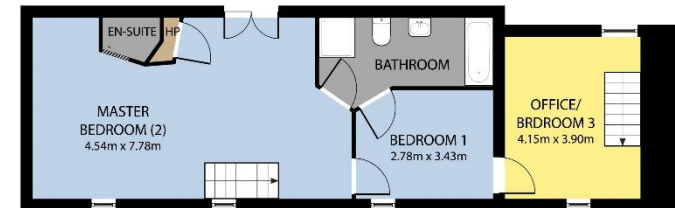
GROUND FLOOR



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.

COPYRIGHT: SHOWCASE IMAGES.IE

FIRST 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.

COPYRIGHT: SHOWCASE IMAGES.IE

## FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG.  
For further information please contact:

Michelle Conroy  
086 8117612  
michelle@dngoconnorandconnor.ie