



A Magnificent Modern Residence with Stone Courtyard and Outbuildings on c. 41 Acres

# RIVERVIEW HOUSE

RIVERVIEW, OYLEGATE, CO. WEXFORD, Y21 VP96

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# PROPERTY OVERVIEW

Nestled in the heart of County Wexford's rolling countryside, **Riverview House** is an outstanding country residence set on approximately 41 acres of prime arable land. This **exceptional home** is accessed by electric gates and a sweeping beech-lined avenue, creating a grand yet serene entrance to an impeccably maintained estate.

Constructed in 1999 to **the highest standards**, the house blends modern convenience with **timeless** design, offering **elegant** living spaces, mature landscaped gardens, a fully restored original cut-stone yard with a collection of versatile outbuildings, and **panoramic views** toward Mount Leinster.









# KEY FEATURES

- Approx. 2,384 sq.ft (221.5 sq.m) of luxurious living space
- 3 spacious bedrooms | 3 bathrooms | Office | Multiple reception rooms
- Restored cut-stone courtyard with stables, barns, and multi-use spaces
- 41 acres of top-quality arable land
- Electric gated entrance, mature gardens, and formal landscaping
- Excellent location just 5 mins from M11 and under 90 mins to Dublin



FLOOR  
PLAN



RIVERVIEW

OYLEGATE, CO. WEXFORD





## THE RESIDENCE

A traditional yet modern home, Riverview House is thoughtfully designed with family living and entertaining in mind. The entrance porch, with Liscannor stone flooring and architectural columns, sets the tone for the quality within.

Inside, a bright and spacious hallway welcomes you to both a formal drawing room and a cosy living room, each featuring oak floors and elegant fireplaces. The heart of the home is a charming kitchen/dining area with granite worktops, a Stanley cooker, and seamless flow into a light-filled sunroom overlooking the gardens.









# FIRST FLOOR



The first floor comprises three bedrooms, including a magnificent master suite with walk-in wardrobe and ensuite. All bedrooms are spacious and benefit from countryside views, built-in wardrobes, and high-quality finishes.





## ACCOMMODATION SUMMARY

### PORCH 1.2m x 3.0m

Liscannor flag stone floor, feature columns.

### ENTRANCE HALL 4.4m x 3.1m

Coving, recessed lighting, part double height ceiling of 19ft and tiled floor.

### DRAWING ROOM 4.4m x 4.2m

Coving, solid oak floor, radiator cabinets, marble fireplace with brass surround and 9ft ceilings.

### LIVING ROOM 4.1m x 4.9m

Coving 9ft ceilings, solid oak floor, cast iron fireplace with stove and brass surround.

### KITCHEN / DINING 3.9m x 6.0m

Coving, Stanley cooker, oven, hob and extractor, range of built in presses, granite worktop, tiled splash-back and coving leading to:

### SUNROOM 4.4m x 4.2m

Panelled ceiling, tiled floor, door to garden.

### OFFICE 2.5m x 3.0m

Built in presses.

### UTILITY 3.0m x 3.9m

Coving. plumbed for washer / dryer, range of presses, door to back yard.

### BATHROOM 1.5m x 2.9m

W.c, w.h.b, power shower, heated towel rail & tiling.

## FIRST FLOOR

### BEDROOM 1 4.2m x 4.4m

Coving, carpet, built in wardrobes

#### Ensuite

W.c, w.h.b, power shower, tiling.

### BEDROOM 2 4.3m x 2.7m

Oak floor, built in wardrobes, vanity unit and coving.

### MASTER BEDROOM 3 8.2m x 4.0m

Oak floor, coving, walk in wardrobe fully shelved

#### Ensuite

w.c, w.h.b, bidet, heated towel rail, power shower, tiling.

### BATHROOM 2.67m x 3.5m

Tiled floor, sunken jacuzzi bath, w.c, w.h.b, & heated towel rail.

### HOT PRESS

Fully shelved.



# THE EXTERIOR







## THE YARD & OUTBUILDINGS

An original stone courtyard adjacent to the residence houses a collection of restored barns, stables, and multi-functional spaces. Highlights include:

- Coach house and party/games room with flagstone floors
- Workshop, chemical/diesel stores, and stables
- Open-plan barn with bathroom (conversion potential)
- 3-span hay barn with lean-to and multiple ancillary stores

This area offers immense potential for equestrian, agricultural, hospitality, or creative use.



## THE GARDENS

The gardens at Riverview House are a true sanctuary. Designed for year-round enjoyment, they include:

- Formal gardens, sunken patio, and orchard.
- Vegetable patch, greenhouse, potting shed.
- Specimen trees, beech hedges, and stone walkways.
- Ideal spaces for al fresco dining and sunset views.



# THE LAND

Comprising approximately 41 acres of **premium** arable land, the holding is laid out in manageable divisions, bounded by mature hedgerows and benefiting from **extensive road frontage**.

The land is of **excellent quality**, ideal for tillage, livestock, or further development.

Set just outside Oylegate village, **Riverview House** is ideally positioned:

- 9km to Enniscorthy | 17km to Wexford Town | 33km to Rosslare
- 90 mins to Dublin via M11 Motorway (5 mins away)
- Daily rail and bus links from Wexford Town
- Easy access to schools, golf clubs, racecourses, and beaches





# LOCATION & CONNECTIVITY



Co. Wexford is well known for its **favourable climate**, **picturesque** mountain ranges, white sandy **beaches**, and **charming villages**. Wexford is the county town and is widely regarded for its **rich arts scene** and **culture**. Wexford is a thriving town offering a large array of **amenities** and **good transport links**.

There are **daily train departures** from Wexford town to **Dublin Connolly** Station, in addition to an array of bus routes to Dublin, Waterford and Cork. Rosslare Harbour is a mere 30-minute drive and provides access to both Wales and France via **Ferry**.

## DIRECTIONS

### FROM DUBLIN

Take the M11 south until it meets the junction of the N11 turning left for Oylegate. Proceed on that road for 2km and take a left onto the L6047 going for 3km. The property will be on your left.

### FROM ENNISCORTHY

Take the R772 heading south for about 9km. At Edermine turn left onto the L6048. Continue on that road for 2.5km passing under the motorway. When you arrive at T-junction turn right and the property will be on your right after 0.5km

## SERVICES

- Private well with mains water connection available if required.
- Septic tank drainage
- Oil fired central heating
- Electric gates.
- ESB, alarm system & broadband





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# BER

BER D1

# TENURE

Freehold

# GUIDE PRICE

€1,300,000

# AUCTION DETAILS

Public Auction on **Wednesday 23rd July 2025** in the Ferrycarrig Hotel, Wexford at **3pm**. If successful, the purchaser must sign contracts and pay a **10% non – refundable deposit**.

# LEGAL

Lombard Cullen & Fitzpatrick  
Solicitors Gorey, Co. Wexford.


# ENQUIRIES & VIEWINGS

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