

FOR SALE

AMV: €650,000

File No.d904. BK



Terrerath, New Ross, Co. Wexford

- Extensive family home extending to c. 294 sq.m. / 3,165 sq.ft. with excellent equestrian facilities featuring a 60m x 40m sand arena, a barn with 12 stables, a tack room and a hay shed set on a c. 2.69 hectares / 6.65 acres plot.
- This property boasts an impressive B2 BER and offers an abundance of well-designed living space to accommodate modern family living.
- Situated near New Ross with easy access to Waterford City, Kilkenny City, and the national roads network, this property is perfect for both professional and recreational horse owners.
- Accommodation briefly comprises: entrance hallway, sitting room, kitchen, dining room, utility room, 5 bedrooms (2 ensuite and 1 'Jack & Jill'), family bathroom, guest W.C. and a home office / playroom.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



Location

Terrerath is nestled in the peaceful Wexford countryside, less than 15 minutes' drive from New Ross town. Situated just 6.7km from Ballinaboola, this location offers easy access to the N25 roads network and is a commutable distance to Wexford, Waterford city and Kilkenny city. Cushinstown A.F.C. is on your doorstep and Rathgarogue Cushinstown GAA Club is a 5 minute drive from the property. Additionally, the New Ross Greenway is just a short drive away, offering a fantastic outdoor experience for nature lovers. The greenway is a popular route for walking, cycling, and enjoying the scenic views of the River Barrow. Cushinstown National School is less than 10 minutes' drive away and all amenities of New Ross town including secondary schools and supermarkets are a short drive away.



Terrerath, New Ross, Co. Wexford

Kehoe and Assoc. are proud to present this wonderful property and accompanying stables to market. Set on a generous c. 2.69 hectares / 6.65 acres plot featuring 12 stables, a 60m x 40m sand arena and a hayshed, this property is tailor-made for those with a passion for horses, whether as a business venture or a recreational lifestyle. Additionally, there is a large double garage which extends to c. 50.65 sq.m. / 545.19 sq.ft. This property also boasts an impressive B2 BER ensuring excellent energy efficiency and providing warmth and comfort year-round.

The substantial 5-bedroom residence extends to c. 294 sq.m. / 3,165 sq.ft., offering an abundance of space for family living. Built in 2006, the thoughtfully designed layout includes two ensuite bedrooms, a family bathroom, a Jack and Jill bathroom (between two bedrooms) and a guest W.C., ensuring comfort and privacy for all occupants. The living room with solid fuel stove, provides a cozy yet spacious setting for relaxation. The expansive kitchen, complete with an Stanley range cooker and island unit, flows seamlessly into the dining room. With its vaulted ceiling, triple-aspect windows and south-facing orientation, this space is bathed in natural light and offers a tranquil setting for meals and gatherings with picturesque countryside views. A home office / playroom completes the accommodation ensuring all your family requirements are met.

This property is an outstanding opportunity for anyone seeking a rural sanctuary without compromising on accessibility. Located near New Ross and within easy reach of Waterford City, Kilkenny City, and the wider national road network, it combines the best of countryside living with connectivity to key urban hubs. This property would be ideally suited to a family with equestrian interests. If you are looking for a spacious detached family home suitable for equestrian leisure or business, this is an opportunity not to be missed.







ACCOMMODATION

Ground Floor

| | | |
|------------------------|---------------|--|
| Entrance Hallway | 5.84m x 4.38m | Solid timber floor, staircase to first floor. |
| Sitting Room | 4.97m x 4.86m | Laminate floor, dual aspect windows, bay window, inset solid fuel stove with granite hearth and granite surround. |
| Bedroom 2 | 4.87m x 4.37m | Laminate floor, bay window, walk-in wardrobe and ensuite. |
| Ensuite | 2.95m x 1.46m | Lino floor, w.c., w.h.b., shower stall with pump shower and tiled surround. |
| Home Office / Playroom | 3.97m x 3.55m | Laminate floor. |
| Guest W.C. | 2.39m x 1.43m | Lino floor, w.c. and w.h.b. |
| Kitchen | 6.17m x 4.55m | Tiled floor, extensive fitted floor and eye level units, island unit, solid fuel Stanley range cooker with red brick surround, plumbed for dishwasher, dual stainless steel sink, electric oven, hob, extractor and open archway into: |
| Dining Room | 4.67m x 4.17m | Laminate floor, vaulted ceiling, triple aspect windows and double doors to rear garden. |
| Utility Room | 2.38m x 1.95m | Tiled floor, plumbed for washing machine and dryer, Belfast sink, countertop space and fitted storage units. |



ACCOMMODATION

First Floor

| | | |
|---------------------|---------------|--|
| Landing Area | 6.05m x 4.36m | Laminate floor. |
| Hotpress | | |
| Master Bedroom | 4.89m x 4.50m | Laminate floor, walk-in wardrobe and ensuite. |
| Ensuite | 2.96m x 1.48m | Laminate floor, w.c., w.h.b., shower stall with pump shower and tiled surround. |
| Bedroom 5 | 4.87m x 3.57m | Laminate floor. |
| Family Bathroom | 3.18m x 2.50m | Tiled floor, w.c., w.h.b., bath, large shower stall with Triton t90z electric shower and tiled surround. |
| Bedroom 3 | 4.88m x 3.98m | Laminate floor and Jack & Jill ensuite. |
| Jack & Jill Ensuite | 3.09m x 1.59m | Lino floor, w.c., w.h.b., and shower stall with pump shower and tiled surround. |
| Bedroom 4 | 4.87m x 3.96m | Laminate floor and Jack & Jill ensuite. |

Total Floor Area: c. 294 sq.m. / c. 3,165 sq.ft.



Features

- Excellent equestrian facilities including stables, sand arena and hayshed
- 5-bedroom / 5-bathroom family home
- Extensive accommodation extending to c. 294 sq.m. / 3,165 sq.ft.
- Close to New Ross, Kilkenny and Waterford road networks
- Energy efficient home - B2 BER

Outside

- c. 2.69 hectares / 6.65 acres plot
- Barn with 12 stables
- Hayshed
- 60m x 40m sand arena
- Large double garage (c. 50.65 sq.m. / 545.19 sq.ft.)
- Picturesque countryside setting

Services

- Private Well
- Bio-Crete Treatment Plant
- OFCH / BBCH
- ESB
- Fibre Broadband Available

VIEWING: Strictly by prior appointment with the sole selling agents only.

DIRECTIONS: Eircode: Y34 YE94. 'For Sale' sign







EXTERNAL BUILDINGS / FACILITIES

Double Garage:

9.38m x 5.40m (c. 50.65 sq.m. / 545.19 sq.ft.)

Hayshed:

11.19m x 6.36m (c. 71.16 sq.m. / 765.95 sq.ft.)

Stable Barn:

23m x 11m (c. 253 sq.m. / 2,723 sq.ft.)

Tack Room:

3.69m x 3.76m (c. 13.87 sq.m. / 149.29 sq.ft.)





Floor 0

Approximate total area⁽¹⁾

147.85 m²

Reduced headroom

1 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1

Approximate total area⁽¹⁾

122.11 m²

(1) Excluding balconies and terraces

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For Illustration Purposes Only

Building Energy Rating (BER): B2 BER No. 118168434

Energy Performance Indicator: 101.78 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

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These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRA No. 002141