



# TEARMANN

Tara Hill, Gorey, Co. Wexford, Y25 H290



*exclusive affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE







# TEARMANN, TARA HILL, GOREY, CO. WEXFORD, Y25 H290



TEARMANN IS AN WONDERFUL FAMILY HOME, CAREFULLY DESIGNED TO TAKE ADVANTAGE OF THE EXCEPTIONAL VIEWS TARA HILL HAS TO OFFER. SET IN A MATURE PRIVATE SETTING ON C. 0.59 HA (1.47 ACRES) OF LANDSCAPED GARDENS AND GROUNDS.

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*Approximately 548 sq. m (5,899 sq. ft)*

*For Sale by Private Treaty*

*BER: C1 | BER Number: 116468760 | EPI: 173.11 kWh/m<sup>2</sup>/yr*





## SPECIAL FEATURES

- Superb family home with panoramic views of Tara Hill and the Irish Sea
- Excellent reception rooms, including a dining room, drawing room & games room
  - Large kitchen with high-end appliances and spacious living area
    - 7 spacious double bedrooms
  - Accommodation extending to 548 sq. m (5,899 sq. Ft.)
  - Well maintained gardens approx. 0.59 Ha (1.47 acres)
    - Large garage with ample storage
      - Security alarm
    - Electric gate entrance providing excellent security
- Directly adjacent to Tara Hill offering a range of walking trails.

## TEARMANN

Upon entering the home, you are greeted by a light-filled entrance hall adorned with black and cream marble tiles. Natural light streams through windows, creating a bright and airy atmosphere.

To the left of the entrance hall, you will find the drawing room, a space designed to showcase the breath-taking views of Tara Hill. Large picture windows frame the picturesque scenery, allowing you to immerse yourself in the beauty of the surroundings. A sliding door leads down to the sun terrace and garden, providing a seamless connection between indoor and outdoor living. Within the drawing room, a raised stone fireplace with a wood-burning stove serves as a focal point, creating a cosy and inviting atmosphere while the wood-slatted ceiling adds warmth and character to the room.

Connected to the drawing room, through double doors, is the dining room which features a glass wall overlooking the entrance hall. This architectural feature not only adds a contemporary touch, but also allows natural light to filter through, creating an open and interconnected feel throughout the home.

As you enter the kitchen, come living room, you are immediately drawn to the large floor to ceiling windows that offer panoramic views and floods the space with natural light. The kitchen is contemporary complemented by modern appliances. It boasts a peninsula island, providing ample space for meal preparation and dining. Double doors open to a patio, extending the living space outdoors, providing a great area for hosting summer barbecues, or simply enjoying the fresh air. The wood burning stove is the centrepiece of the living area, radiating warmth throughout the space, making it the perfect place to enjoy family time.

There are 7 spacious double bedrooms throughout the house, 2 of which have ensembles, while the remaining bedrooms feature sinks. Each bedroom is filled with an abundance of natural light and feature built-in wardrobes, closets, or units offering plenty of storage.

The main bathroom features a large shower, bidet, toilet and a contemporary vanity unit with silver fixtures throughout. The bathroom is complete with beautiful white marble tiles that cover the walls and floors.





The master suite is a haven of comfort with unobstructed views of the Tara Hill, framed by the expansive picture windows. It is complemented by a large walk-in wardrobe and a luxurious ensuite bathroom, featuring an impressive standalone jacuzzi bath positioned in front of a window, providing the perfect retreat for relaxation and rejuvenation, as you soak in the stunning landscape outside. In addition, there is a spacious shower, a double sink and WC.

As you descend the stairs, a fantastic games room equipped with a kitchenette, wood burning stove and a snooker table awaits you. It is the perfect addition to any home for those who enjoy entertaining and socializing with friends and family.

The house is complete with a utility room and toilet, along with a cloak room equipped with racks and hooks, providing ample storage for shoes, coats and other outdoor gear. In addition, there is an excellent home office; a functional room perfect for remote working.

## GARDENS & GROUNDS

Tearmann boasts approx. 0.59 Ha (1.47 acres) of extensive grounds. The property is guarded by electric gates that provide excellent security. As you enter, tall beech trees and lush laurel hedging gracefully flank the right side of the tarmac driveway, providing a sense of seclusion and privacy from the road. On the left, manicured lawns stretch out, inviting you to explore and enjoy the open space.

As you continue along the avenue, you'll be greeted by the sight of the house where steps lead you up to patios that encircle the house. From these elevated vantage points, you can admire breath-taking views of the countryside that stretches out before you. The patios themselves provide inviting spaces to relax and unwind, making it the perfect setting for alfresco gatherings or simply basking in the beauty of the garden.

Flourishing flower beds, evergreen trees and meticulously manicured shrubs enhance the garden's beauty, adding splashes of colour, as well as a layer of shelter, while the hidden gem of a garden is the presence of a secluded water feature. The sound of the water adds a sense of calm and serenity to the atmosphere, providing a peaceful oasis for relaxation away from the main garden.

A garden shed offers a practical space for storage of gardening tools, equipment, and other essentials. There is also a garage with a roller door, providing a secure space for storing vehicles.

## LOCATION

Tearmann is located on Tara Hill, a prominent landmark located near the town of Gorey in County Wexford. The hill offers a vantage point for observing the picturesque landscape of County Wexford, with its rolling green hills, farmland, and coastline. On a clear day, one can see as far as the Wicklow Mountains to the north and the Irish Sea to the east. Tara Hill is very popular destination for hikers and nature enthusiasts with a designated walking trail that leads to the summit. It offers a tranquil and serene environment where one can immerse themselves in nature and enjoy the panoramic vistas.

Gorey is approx. 6.2km from Tearmann, it is a lively town located at the gateway to the sunny southeast. It boasts a bustling town centre with a wide range of amenities including shops, boutiques, eateries and traditional Irish pubs. It is also served by excellent schools and sports clubs such as GAA, rugby, soccer, tennis, and golf. Additionally, Gorey is renowned for its vibrant arts and culture scene. The Gorey Little Theatre hosts a variety of theatrical productions and music events throughout the year.







County Wexford is blessed with beautiful coastline, and Gorey is no exception. Just a short drive away, you'll find stunning beaches such as Courtown and Morriscastle Strand. These sandy shores are perfect for relaxing walks or enjoying water sports like swimming, surfing, and kayaking.

Tearmann is located approx. 93km from Waterford city, giving you access to major employers and third level institutions. While Dublin Airport is approx. 114km away, making it easy to travel to and from the property.

## DISTANCES

- 6.2 km to Gorey
- 25 km to Ferns
- 40 km to Enniscorthy
- 19 km to Arklow
- 44 km to Wicklow town
- 107 km to Dublin City Centre
- 114 km to Dublin Airport
- 93 km to Waterford

*All distances are approximate.*

## TECHNICAL INFORMATION

**SERVICES:** Mains electricity, oil fired central heating, well water, septic tank foul drainage.

**SALE METHOD:** Private Treaty.

**FIXTURES & FITTINGS:** All curtains and any integrated items are included in the sale.

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

**VIEWING:** Strictly by Private Appointment.



















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