



WISH WILLOW HOUSE AND STUD

Whitepark, Arklow, Co. Wexford, Y14 WY98

approx. 18.2 ha (45 acres)



THE PROPERTY

Wish Willow House and Stud comprises an outstanding contemporary country residence set amongst delightful grounds, with exceptional out-buildings and quality grassland. The property contains all the quintessential characteristics of an Irish Country Estate yet has the benefit of very manageable proportions and modern conveniences. The main 4 bed residence extends to approx. 589 sq. m.(6,340 sq. ft.) and is situated on approx. 18.2 ha (45 acres), together with a three-bedroom apartment, stable yard, American barn, 2 sheds, cattle yard, sand arena, stud-railed paddocks, orchard, ample lawns, mature timber plantation and a small ornamental lake. The property is located 75 km from Dublin city centre.







ACCOMMODATION

Wish Willow was specifically designed to take advantage of the south facing orientation. The majority of the accommodation of Wish Willow is on the ground floor, with the main reception rooms benefiting from this bright positioning with views over the colourful grounds.

The house is accessed via a 10m covered cloister walkway to the front door. On entering, the spacious reception hall sets the tone for the entire dwelling with double height beamed ceiling and a large wood burning stove. A raw stone round staircase leads up to the open mezzanine level with balcony overlooking the drawing room and a separate large office / library with wall-length Cherrywood bookshelves and a small balcony overlooking the atrium and courtyard.

The semi open dining room is on the same level as the entrance hall whilst incorporating the drawing room at a lower level. The drawing room with large open fireplace set within a feature raw stone chimney piece has panoramic south facing picture windows overlooking the grounds. French doors open to the side garden.

The Sun Room, which is located off the drawing and dining room, has French doors to a large decking area. The country style kitchen / breakfast / sitting room has exposed wooden beams and the fully equipped kitchen features a Belfast sink, ample custom-made cupboards and drawers, a granite topped work island and a large four door oil fired AGA, with a two-door electrical AGA add on. The breakfast area has wonderful views of the stable yard and the sitting room, located on a lower level, has an open brick fireplace.

The back door is entered through a small car port and there is a boot room with WC off. The back corridor has a wine cellar with sports equipment room, a utility / laundry room and a kitchen pantry. A guest WC completes this wing of accommodation.

There are three good sized double bedrooms, two with ensuite shower rooms and French doors to the garden, the third also has external access and door to the family bathroom. The master bedroom is an exceptional suite with small sitting area, a large split-level bedroom with behind the bed alcove storage. A walk through fully fitted wardrobe / dressing room leads to his and her bathrooms. One with a jacuzzi bath, WC, bidet, whb and the other with sauna, power shower, WC, bidet and whb.



GROUPS AND GARDENS

Approaching Wish Willow via electric gates one is immediately impressed by the commanding avenue some ½km long. Flanked by a variety of trees the property suggests an enticing first impression. The mature planting found throughout the grounds offers a colourful montage over the course of the year making the gardens a real feature of the property. The flower beds and rockeries are well stocked with flowering shrubs and plants.

As well as the lawns, there is an orchard offering a variety of fruit trees and a vegetable garden with raised beds. The gardens extend to approx. 1.21 ha (3 acres) and also include an ornamental stream and a small manmade lake with duck house. A wooden deck and wrap around garden path overlooks the lake and offers a tranquil opportunity for summer entertaining.



OUTBUILDINGS

The equestrian facilities at Wish Willow are second to none and in immaculate condition. A fine enclosed courtyard with clock tower comprises 10 loose boxes, access through to an American style barn offers a further 10 stables including two foaling boxes. There is an office, tack room, feed room and toilet. Through the external courtyard there is a 5-span hay shed and 4-span machinery shed. Adjacent to this is a concrete cattle yard with pen and underground effluent tank. A large sand arena (55m x 32m) is in good condition with exceptional drainage located alongside the outbuildings.

APARTMENT & GAMES ROOM

Extending to over 3,000sq. ft. and situated above the stables, the property is further enhanced with self-contained guest accommodation by way of a three-bed-apartment. The property has a fully fitted open plan kitchen / dining / sitting room with access to an external balcony. There are three double beds with shower ensembles and a family bathroom.

Accessed from both the apartment and external steps is a considerable sized social and games room with a fully fitted bar, private snug, wood burning stove and ample room for both pool and snooker tables. There is also a separate gym room.



LANDS

In all there are 18.2 ha (45 acres) surrounding the house. The grounds are all impeccably maintained, with the paddocks all fenced in quality stud railing. Each of the 11 paddocks are fringed with established woodland including, soft wood, hardwood and evergreen trees and offers secure and protective sheltering for livestock. An internal farm lane traverses the entire property. The large holding is ideal for equestrian related uses.



THE LOCATION

Arklow is a busy market town with a selection of restaurants, cafes and boutique shopping, as well as friendly hostels and good leisure facilities. For the outdoor enthusiast there are numerous championship golf courses close by, 4 hunts meet within boxing distance and the golden beaches of the East Coast and harbours from which to sail and fish are within easy reach. This is an area with excellent primary and secondary schools.

Wish Willow offers a very special opportunity to combine country living with the convenience of the city and its environs. There is excellent connectivity including easy access to the M11 and M50 corridor.

Arklow	5.5 km
Gorey	14.5 km
Greystones	50 km
Dublin	75 km
Dublin Airport	100 km

SERVICES

- Mains electricity (all underground)
- Well water with electric pump
- Septic tank drainage
- Oil fired central heating
- Under floor heating throughout
- Central vacuum system
- BOSE integrated music system
- Alarm monitoring system
- External automatic lighting
- High speed broadband connection





FLOOR PLANS





CONTACT



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VIEWING

Strictly by appointment



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FEATURES

- Manageable four-bed modern country property
- Extending to approx. 589 sq. m. (6,340 sq. ft.)
- Mature and very private setting with established planting
- The entire extends to approx. 18.2 ha (45 acres)
- Three-bed guest apartment
- Extensive farm buildings, stables and sand arena
- Situated 75 km from Dublin city centre and 3 km from the M11 corridor