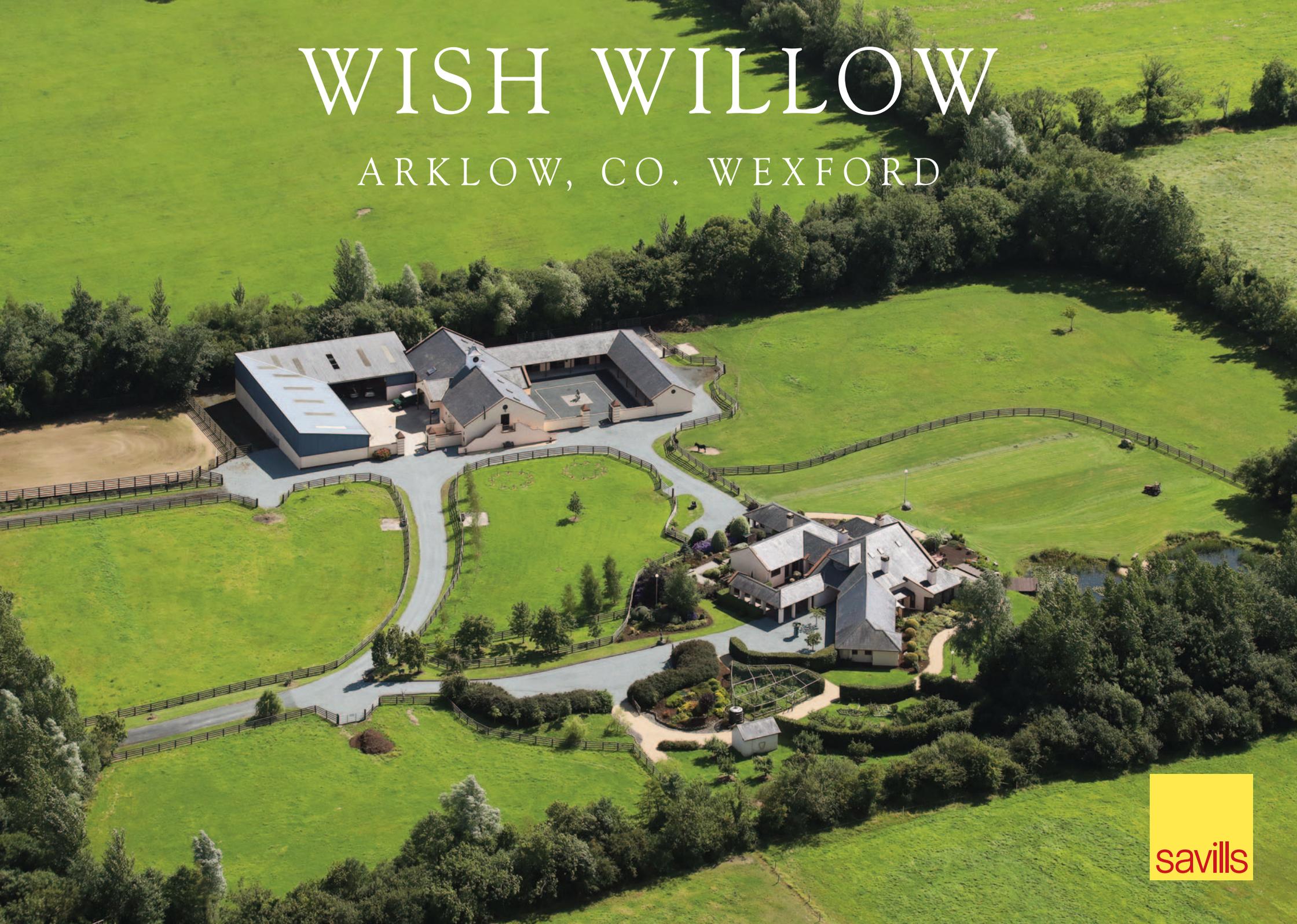


WISH WILLOW

ARKLOW, CO. WEXFORD







WISH WILLOW

WHITEPARK, ARKLOW, CO. WEXFORD, Y14 WY98

M11 3km, Arklow 6 km, Gorey 15 km, Greystones 51 km, Wexford 60 km, Rosslare Port 83 km,
Dublin City Centre 94 km, Dublin Airport 101 km
(all distances approximate)

CONTEMPORARY PROPERTY IN A PRIVATE SETTING WITH EXCELLENT EQUESTRIAN FACILITIES

Ground Floor

Porch • Reception hall • Dining room • Drawing room • Conservatory • Atrium
Kitchen/breakfast room • Snug • Laundry room • Pantry • Wine cellar • Utility
Two bathrooms • Master bedroom suite with walk-in-wardrobe
Three further ensuite bedrooms

First Floor

Home office • Games Room

Apartment

Games Room • Snug • Gym • Kitchen/dining/living Room • Sun Terrace
Three ensuite bedrooms • WC

Garden & Grounds

20 Stables • Feed room • Office • Landscaped garden grounds • Lake

About 45 Acres (18 hectares) In total

For Sale as a Whole by Private Treaty

Savills Country
33 Molesworth Street
Dublin 2

+353 (0)1 663 4350

PSRA Licence 002223

savills

WISH WILLOW

DESCRIPTION

Wish Willow is a beautiful contemporary home located in a private situation, set on about 45 acres with a wonderful outlook over the Wexford countryside. At its core, is a fully modernised country residence with proportioned and well-balanced accommodation, extending to about 5,898 sq. ft.

Supplementing the accommodation in the main house is a spacious courtyard apartment and games room which is situated over the stable block and extends to about 3,282 sq. ft.

The property comprises impressive, landscaped garden grounds and numerous grass paddocks as per the enclosed map. The equestrianism at Wish Willow is a particular feature, with a magnificent stable yard containing 20 loose boxes as well as a sand arena.

The house occupies a peaceful, countryside position yet is well situated for the national motorway network. Accessed via a stone-pillared entrance with bespoke electric gates, Wish Willow is approached along a sweeping tree lined avenue, which leads to a parking area at the front of the house. The avenue also continues to the stable yard.

LOCATION & AMENITIES

Wish Willow has a wonderful, private situation within the historic county of Wexford in the southeast of Ireland. The property is conveniently situated 3 km east from the M11 motorway. County Wexford is renowned for its excellent verdant countryside, favourable climate, picturesque mountain ranges, white sandy beaches and charming character villages.

For everyday amenities, the towns of Arklow (6 km) and Gorey (15 km) are close by. The busy market town of Arklow is served well by wonderful restaurants, bars, supermarkets, and a variety of retail stores in Bridgewater Shopping Centre. A short walk from the Town Centre by the harbour takes you to the South Beach, a sandy stretch of beached backed by boulders. Other well-known beaches nearby area include, Clogga beach, Brittas Bay, Silver Strand and Magheramore.

Wexford, also known as the “The Model County”, which is rich in culture and heritage as well as natural beauty. The county town of Wexford is situated near the mouth of the river Slaney in this region of southeast Ireland. It is well known for its vibrant artistic community and culture. It is also renowned for the opera festival hosted in the contemporary National Opera House and its medieval alleyways. The event is renowned throughout the world for bringing fresh artists and viewers to the forgotten masterpieces. West Gate Heritage Tower is a restored 13th century tollgate. It is next to the old town walls and ruined 12th Century Selskar Abbey.

There is no shortage of courses for the golf enthusiast within the area. The surrounding area is home to some of Ireland’s finest golf courses which includes one of the finest links courses in The European Club (16km), Arklow Golf Club (7km), Woodenbridge Golf Club (12 km), the championship Druids Glen Hotel & Golf Resort (46km), Powerscourt Golf Club (58km) and Tulfarris Golf Club (64km).

The property benefits from excellent transportation links, including the N11/M11 (3km) which connects Dublin to Wexford. Dublin’s international Airport is 101 kilometres distant, while Rosslare port is 83 kilometres from the property with regular sailings to the UK and mainland Europe. There are also regular bus and train services from Gorey and Arklow to Dublin city.

A selection of primary and secondary schools are available locally including Gaelcholáiste na Mara, Arklow CBS and St. Gerard’s School, Bray. There is also a variety of private schools nearby in the surrounding counties.



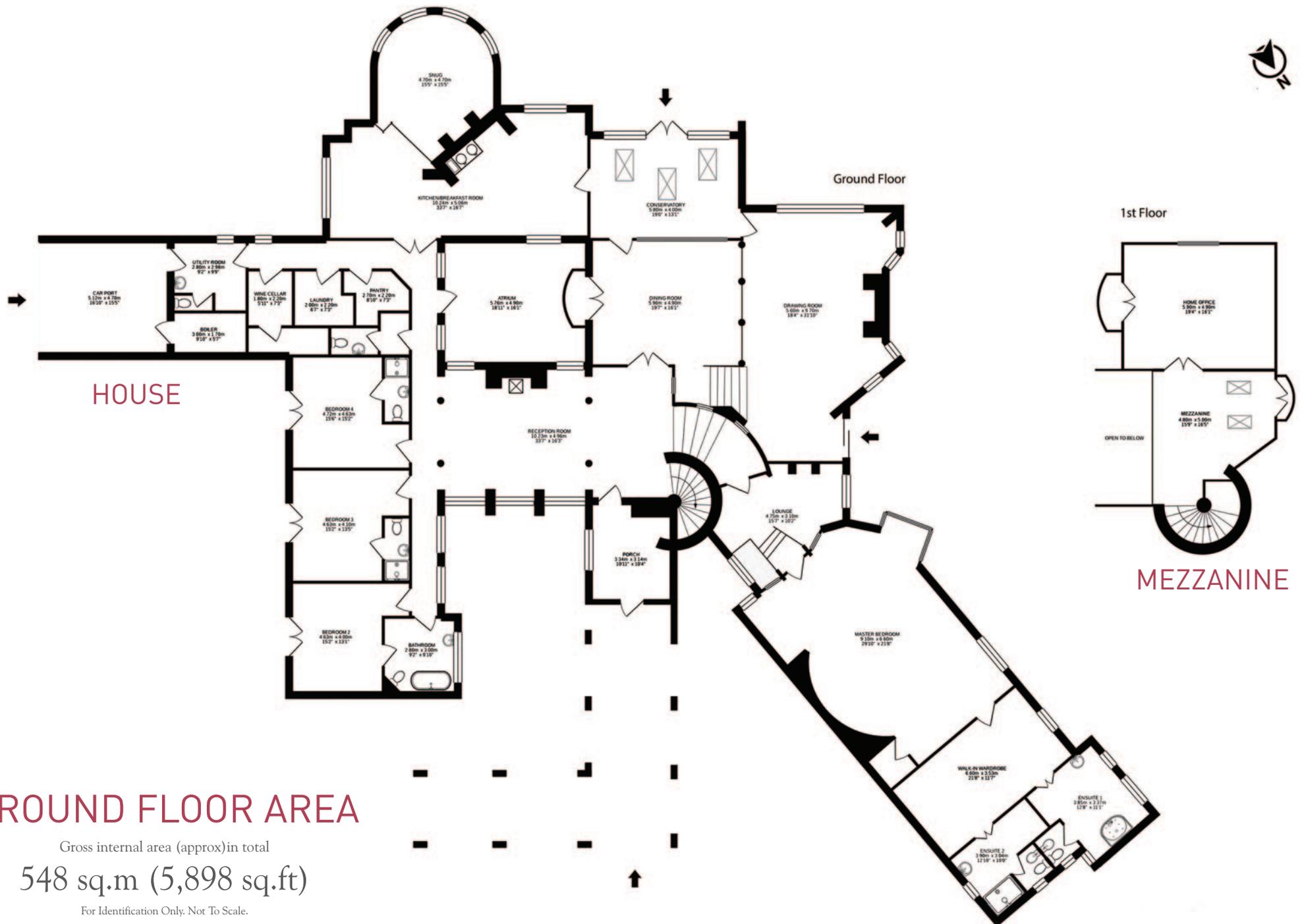












GROUND FLOOR AREA

Gross internal area (approx) in total
548 sq.m (5,898 sq.ft)

For Identification Only. Not To Scale.

WISH WILLOW

WISH WILLOW

Wish Willow is a magnificent country home positioned in a central location close to the M11 and has been specifically designed to take advantage of the south facing orientation.

The property is well laid out and is of stone construction beneath a hip slated roof. Extending to about 5,898 sq. ft., 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 vibrant landscaped grounds.

The house is approached via a 10m covered cloister walkway to the front door which leads into the spacious reception hall. Upon entering the house, an aura of elegance is evident with the reception hall setting the tone for the entire dwelling with double height beamed ceiling and a large wood burning stove. A raw stone staircase leads up to the open mezzanine level with a separate home office and a balcony overlooking the drawing room. There is also a small balcony overlooking the atrium and courtyard.

Double doors from the reception hall open into the bright and elegant dining room which looks down onto the drawing room and conservatory on either side, which are both on a lower level. The drawing room includes a beautiful 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 conservatory is located off the drawing and includes French doors onto a large decking area.

The cleverly designed country style kitchen / breakfast room is spacious room with a beautifully crafted and extensive range of floor and wall mounted units. It also contains stylish exposed wooden beams, a granite island top and a large four door oil fired Alpha, with a two-door electrical Alpha add on, which can be switched on and off as required. The breakfast area has wonderful views of the stable yard and the sitting room, located on a lower level, has an open brick fireplace.

Off the kitchen is a number of stores including a wine cellar, utility, laundry room and two bathrooms. The car port can also be accessed here via the back door.

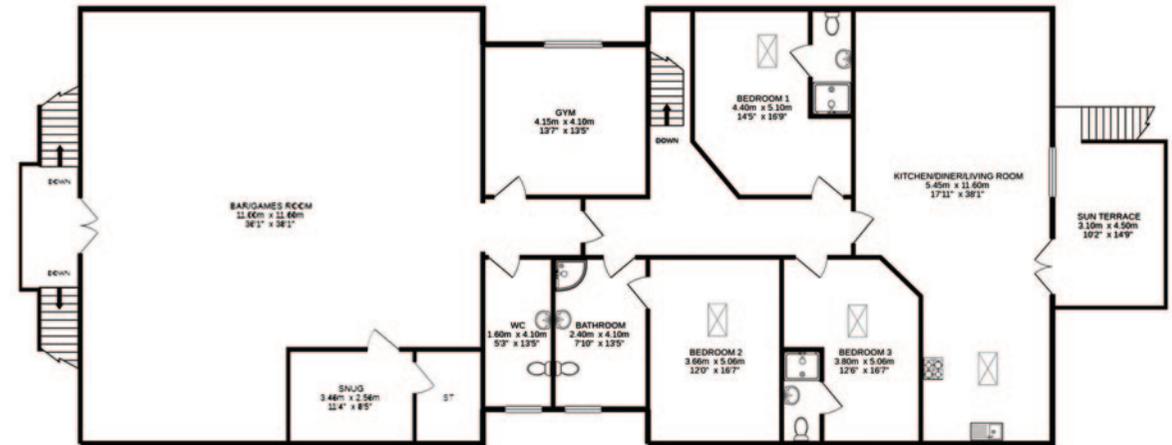
The bedroom accommodation is laid out on the west wing of the property and comprises three double bedrooms with ensembles, all with French doors which open onto the garden. The master bedroom is positioned to the east wing and is an exceptional split-level suite comprising a lounge, a fully fitted walk-in-wardrobe and his and her bathrooms, one with a jacuzzi and the other with a sauna.

APARTMENT

Positioned to the rear of the property is an apartment which is situated above the stable courtyard. The property comprises a kitchen/dining/living room with access onto the sun terrace, three bedrooms (all ensuite) and a gym which could be converted into an extra bedroom.

GAMES ROOM

The extensive games room is also positioned above the stable courtyard and can be accessed via the apartment or a separate external stairs. It is a magnificent space with a fully fitted bar, private snug, wood burning stove, a full-size snooker table and pool table and WC.



APARTMENT & BAR/GAMES ROOM

Gross internal area (approx) in total
305 sq.m (3,282 sq.ft)

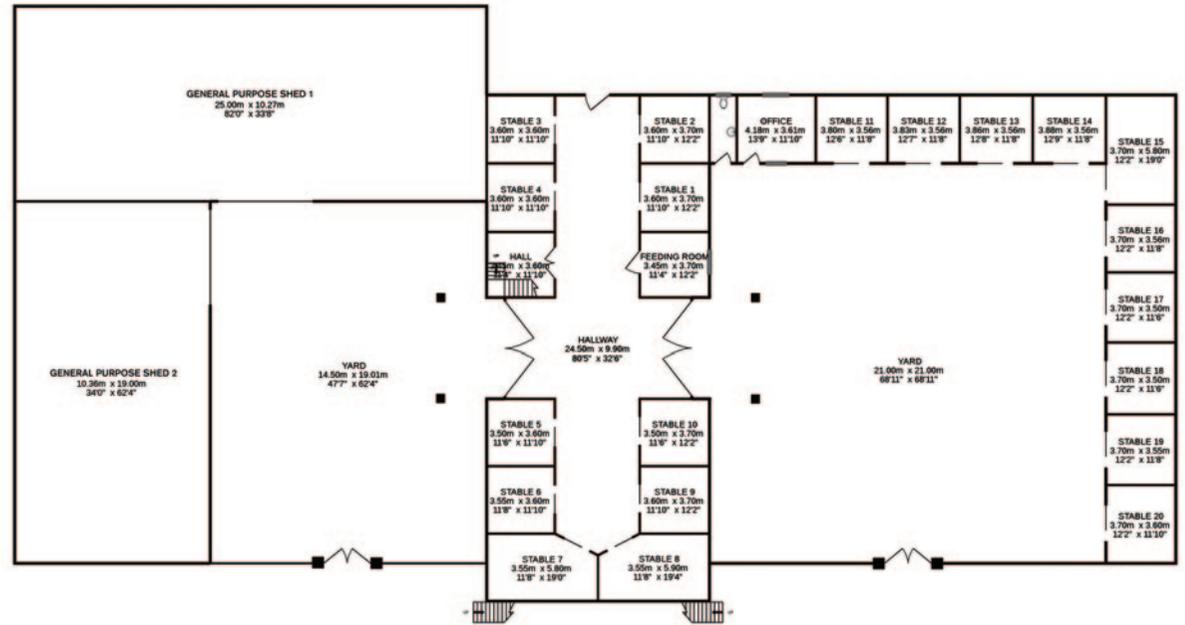
For Identification Only. Not To Scale.



WISH WILLOW

EQUESTRIAN FACILITIES

The equestrian facilities at Wish Willow are exemplary and in excellent condition. A fine enclosed courtyard with clock tower is positioned to the south of the house and comprises 10 loose boxes. From here you can gain access into an American style barn where a further 10 indoor stables including two foaling boxes can be found. The stable block also includes 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.



STABLES AND GARAGES

Gross internal area (approx) in total

925 sq.m (9,957 sq.ft)

For Identification Only. Not To Scale.









GARDENS & GROUNDS

Wish Willow sits amidst about 45 acres of established landscaped garden grounds which are predominantly laid to lawn. About 20,000 trees were planted in the year 2000 which form a beautiful parkland setting and provide colour as well as shelter and privacy. There are a number of raised flowerbeds dotted around the house with many flowering plants and shrubs.

As well as the lawns, there is an orchard offering a variety of fruit trees and a vegetable garden with raised beds. The garden also includes an ornamental stream and a small manmade lake with duck house. A wooden deck and wrap around garden path overlook the lake and offers a tranquil opportunity for summer entertaining.

There are a number of grass paddocks around the property which are fenced by a mix of stud railing and mature hedging.



GENERAL REMARKS & STIPULATIONS

BER

BER rating – C3

BER number – 112278858

Viewing

Strictly by appointment by Savills Country.

33 Molesworth Street, Dublin 2.

Tel: +353 (0) 1 663 4350

PSRA License: 002223

Eircode

Y14 WY98.

Fixtures & Fittings

All fixtures and fittings are excluded from the sale including garden statuary, light fittings, and other removable fittings, although some items may be available by separate negotiation.

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.

Please be advised that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

Entry & Possession

Entry is by agreement with vacant possession.

Offers

Offers may be submitted to the selling agents, Savills, 33 Molesworth Street, Dublin 2.

Email address: country@savills.ie.

Best Offers Date

A date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

Financial Guarantee

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

Generally

Should there be any discrepancy between these, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Brochure produced August 2021.



