

FOR SALE

AMV: €650,000

File No. d383.CWM



‘Laurel Lodge’, Borrmount Bree, Co. Wexford

- Wonderful country house with impeccable charter set on the most beautiful gardens extending to c. 0.69 acres.
- Four bedrooms, three bathrooms, extending to c. 265 sq.m. / 2,850 sq.ft. – presented in pristine condition. Fibre high speed broadband, less than 5 mins. from M11 Motorway & Enniscorthy town.
- A private setting which offers peace and seclusion with all amenities close by.
- Acc. briefly comprises; reception hallway, sitting room, home office, kitchen/dining room, living room, utility room, guest bathroom, 4 bedrooms (master en-suite) and family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents Kehoe & Assoc. at 053 9144393

‘Laurel Lodge’, Borrmount, Bree

‘Laurel Lodge’ is situated minutes from the M11 Motorway, approximately 5 minutes’ drive from Enniscorthy Town and 15 minutes’ drive from Wexford Town. This is a wonderful countryside setting on one of the most sought after addresses in this general area. All amenities are close to hand including a choice of primary and secondary schools. For those with an equestrian interest in mind, it is situated close to the Bree Hunt Stables and the water sports on offer is easy accessed around the corner at Edermine Bridge. This is a superb location for those seeking easy access to Dublin or indeed Europe via the Rosslare Europort.

Kehoe & Assoc are delighted to offer this truly magnificent, detached country house. This wonderfully appointed home extends to c. 265 sq.m. / 2,850 sq.ft. ‘Laurel Lodge’ is approached via an electric cast iron gate with pebble and kerb driveway set back from the public road. The fabulous gardens include multiple patios, a pond, mature hedging and ornate trees all set on c. 0.69 acres. The landscaping truly enhances the peace and seclusion on offer here. The arable land to the rear falls away offering superb views of the rolling countryside hills, forests and extend to Vinegar Hill.

There is a detached two storey garage, built to exacting standards, extending to c. 640 sq.ft. This structure has the possibility for conversion to a self-contained unit.

The high standards and impeccable charter continue from the moment you enter, crossing the granite steps through the bright yellow door, into the wonderfully welcoming reception hallway. The quality of finish is clearly evident from the bespoke Andrew Ryan Kitchen, quality tiling, bathrooms etc. The residence is free-flowing and has well-appointed accommodation which has been tastefully decorated and very well maintained. There are 4 bedrooms, 3 bathrooms and plenty of reception space. The open plan kitchen, dining and living room is south facing, surrounded by the wonderful gardens and offers patio access points to the east, south and west.

All in all, ‘Laurel Lodge’ is a superb family home and has a lot to offer any family wishing to move to this sought-after location. A must view – to arrange a suitable viewing time contact the sole selling agents Kehoe & Assoc. on 053 9144393.





ACCOMMODATION

Entrance Hallway	5.77m x 3.98m	Solid timber flooring, coving, ceiling rose, brass light fittings, cast iron radiators and impressive staircase leading to first floor.
Sitting Room	6.69m x 5.06m	Solid timber flooring, dual aspect with large feature sliding sash windows overlooking front garden and French doors leading to the raised east facing Liscannor patio. Coving, ceiling rose, feature fireplace with cast iron insert & marble surround. Brass dimmer light fittings, t.v & electrical points.
Study/Home Office /Second Sitting Room	3.98m x 3.94m	Solid timber floor, coving, ceiling rose, dual aspect with large sash windows & architrave splays overlooking westerly raised patio area. Cast iron feature fireplace with stained-glass arched windows either side. Brass dimmer controls, brass electrical points, t.v. point.
Kitchen/Dining Room	8.68m x 4.90m	Natural stone flooring, bespoke fitted kitchen, handmade by Andrew Ryan. Victoriana De Luxe leisure electric range cooker with 4-ring, hotplate & simmer plate, red brick surround & tiled splashback, ample granite worktops with Belfast sink and design cut granite draining board. Integrated Siemens dishwasher and integrated Powerpoint fridge. Dual aspect with sash splayed window overlooking feature pond in garden and double French doors with fitted blinds leading out to westerly sandstone patio. The dining area has the added advantage of double Velux windows benefiting from the south facing natural light. Open plan design to:
Living Room	4.82m x 4.80m	Solid timber flooring, vaulted ceiling with feature timber beams. Stanley stove with natural stone chimney breast, dual aspect lighting with beautiful views of the surrounding gardens, forest and rolling countryside views. Sliding patio doors leading to the pond area.
Utility Room	3.78m (max) x 3.64m (max)	Tiled flooring, built-in pantry, separate built-in cloakroom, plumbed for washing machine & dryer under counter space. Door to rear garden. Hotpress with dual fuel immersion and ample shelving.
Guest W.C.	1.41.m x 1.03m	Tiled flooring, half-wall tiled surround, w.h.b. with mirror overhead, w.c.

Solid timber staircase with Mahogany monkey tail & carpet runner leading to first floor





Landing	3.99m (max) x 3.66m (max)	Solid timber flooring, radiator cover, sash window overlooking front gardens, coving and ceiling rose.
Master Bedroom	5.08m x 4.76m	Solid timber flooring, feature double sash bay window, with splay reveals overlooking front gardens.
Walk-in Closet	1.77m x 1.69m	Solid timber flooring, open shelves and rails.
En-suite	3.25m x 1.77m	Recently refurbished to a modern standard including underfloor heating, large vanity area with Adelphi antique wash hand basin inbuilt and storage space underneath. Large glass shower with pressure pump showerheads including a rainwater showerhead. Antique style w.c. Large window overlooking rear gardens, adjoining arable field, forestry and rolling countryside hills, including Vinegar Hill.
Central Corridor	3.36m x 1.05m	Solid timber flooring, coving, recessed lights.
Bedroom 2	5.08m x 3.13m	Solid timber flooring, dual aspect sash windows, radiator cover, attic access.
Walk-in Closet	1.84m x 1.76m	Solid timber flooring, open shelves and rails.
Bedroom 3	4.07m x 3.79m	Solid timber flooring, large window overlooking rear gardens, rolling countryside hills, forests & view of Vinegar Hill.
Walk-in Wardrobe	1.84m x 1.83m	Solid timber flooring, open shelves and rails.
Bedroom 4	3.77m x 3.64m (max)	Carpeted flooring, window overlooking rear garden, rolling countryside hills, forests & view of Vinegar Hill.
Family Bathroom	3.89m x 2.80m	Tiled flooring, free-standing cast iron bath on ornate legs, neatly positioned under sash window, overlooking front gardens, 'His & Hers' w.h.b.'s with drawers and cabinets underneath. Enclosed tiled shower stall with Triton T90z shower, radiator cover, w.c.
Total Floor Area: c. 265 sq.m. / 2,850 sq.ft.		



Features

- Remarkable family home.
- Extending to c. 265 sq.m. / 2,850 sq.ft
- 4 bedrooms, 3 bathrooms
- Brass electrical & door fittings throughout
- 5 minutes' drive from Enniscorthy Town and M11 Motorway.

Outside

- Peaceful and secluded landscaping
- Site extends to c. 0.69 acres.
- Extensive south-west facing Indian sandstone patio
- Cast Iron Electric Gates

Services

- Private well.
- Septic tank
- Alarm & sensor lights
- OFCH – zoned and controlled remotely.

Please Note: The curtains, the staircase brass carpet runner bars and light fittings in both the office and master bedroom are not included in the sale.

Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Directions: From Dublin: proceed down the M11 until you reach the roundabout junction with the N11, close to Oilgate. Turn right signposted for Enniscorthy. Continue for approximately 1km turning left, signposted for Bree/Edermine (L2050). Proceed over Edermine Bridge to the end of this road, turn right. Take the next turn to the right and the property for sale is 1km on the right-hand side.). **Eircode: Y21 XY27**

From Enniscorthy: Proceed to Enniscorthy Town, take the New Ross road and turn left for St. Johns/Kilcarbry. Continue up this road passing Kilcarbry Mills on the right-hand side. The property is the fifth entrance on the left. **Eircode: Y21 XY27**







GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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Building Energy Rating (BER): B3 BER No. 113551337
Energy Performance Indicator: 147.28 kWh/m²/yr

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

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