

FOR SALE

AMV: €525,000

File No.E624. KD



Coliemore House, Curracloe Road, Castlebridge, Wexford

- Exceptional c. 1 acre private setting with mature, established gardens and a wonderful sense of seclusion.
- Five individually en-suite bedrooms offering exceptional privacy and flexibility for family living or guest accommodation.
- Significant income-generating potential with a layout particularly suited to short-term, holiday or longer-term rental use.
- Generous dual living accommodation with multiple reception spaces, sunroom and an impressive kitchen/dining area.
- Substantial detached ancillary building and adjoining two bedroom flat providing genuine scope for a home office, studio, gym, workshop or business use.
- Outstanding coastal-country lifestyle location combining the tranquillity of a private rural setting with easy access to Wexford town, Curracloe and the wider south-east.
- To arrange a viewing appointment contact Kehoe & Associates on 053-9144393



**Kehoe
& ASSOC.**



Location

The location is a particularly attractive aspect of Coliemore House. The property is situated at Ballycrane on the Curracloe Road, approximately 4 km from Wexford town centre, giving residents convenient access to the town's shopping, restaurants, schools, services and employment opportunities, while retaining the appeal of a more peaceful residential setting.

The coast is also close at hand. Curracloe village and Curracloe Beach are approximately 10 minutes away by car, placing one of County Wexford's most celebrated stretches of coastline within easy reach. Curracloe Beach is a particularly strong amenity for the area: its extensive fine sandy strand stretches along the coast towards Raven Point and Ballyconnigar and is recognised as a Blue Flag beach.

The surrounding dunes and Raven Nature Reserve area provide opportunities for walking and enjoying the coastline, while the beach is also associated with the filming of *Saving Private Ryan*. This combination of proximity to Wexford town, the coast and the wider south-east tourism offering gives Coliemore House an unusually broad appeal.

Curracloe Beach



Coliemore House

A Home With Exceptional Flexibility

Coliemore House represents a rare opportunity to acquire a substantial and beautifully presented residence in a highly convenient Wexford location. Offering approximately 241 sq. m of versatile accommodation, five generous en-suite bedrooms, beautifully maintained gardens and a detached serviced outbuilding, the property has the scale and flexibility to accommodate a wide variety of lifestyles. Coliemore House offers generous, light-filled accommodation that combines the scale and practicality of a substantial family home with a layout that lends itself exceptionally well to a variety of alternative uses. On entering, the generous hallway immediately conveys a sense of space and quality. The principal living accommodation is particularly well suited to modern family life, with a welcoming open plan kitchen/dining space overlooking the gardens, complemented by comfortable reception areas providing flexibility for both formal entertaining and relaxed everyday living. The interiors have been carefully maintained and are presented in excellent condition, with attractive flooring and tiling, a modern fitted kitchen and well-appointed bathrooms throughout. Five ensuite bedrooms are significant advantage, offering privacy and independence for family members while also creating considerable flexibility for those seeking to use part of the property for guest accommodation or rental purposes.

Outside, the property is equally impressive. Mature planting established shrubbery and private gardens create a secluded setting around the house, while the detached serviced outbuilding/large shed adds another valuable dimension to the property. This could lend itself to a workshop, home office, gym, studio or other ancillary use, subject of course to any necessary planning or regulatory requirements. There is also a two-bedroom flat adjoining the outbuilding. Whether acquired as a substantial family residence, a multi-generational home, a base for those seeking easy access to Wexford's coastline, or as a property with potential for carefully considered rental or guest accommodation, Coliemore House offers a particularly versatile proposition. Its combination of proximity to Wexford town, easy access to Curracloe and its celebrated sandy beach, and the exceptional privacy afforded by its mature gardens makes this a property with both immediate appeal and considerable long-term flexibility.



Rental / Income Potential

A particularly interesting feature of Coliemore House from an investment perspective is the five-bedroom, five-en-suite configuration. Rather than having a conventional arrangement where several bedrooms share one or two family bathrooms, each bedroom has its own en-suite facility. This creates considerably greater privacy and flexibility and could be attractive to a number of potential rental markets.

The property could potentially lend itself to:

- ❖ Traditional long-term room rental, subject to applicable rental regulations and planning requirements.
- ❖ Short-term holiday accommodation, particularly given the proximity to Curracloe Beach and the Wexford coastline.
- ❖ Guest-house / B&B-style accommodation, subject to the relevant planning, registration, fire-safety and operational requirements.
- ❖ Corporate or contractor accommodation, benefiting from proximity to Wexford town.
- ❖ Multi-generational living, where individual en-suite bedrooms provide privacy for different members of the household.
- ❖ A combination of private residence and income-generating guest accommodation, depending on the preferred use and applicable regulations.

For holiday accommodation, the location provides an additional attraction: Curracloe's long sandy beach, Raven nature area and water-sports facilities create a strong leisure proposition, while Wexford town provides restaurants, shopping and other amenities nearby.

Potential rental income is an opportunity rather than a guaranteed return. The achievable income would depend on the chosen rental model, occupancy, seasonality, pricing, operating costs, taxation and compliance with current planning and rental regulations.



ACCOMMODATION

Ground Floor

Entrance Hallway	1.42m x 6.20m	With timber flooring, staircase to first floor,
Sitting room	6.08m x 6.07m	With timber flooring and feature fireplace.
Bedroom 1	3.31m x 5.67m	With timber flooring and ensuite
Ensuite	0.92m x 3.33m	With w.c., w.h.b., and shower stall.
Kitchen / Dining Room	4.02m x 8.97m	With fitted kitchen, built-in appliances tiled walls and tiled floor.
Bedroom 2	2.77m x 5.27m	With carpet flooring and ensuite.
Ensuite	1.72m x 2.59m	With w.c., w.h.b., and shower stall.
Bedroom 3	3.62m x 3.46m	With timber flooring.
Bathroom	2.41m x 2.60m	With bath, shower stall, w.c., and w.h.b.
Utility Room	1.52m x 3.45m	Plumbed for washing machine and dryer.
Living room	4.23m x 5.93m	With timber flooring.
Sunroom	2.24m x 4.23m	With timber flooring.
Rear Hall	1.14m x 2.76m	With timber flooring.

First Floor

Landing	3.32m x 3.68m	With carpet flooring.
Bedroom 4	2.43m x 4.22m	With carpet flooring and ensuite.
Ensuite	0.80m x 2.83m	With shower stall, w.c. and w.h.b.
Bedroom 5	3.42m x 4.82m	With carpet flooring and ensuite.
Ensuite	2.02m x 2.04m	With shower stall, w.c., w.h.b. with storage underneath, heated towel rail and bidet

Total Floor Area: c. 229 sq. m. (c. 2,465 sq. ft.)

EXTERNAL LIVING ACCOMMODATION

Kitchen/Living/

Dining Area

Room 1

With ensuite.

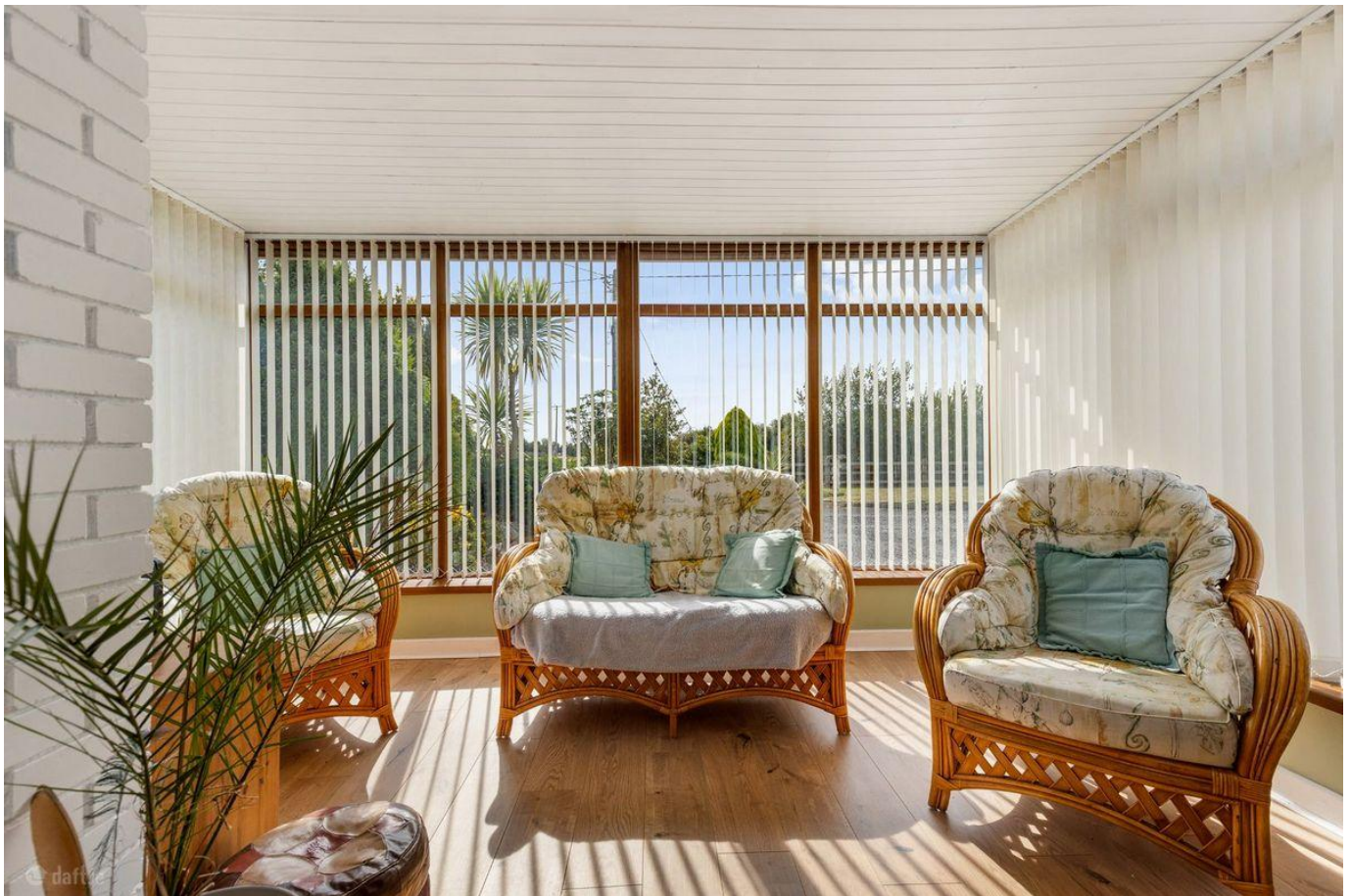
Room 2

With ensuite.

Total Floor Area: c. 64.82 sq. m. (c. 697 sq. ft.)

SHED

12.05m x 7.24m x 6m









Features

- Exceptional dwelling set on 1 acre site
- 5 Ensuite Bedrooms
- Established gardens with a wonderful sense of seclusion
- Curracloe's Blue Flag Beach is just 10 minutes drive away
- Great income potential for investor buyer
- Convenient location to all local amenities

Services

- Private Sewerage
- Mains Water
- ESB
- OFCH

Outside

- Mature gardens
- Patio area
- Additional living space
- Large Shed

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

DIRECTIONS: Eircode Y35 AH58. From Wexford Town turn over Wexford Bridge towards Castlebridge (R741), Continue straight for approx. 3.4 kms, take the turn right signposted for Curracloe (R742), in 450m the property will be on the right. For Sale Sign.





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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External Accommodation





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NO ROOMS GUARANTEED.









Building Energy Rating (BER): D1 BER No. 109737734

Energy Performance Indicator: 255.59 kWh/m²/yr

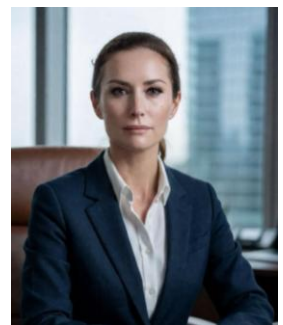
VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Kate Doyle

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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

