



# COOLTUBRID HOUSE

Cooltubrid East, Kilmacthomas, Co. Waterford



EXCLUSIVE ASSOCIATE OF





# COOLTUBRID HOUSE, COOLTUBRID EAST, KILMACTHOMAS, CO. WATERFORD



A SUPERB COUNTRY RESIDENCE WITH EXCEPTIONAL EQUESTRIAN FACILITIES, IMMACULATEDLY PRESENTED AND SET ON APPROX. 11.19 HA (27.65ACRES) WHICH ALSO BOARDS THE MAHON RIVER. FEATURES INCLUDE A B2 RATED HOME, HIGH-END FINISHES, BARN, EIGHT STABLES WITH RUBBER FLOORING, ALL-WEATHER ARENA, GALLOP AND LANDSCAPED GARDENS.

*Approximately 367 sq. ft. m (3,950 sq. ft)*

*For Sale by Private Treaty*

*BER B2 | BER Number: 118961838*



## SPECIAL FEATURES

- Contemporary 4-bedroom residence
  - Pavilion Art Studio
- South-facing property with light-filled interiors
- Oil-central heating, alarm system, fibre broadband and mains water supply
- Electric security gates with limestone entrance and tarmacadam driveway
- Top-class equestrian training amenities: horse walker, 37m x 20m all-weather arena, eight stables and a 1.5-furlong Wexford sand gallop
  - A fantastic setting on approx. 11.19 ha (27.65 acres)
  - Landscaped gardens with mature Silver Birch and hawthorn hedging
    - Boards the Mahon River

## DESCRIPTION

Cooltubrid House is a superb contemporary four-bedroom residence extending to approximately 11.19 hectares (27.65 acres), ideally positioned close to County Waterford's renowned Copper Coast. Offering an exceptional blend of luxury, privacy, and rural tranquillity, the property delivers a refined lifestyle within an idyllic countryside setting.

Constructed in 2000 with both elegance and practicality in mind, this impressive south-facing home is filled with natural light throughout. The accommodation is generously proportioned and thoughtfully arranged. At the heart of the home lies a beautifully appointed kitchen, complete with an oil-fired Aga and modern integrated appliances. The ground floor provides an excellent balance of formal and informal living spaces, including a refined drawing room with an open fireplace, an elegant dining room with hardwood oak flooring, gas fire and a comfortable family room featuring an oil stove. Additional conveniences include oil-fired central heating, a utility room, an alarm system, fibre broadband and a mains water supply.

The property is approached through electric security gates, framed by an attractive limestone entrance and a sweeping tarmacadam driveway. The grounds are further enhanced by a superb external pavilion art studio, finished to a high standard and offering excellent flexibility of use.

Upstairs, the first-floor landing is enhanced by a striking deep red carpet and incorporates a well-designed home office area, enjoying uninterrupted views across the surrounding countryside. There are four generously sized bedrooms, including an impressive principal suite with a walk-in wardrobe, south-facing aspect and private ensuite. Two further bedrooms share a stylish Jack and Jill ensuite, while the fourth bedroom benefits from dual-aspect windows and its own ensuite.

Stairs lead to the converted attic, an expansive space currently used as a home gym, offering valuable additional accommodation suitable for a variety of uses. Cooltubrid House represents a rare opportunity to acquire a distinguished country residence in a highly sought-after coastal location.





## YARD & EQUESTRIAN FACILITIES

Located discreetly to the rear of the main residence is a well-appointed equestrian complex designed to a high standard and offering excellent facilities for both professional and leisure use. The horse barn comprises five generously sized stables with rubber flooring, with clear potential for further expansion if required, along with a dedicated tack room and ample storage areas for hay and feed. There are two additional stables within the yard and a further stable located in the corral.

The wider equestrian amenities are particularly impressive and include a high-quality 37m x 20m all-weather arena, ideal for year-round training, and a substantial 1.5-furlong gallop finished with a Wexford sand surface, providing optimal performance and drainage. Additional facilities include a horse walker, supporting efficient conditioning and exercise routines.

The land is thoughtfully laid out and incorporates five well-fenced paddocks, ensuring safe and practical grazing management. The entire yard is further enhanced by external lighting and strategically positioned ESB power sockets, facilitating seamless day-to-day operation and ease of maintenance throughout the year. There is also access to the Mahon River.

## LOCATION

Cooltubrid House enjoys a tranquil rural setting just outside the village of Kilmacthomas, placing it at the heart of County Waterford's highly regarded Copper Coast region. This picturesque location combines the peace and privacy of the countryside with excellent accessibility to nearby towns and amenities.

The property is conveniently situated between Waterford City, approximately 24.9 kilometres to the east, and the thriving harbour town of Dungarvan, located just 21.3 kilometres to the west via the N25. Both centres provide a wide range of shopping, dining, educational, and cultural amenities. The charming coastal village of Dunmore East, renowned for its sailing, fishing, and beaches, is also within comfortable reach at approximately 39.3 kilometres.

Kilmacthomas village, only a short drive from the property, offers a selection of local shops and cafés, including the popular Coach House Restaurant, as well as primary and secondary schools and everyday services, ensuring practical day-to-day convenience. The surrounding area is rich in natural beauty and outdoor recreation, with renowned attractions such as the Waterford Greenway providing exceptional walking and cycling routes. The nearby Comeragh Mountains and Mahon Falls offer dramatic landscapes, hiking trails, and scenic viewpoints, while Curraghmore Estate, located approximately 20 minutes away, provides historic interest, woodland walks, and landscaped gardens. Bunmahon Beach, a picturesque coastal destination, is also conveniently located approximately a 12-minute drive away, adding further appeal for seaside walks, swimming, and coastal recreation.

## TECHNICAL INFORMATION

**SERVICES** | Mains electricity, Mains water supply, Oil fired central heating, septic tank.

**SALE METHOD** | Private Treaty.

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

**VIEWING** | Strictly By Private Appointment

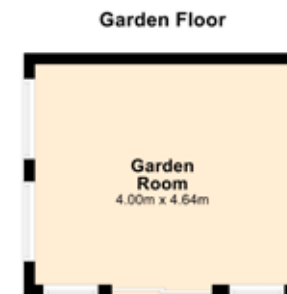
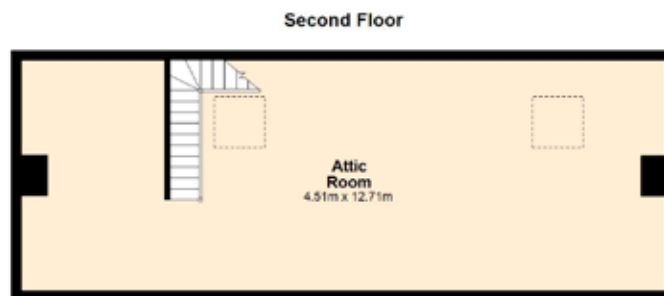








# FLOOR PLANS





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