

FOR SALE

Offer in excess of €799,000

File No.E154.CWM



“Rockford”, Barntown, Wexford Y35 R208 with c. 3.2 Acres *Architectural Elegance Meets Country Comfort*

- “Rockford” is a unique residence located in the Barntown countryside, minutes’ drive from Wexford town & M11 Dublin routes with a wildlife-rich c. 3.2-acre setting hosting red squirrels, woodpeckers and bird song.
- Extending to c. 305 sq.m. with 5 Bedrooms (3 ensuite), including principal suite with private hot tub raised balcony veranda and walk-in wardrobe.
- Energy efficient with underfloor heating (OFCH replaced 2020), Solar Thermal Panels, and work from home with high-speed fibre broadband.
- Accommodation comprises of an entrance lobby, open plan kitchen, dining and living area with dual aspect to serene Iveranda, playroom (home office with underfloor wine cellar), pantry, utility, storeroom, master ensuite with walk-in-wardrobe, large ensuite and private veranda (hot tub pipe work facilitation), four further bedrooms (two ensuite) and a family bathroom. A large car port and separate garage.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

“Rockford”, Barntown, Wexford Y35 R208 with c. 3.2 Acres

Architectural Elegance Meets Country Comfort

Nestled in the serene countryside of Barntown, Co. Wexford, “Rockford” is a captivating residence designed by renowned architect Stephen Carr and built in 2000, with a thoughtfully designed extension added in 2008. This distinctive home seamlessly blends contemporary design with timeless comfort, extending to approximately 305 sq. m (plus carport and separate garage), all set within c. 3.2 acres of private, mature grounds.

As you approach “Rockford”, its elegant proportions and cement-tiled roof exude quality and permanence. The property is thoughtfully arranged to offer both family-friendly functionality and refined relaxation. A welcoming entrance hallway leads into a stunning open-plan kitchen, complete with a walk-in pantry — truly the heart of the home. From here, a carport door opens into a spacious utility room, adding practicality to everyday living. The adjoining playroom delights with a unique underfloor wine cellar, perfect for entertaining or simply unwinding at the end of the day.

The bedroom quarters offer comfort and privacy for all the family. There are four generous bedrooms, two of which are ensuite. The principal suite is a true retreat, featuring a walk-in wardrobe, dual-aspect windows, and sliding doors opening onto a private balcony — the perfect vantage point to enjoy the tranquil rural surroundings. Its large ensuite bathroom includes a double shower, while a gated entrance from the balcony provides direct access to the front of the house.



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Outside, the property continues to impress with its extensive grounds, convenient carports, and separate garage. The gardens are a haven for local wildlife — woodpeckers and red squirrels are regular visitors — creating a peaceful, nature-rich setting.

“Rockford” is as efficient as it is elegant. Key modern features include underfloor heating (oil-fired central heating replaced in 2020), solar thermal panels, fibre broadband, a private well with salt filtration, and a treatment plant with a new pump installed around 2022. A freshwater tank supports the main system, and mains water is available at the gate should future owners wish to connect.

This beautifully crafted home combines architectural excellence, modern sustainability, and the serene tranquillity of the Wexford countryside — all just minutes from Wexford town and its many amenities.



“Rockford” is ideally situated approximately five minutes’ drive from the main N25 road, linking Wexford town to New Ross and beyond to the M11 route to Dublin — an enviable and highly commutable location. It is only 10 minutes’ drive to Wexford town centre, 20 minutes to Rosslare Europort, and close to a host of attractive sandy beaches.

Set on approximately 3.2 acres, “Rockford” enjoys an elevated position on Forth Mountain, overlooking the Blackstairs and Leinster Mountains, adjacent to the popular village of Barntown. The stunning scenic trails of Carrigfoyle Lake and the Three Rocks Trail on Forth Mountain are within walking distance.

All essential amenities are nearby, including a choice of primary schools — with the purpose-built Barntown National School located within 5 km. Secondary education is well catered for, with a school bus service to Wexford’s Presentation, Loreto, CBS, St. Peter’s, Selskar College, and IT Carlow Wexford Campus. There is also a transport service to New Ross district schools, including Good Counsel, CBS, The Mercy, and Holy Faith. Wexford General Hospital, Wexford County Council offices, and the Department of Environment offices are all within a 10-minute drive.

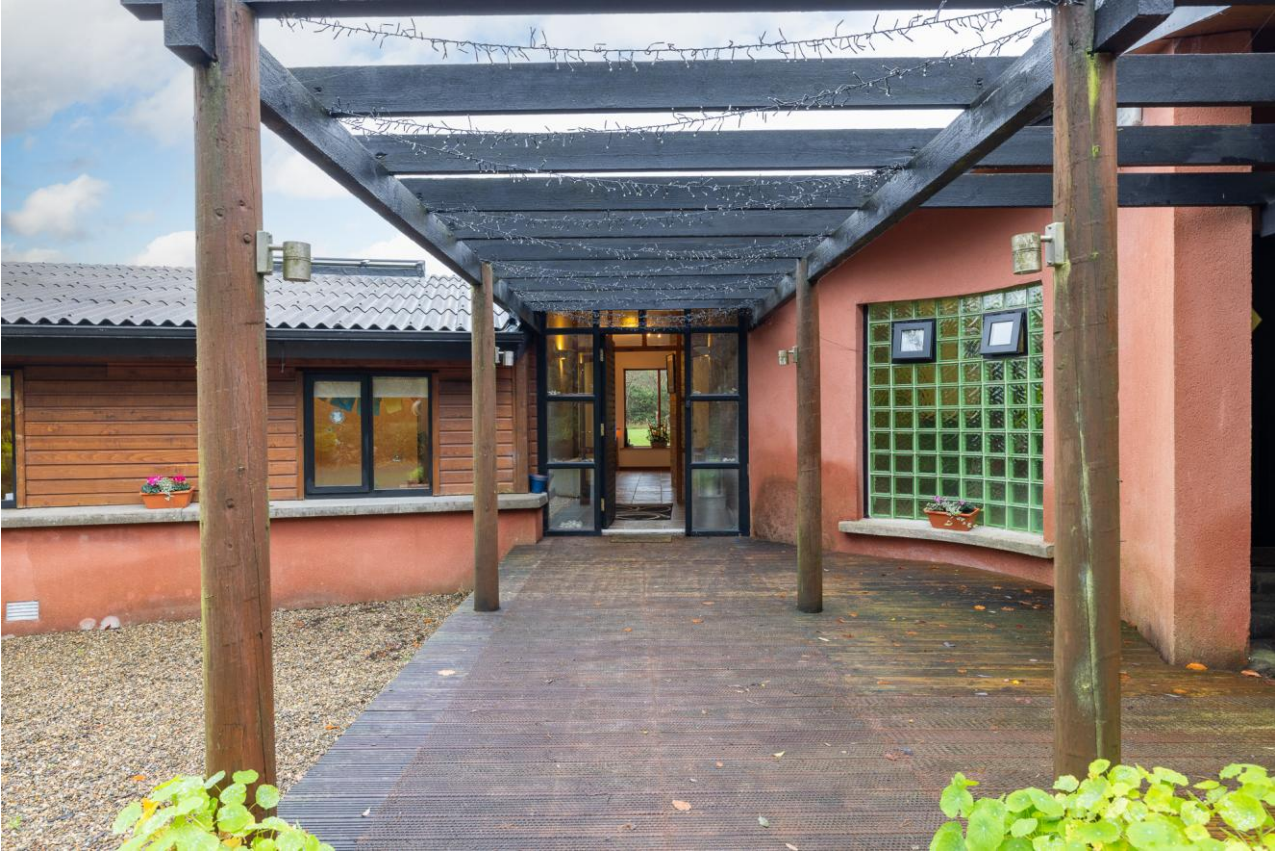
Barntown has a vibrant community offering a wide range of sporting and leisure activities for all ages — from community centre events and new squash courts to a children’s playground, soccer pitch, rounders club, riding stables, and a cross-country course. Nearby are the popular Glynn-Barntown GAA Club, Wexford Rugby Club, and Wexford Boat Club. There are several horse-riding schools in the area, including Kingsford Equestrian Centre and Shelmalier Stables, as well as a full cross-country course at Forth Mountain Stud.

Given today’s tight planning conditions in this locality, opportunities to acquire such a residence are rare. “Rockford” offers the chance to enjoy an exceptional lifestyle in one of Wexford’s most sought-after countryside settings.

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ACCOMMODATION

Entrance Lobby 2.40m x 1.97m Tiled flooring, vaulted ceiling with curved internal brick wall.

Double heighted glass door leading through to

Central Hallway 6.10m x 2.37m Extending to living quarters. Tiled flooring. Continuation of the red brick internal wall, door access to storage closet which leads through to the utility room and carport, large picture window overlooking rear gardens.

Two steps up to:

Kitchen Area 5.51m x 4.62m Oak solid timber flooring throughout, fully fitted kitchen with breakfast counter area wrapping around into the working hub of the kitchen which includes Franke double stainless steel sink and drainer with red brick curved wall raised to chest height allowing chef viewing to dining area. Solid timber counter works throughout, integrated drawers and presses with multiple storage systems, appliances include Siemens dishwasher, Belling dual fuel electric and six gas hob with heat plate range cooker under extractor fan and tiled splashback, open timber shelving, storage for pots and display cabinetry with Sharp microwave and free standing Fisher & Paykel fridge freezer, double heighted vaulted ceiling with exposed beams overhead and south facing light shaft extending through the entire living area.

Pantry 2.35m x 1.29m Open shelves throughout with ample space for storage.

Off Kitchen:





ACCOMMODATION

Playroom/ Home Office 3.81m x 3.39m

Wine cellar built into the ground. Continuation of double height ceiling and light shaft overhead, window overlooking rear timber veranda area and pedestrian door leading to veranda, tv points and electric points, carpeted flooring.

From Kitchen area, door leading through to:

Utility Room 6.34m (max) x 4.36m (max)

Lino flooring with built in storage areas as ample worktop space serving as a butler's pantry, ample plug points, free standing Whirlpool freezer with under counter storage including drawers and ample presses, glass box curved wall overlooking front walk-in passageway. Separate utility space with Hotpoint washing machine and Belling dryer under counter with tiled splashback and stainless-steel sink with overhead drying hanging rails and alarm system.

Door leading through to:

Double Car Port Area 7.09m x 5.10m

Cobble lock grounds. Pedestrian door leading to front veranda. Two steps up to.

Storage Area 4.44m x 2.69m

Concrete ground with water filtration system, oil fired burner, panel system and hot water tank, large window overlooking front veranda.



ACCOMMODATION

Dining Area 5.53m x 3.75m Inviting curved walls hugging this table design dining area. Solid timber oak floors, dual aspect with windows overlooking gardens right and left.

Step down to:
Lounge Area 5.50m x 5.30m Carpeted flooring, dual aspect corner windows overlooking gardens and surround forestry, solid fuel stove with red brick surround and Liscannor stone hearth, tv points and electric points and sold timber mantel overhead with lighters.

Steps up to:
Conservatory/Sunroom Area 5.49m x 3.38m Tiled flooring, glass surround with double doors extending right and left to the multiple veranda points and to the eastern side is the perfect morning coffee under extended roof leaf enjoy your morning coffee in the great outdoors.

From Central Corridor to Bedroom Quarters:
Corridor 12.96m x 1.20m Curved walls inviting to three steps down with carpeted flooring throughout, light shaft overhead.





ACCOMMODATION

Family Bathroom	3.51m x 2.91m	Tiled flooring, timber built in vanity station with storage and drawer space underneath, Armitage Shanks vanity basin with chrome faucet, mirror and lighting overhead, bath with tile surround and timber cladding tile and timber cladding surround, separate shower with rainwater shower head and] tile surround, large shower basin and w.c. window overlooking rear gardens and part half wall tile surround.
Bedroom 1	3.76m x 3.56m	Carpeted flooring, large window overlooking front driveway, built in wardrobes.
Bedroom 2	3.58m x 3.53m	Carpeted flooring, large window overlooking front driveway and gardens with built in solid timber slide robes.
Bedroom 3	3.53m x 3.51m	Carpeted flooring, built in double heighted wardrobes with ample storage, large window overlooking rear gardens.
<i>Door leading through to:</i>		
En suite	2.75m x 1.49m	Tiled flooring, half wall tile surround, enclosed shower with rainwater shower head, w.h.b. with built in storage underneath, mirror and lighting overhead, w.c. with large window overlooking bamboo garden feature.
Hot-press		Open shelves.



ACCOMMODATION

Bedroom 4	3.54m x 3.38m	Carpeted flooring, large window overlooking rear gardens and woodland views.
En suite	3.52mx 2.05m	Tiled flooring, built in w.h.b with storage cabinetry and drawer underneath and ample dressing table space with half wall tile surround with mirror and lighting overhead. Large walk in mosaic shower with pressure pump rainwater shower and large window overlooking garden bamboo feature and w.c.
<i>Glass doors leading through to:</i>		
Master Bedroom Extension	8.10m x 5.01m	Built in 2008. Carpeted flooring throughout, dual aspect with floor to ceiling windows and sliding doors leading out to raised timber veranda under extending roof leaf with spot lights and light shaft overhead, plug points and hot-tub pipe work facilitation, steps leading down to garden, show casing the perfect window wonderland tranquillity of this home
Walk in wardrobe	3.49m x 2.37m	Carpeted flooring, built in wardrobe and shelves surround with hanging rails, open shelves, drawers, mirror, enclosed closets and 24 shoe rack pockets.
En suite	4.65m x 2.44m	Curve feature wall with internal timber cladding. Marble tile flooring and marble tile wall surround, double heighted ceiling with recess lighting, double vanity station with Roca basins and chrome faucets resting on marble floating table mounted to the wall under large window overlooking the private veranda and dual mirrors with lighting built in, glass door leading to through to the dual shower with windows overlooking the forestry surround and w.c.

Total Floor Area: c. 305 sq.m / 3,283 sq.ft.







Features

- Stephen Carr designed built in 2000 with an extension in 2008
- Main residence extends to c. 305 sqm (plus car port & separate garage)
- Five bedrooms, four bathrooms
- Ready to occupy (no chain)

Outside

- Land extending to c. 3.2 acres
- Private woodland to wander and enjoy
- Convenient double carport
- Separate garage 8mtrs x 6.79mtrs
- Ample space to store cars, boats and much more

Services

- Private well (Mains connection option at gate)
- Salt Filtration System
- Treatment Plant (new pump installed in 2022)
- OFCH (Installed in 2020)
- Underfloor heating throughout
- Solar Thermal Panels
- Fibre Broadband

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Directions: Eircode: Y35 R208









GROUND 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 misstatement. 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): C2 BER No. 118740059
Energy Performance Indicator: 197.78 kWh/m²/yr

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

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