



Dromina House
Woodstown, County Waterford



Dromina House

Woodstown, County Waterford

Waterford 12 km. Dunmore East 6 km. Cork 130 km. Dublin 160 km.
Waterford Airport 8 km. Rosslare Ferryport 55 km.

A handsome Georgian country house set in the delightful seafront village of Woodstown, within easy reach of Waterford city and airport.

Hall, Drawing Room, Dining Room, Sitting Room, Kitchen / Breakfast Room, Office, Cloakroom.
First floor with 6 Bedrooms and 5 Bathrooms (3 en suite). Second floor with 2 further attic Bedrooms, Gym and Library.

Delightful gardens and grounds with Garden House. Views over Waterford Estuary.

In all about 2.88 hectares (7.13 acres).

FOR SALE FREEHOLD BY PRIVATE TREATY

DROMINA HOUSE

Dromina House is an impressive Georgian house of seven-bays, built c.1820, enjoying a fine coastal location adjacent to the magnificent Woodstown Strand.

Dromina House was extensively renovated in the 1990s and offers spacious well proportioned accommodation with delightful principle rooms overlooking its own grounds and the Waterford Estuary. The accommodation, which extends to some 465 sq m (5000 sq ft), includes three reception rooms, six bedrooms and five bathrooms.

Woodstown is one of the most sought after locations in the South East with wonderful beaches and seaside villages close by. The property is approached by a gravel drive and extend to over 7 acres of gardens and grounds, which offer much privacy and seclusion.

COUNTY WATERFORD

Waterford is one of Ireland's principal cities, being the cultural and commercial capital of the South East.

Founded in 850 AD it was the Viking 'capital' of Ireland. Located just 12 km distant from the property it offers comprehensive financial, shopping and leisure facilities. Cork, with its international airport is within a 90-minute drive. Waterford Airport provides service to London and Birmingham whilst Rosslare Ferryport is within one hour's drive via the Passage East ferry.

The property lies within an area of superb sporting and leisure facilities with championship golf courses nearby at Faithlegg, Waterford Castle and Mount Juliet. Woodstown strand, adjacent to the house has an extensive sandy beach with fishing off the beach on to the estuary. Sailing is nearby at Dunmore East with racing at Tramore, Gowran and Clonmel with an extensive point-to-point calendar over the winter months.



ACCOMMODATION

GROUND FLOOR

Entrance Hall **Approx. 9.20 m x 3.00 m**
(30 ft x 10 ft)

Doors off to principal reception rooms. Arch to Staircase Hall with staircase rising to first floor. Ornate ceiling plasterwork and ceiling rose. Dado rail. Marble floor.

Drawing Room **Approx. 7.00 m x 6.10 m**
(23 ft x 20 ft)

A bright double aspect room with three windows to front and French window to side opening to sun terrace and gardens. Fireplace with timber surround and marble insert and hearth, with gas dog grate fire. Wall light points. Parquet flooring. Dado rail. Ceiling cornice.

Dining Room **Approx. 6.70 m x 5.90 m**
(22 ft x 19 ft 3 ins)

A fine room with three windows to front. Open fireplace with timber surround and marble insert and hearth. Wall light points. Parquet floor. Panelling to dado rail. Ceiling cornice.

Sitting Room **Approx. 4.42 m x 3.90 m**
(14 ft 6 ins x 12 ft 9 ins)

Fireplace with timber surround and cast iron insert.

Kitchen /Breakfast Room **Approx. 9.30 m x 4.42 m**
(30 ft 6 ins x 14 ft 6 ins)

A bright well fitted kitchen with a comprehensive range of base and eye-level units and worktops with double bowl stainless steel sink unit. Plumbed island unit with sink. Gas 6-ring range cooker and oven with extractor hood over. Separate eye-level electric oven and microwave cooker. Tile splashbacks. Tile floor. Ceiling downlighting. Door to side.

Utility Room **Approx 4.34 m x 2.75 m**
(14 ft 3 ins x 9 ft)

Shelved hot press. WC

Rear Lobby
Coat hanging. Tile floor. Door to rear courtyard.

Games Room **Approx. 4.34 m x 3.00 m**
(14 ft 3 ins x 9 ft 9 ins)

Office **Approx. 4.00 m x 3.66 m**
(13 ft x 12 ft)

Cloakroom
With shower, wash hand basin and WC.

FIRST FLOOR

Bedroom 1 **Approx. 5.03 m x 4.42 m**
(16 ft 6 ins x 14 ft 6 ins)

Walk in wardrobe. Ceiling cornice. En suite Bathroom 1 with shower, wash hand basin, WC and corner bath.

Bedroom 2 **Approx. 6.01 m x 3.05 m**
(20 ft x 10 ft)

En suite Bathroom 2 with wash hand basin and WC.

Family Bathroom 3
Comprising of bath, shower, wash hand basin and WC

Bedroom 3 **Approx. 6.20 m x 4.10 m**
(20 ft 3 ins x 13 ft 6 ins)

En suite Bathroom 4 with shower, wash hand basin and WC.

Bedroom 4 **Approx. 4.72 m x 3.05 m**
(15 ft 6 ins x 10 ft)

Bedroom 5 **Approx. 5.03 m x 4.00 m**
(16 ft 6 ins x 13 ft)

Bedroom 6 **Approx. 3.90 m x 2.82 m**
(12 ft 9 ins x 9 ft 3 ins)

Family Bathroom 5
Comprising shower, wash hand basin and WC.

SECOND FLOOR

The second floor comprises of 4 attic rooms to provide **Gym, Library, Bedroom/Playroom & Box Room.**

OUTSIDE

To the rear of the property is an attractive courtyard, together with a general service yard with a range of useful outbuildings. Gardens, mainly laid to lawn, surround the property to side and rear with gravel forecourt to the front. A charming Garden House is located to the side of the house, adjoining the garden wall. The land is laid out in one paddock, to the front of the house.

SERVICES

Mains electricity. Private water supply and drainage, to septic tank. Oil fired central heating to radiators.

SOLICITORS

Ms. Elizabeth Dowling, MM Halley & Co, Presentation House, Slievekeale Road Waterford. Tel 051 874073



GENERAL REMARKS & STIPULATIONS

BER CERTIFICATION

Dromina House is listed as a Protected Structure and as such, under the terms of the Energy Performance of Buildings Regulations 2006, Statutory Instrument SI 666 of 2006, it is exempted from the requirement to have a BER Certificate.

VIEWING

Strictly by appointment with the sole agents.

FIXTURES & FITTINGS

Only those mentioned in these particulars are included in the sale. All items known as vendor's fixtures and fittings including fitted carpets, curtains, light fittings together with garden effects, ornaments and statuary are expressly excluded.

TENURE AND POSSESSION

The property is offered for sale freehold by private treaty with vacant possession given upon completion.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is offered for sale, subject to and with the benefit of all rights of way, either public or private, all wayleaves and easements whether specifically mentioned or not.

IMPORTANT NOTICE

These particulars are for guidance only and are prepared in good faith to give a fair description of the property but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement of fact or its services are in good condition. Neither Michael H. Daniels & Co., nor any of their employees has any authority to give or make any representation or warranty whatsoever in relation to the property. Any areas, measurements or distances are approximate only. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. Any intending purchaser must verify these matters. Some images of the property have been taken from outside the curtilage.



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