

# *Dromore, Aglish, Co. Waterford*

*Escape from it all to this tranquil haven, surrounded  
by nature and the sound of the River Blackwater  
meandering by your doorstep.*





*Located on the banks of the River Blackwater, this hidden gem is tucked away beneath the trees giving the discerning customer an opportunity to “get away from it all”. In one of the most scenic, unspoilt areas of West Waterford, this property is literally on the bank of the River Blackwater giving panoramic views on all sides.*

*Carefully renovated by the current owners, this secluded property has a bird’s eye view over the Blackwater. Surrounded by nature, including your own private country walk, this property will appeal to those looking for peace, relaxation and calm.*

#### **Accommodation:**

##### **Kitchen / Dining                      3.62m x 3.95m**

Kitchen with built in units incorporating electric hob and oven.  
Integrated fridge / freezer. Dining area. Tiled floor.



##### **Living Room                              7.54m x 3.93m**

Spacious living room looking out on the Blackwater.  
Wood burning stove. Timber floor. Ample storage.  
Stairs to first floor. Double doors to conservatory.



##### **Conservatory                              4.87m x 3.96m**

Glass conservatory to enjoy the panoramic views.  
Laminate floor.



##### **Landing                                      7.00m x 1.00m**

Carpet.

##### **Bedroom 1                                  4.29m x 4.05m**

Spacious double bedroom with built in storage. Rad. Carpet

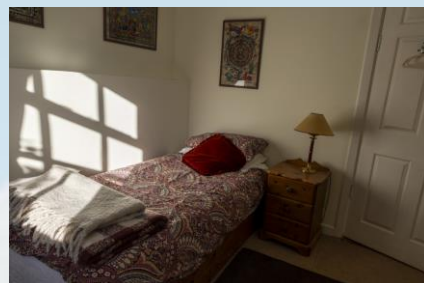




**Bedroom 2** 3.20m x 3.48m  
Twin room. Carpet. Rad.

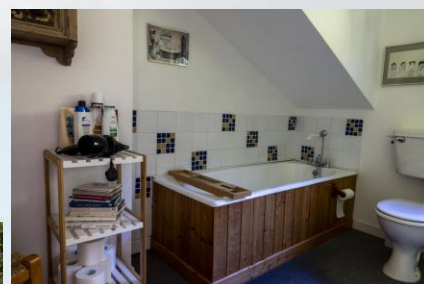


**Bedroom 3** 3.20m x 2.80m  
Single room. Carpet. Rad.



*All bedrooms are front facing with wonderful views over the River Blackwater.*

**Bathroom** 3.00m x 3.11m  
Bath, wc, whb, shower unit. Carpet. Rear facing.



**Granny Flat / Apartment to Rear with separate entrance**

**Entrance Hall / Sunroom** 3.24m x 4.14m  
Glass sunroom with stone floor. Rad.



**Kitchen / Living Room** 4.8m x 4.15m  
Open plan kitchen / living area.  
Built in units. Ample storage space. Built in shelving. Rad.



## Bedroom

2.61m x 2.66m

Double room with carpet. Rad

## Shower Room

2.61m x 1.37m

WC, WHB, Electric Shower.

## Services

Oil fired heating system

Alarm

Private Water

Broadband enabled



## Outside

Gravel drive and parking area.

Mature gardens

Approximately 5 acres land attached to the property – Grass paddock and natural woodland area.

## External.

### “The Hooch”

Riverside timber “hooch” – a retreat space to sit and take in the wonderful surroundings and views, encompassing mother nature at her very best. Panoramic views up and down river and across towards Strancally Castle and Folly, with the majestic Knockmealdown Mountains in the distance. This space would make a fabulous studio / home office / relaxation room with views like no other!

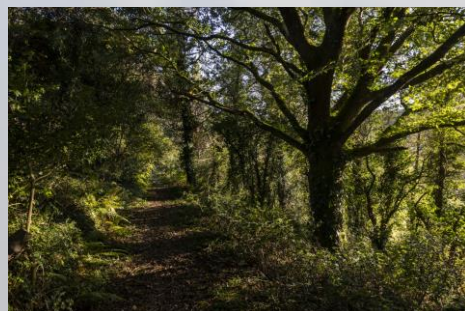
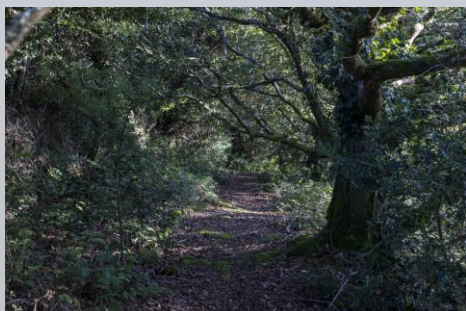


The property sits on approximately 5 acres of natural woodland, the owners have lovingly carved some fabulous woodland walks through the trees. Soak in your surroundings as you wander along the paths.

Properties of this nature with frontage on to the River Blackwater seldom come to the market, the current owners have carefully renovated the residence and enhanced the wonderful surroundings.

*Within 3 miles of the village of Aglish in the heart of the Blackwater Valley and the rolling countryside of West Waterford, this wonderful rural haven has the potential to provide a spacious family residence.*

*Fishing on the River Blackwater, Shooting and Hunting are all available locally. A choice of four 18-hole Golf Courses are also available locally.*





**Aglish** is located approximately 10 minutes from **Cappoquin**. **Dungarvan** and **Youghal** are approximately a 15 minute drive. Cork Airport is approximately a 1½ hour drive opening up a world of opportunity.

Watersport facilities on the Blackwater are on your door step at *Villierstown Boat House*. Gaelic Games, Rugby, Soccer and Horse Riding are all available locally, along with many other sports. Golf Clubs available at Dungarvan, Gold Coast, West Waterford, Youghal and Lismore.

Beaches at Clonea, Ardmore and Youghal are within a short drive.

Walks at Dromana, Lismore, Glenshelane, Ardmore and the Nire Valley are all accessible nearby.

**Guide Price: €650,000.00**

**BER: D1**

