



**Sherry  
FitzGerald**

## For Sale

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Asking Price:

€695,000

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Clonough  
Inch  
Co Wexford  
Y25 V2P4

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**BER** B3

[sherryfitz.ie](http://sherryfitz.ie)



Nestled in the peaceful countryside of Scarnagh, just outside the vibrant towns of Arklow and Gorey, this impressive, detached residence offers an idyllic blend of rural tranquillity and coastal convenience. Set amidst rolling countryside and surrounded by natural beauty, the property enjoys a quiet yet highly accessible setting, with the M11 motorway close by providing excellent connectivity to Dublin and the Southeast. The renowned Wexford/Wicklow coastline, with its sandy beaches and scenic coastal walks, is also just a 7-minute drive away. While Gorey is also easily accessible just approximately a 10-minute drive, offering a wide range of amenities, schools, shops, and services.

This is a substantial and versatile family home set on mature, well-maintained grounds, offering generous internal accommodation and superb outdoor space, making it particularly well suited for hosting, entertaining, and enjoying a relaxed lifestyle both inside and out. The property combines privacy and seclusion with excellent functionality, ideal for modern family living.

The property enjoys the benefit of a garden room, large garage c. 45 sq m and an extra block built shed to the rear containing two separate storage spaces, 25 sq ms each.

Approached via a natural stone wall with gated entrance, a sweeping driveway welcomes you to the residence. A wildlife pond to the front enhances the natural setting, attracting local flora and fauna and adding to the property's peaceful character.



## Accommodation

**Entrance Porch & Hallway** 9.06m x 7.33m (29'9" x 24'11"): A welcoming entrance porch with tiled flooring and double doors opens into a bright main hallway, also fully tiled, offering access to all ground floor accommodation. The space sets a warm and practical tone for the home.

**Living Room** 6.16m x 5.73m (20'3" x 18'10"): Located to the front of the property, the spacious sitting room features elegant timber flooring and a striking raised tiled hearth with wraparound detail and tiled surround. A large bay window floods the room with natural light while offering delightful views over the front gardens and pond.

**Sitting Room** 4.22m x 4.13m (13'10" x 13'7"): Positioned to the rear, this room has timber flooring and is currently used as a study though this could also be used as a bedroom.

**Family Room** 4.83m x 4.22m (15'10" x 13'10"): Also located to the rear of the property, this versatile room offers flexibility as a home office, playroom, or additional bedroom.

**Kitchen** 6.07m x 4.44m (19'11" x 14'7"): The well-appointed kitchen boasts tiled flooring, an excellent range of high and low wall units, fridge freezer, plumbed for a dishwasher and an integrated under counter fridge. A vaulted ceiling with exposed timber beam adds space and character, while a tiled splashback, integrated oven, and hob complete this functional and inviting space.

**Utility Room** 3.10m x 2.42m (10'2" x 7'11"): Conveniently located adjacent to the kitchen, the utility room features tiled flooring, additional storage units, fridge freezer and is plumbed for a washing machine and dryer. It also provides direct access to the rear garden.

**Shower Room** 2.42m x 1.24m (7'11" x 4'1"): Located just off the kitchen and utility is a fully tiled guest WC, walk in shower unit, WC and wash hand basin.

**Sunroom** 4.44m x 3.14m (14'7" x 10'4"): The sunroom enjoys a Jack-and-Jill connection to both the kitchen and sitting room, making it an ideal house for entertaining. With tiled flooring and double doors opening to the front, this bright and peaceful space is ideal for relaxing and enjoying garden views throughout the day.

**First Floor Landing** 5.53m x 3.71m (18'2" x 12'2"): Stairs from the hallway lead to a spacious landing area with an airing cupboard and access to all first-floor accommodation. Timber flooring runs throughout this level, adding warmth and continuity.

**Bathroom** 4.22m x 2.77m (13'10" x 9'1"): The generous fully tiled family bathroom features a unique raised Jacuzzi bath, walk in shower along with a WC, and wash hand basin.

**Bedroom 1** 4.83m x 4.22m (15'10" x 13'10"): A large double bedroom overlooking the rear, complete with a walk-in wardrobe and a fully tiled ensuite bathroom comprising WC, wash hand basin and shower cubicle.

**Bedroom 2** 3.52m x 3.22m (11'7" x 10'7"): Also positioned to the front, this bedroom benefits from a walk-in wardrobe, offering excellent storage and scenic views over the front garden and beyond.

**Bedroom 3** 4.69m x 3.40m (15'5" x 11'2"): Located to the front, this spacious bedroom includes a built-in wardrobe and enjoys pleasant views of the garden and Tara hill.

**Office** 3.21m x 2.11m (10'6" x 6'11"): A valuable addition, this separate office space is ideal for remote working or study, catering perfectly to the modern hybrid work lifestyle.

**Outside** The front of the property is framed by a natural stone wall and gated entrance, with ample parking, manicured lawns, a wildlife pond, and mature shrubs and hedging providing privacy and charm. To the rear, the garden is thoughtfully divided. A recently renovated courtyard/patio area with cobblestone paving leads to a stunning sun haven featuring large-format porcelain tiles and raised natural stone planting beds filled with shrubs and flowers. A garden room offers a perfect retreat for enjoying long summer days, making this an ideal space for entertaining and outdoor living. Beyond this lies a substantial workshop/yard area, including a large, insulated garage with potential for conversion (subject to planning), along with two additional workshop spaces. A further lawned section presents an opportunity for rewilding, encouraging local birdlife and biodiversity.





### Garden

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**BER** BER To be confirmed, BER No. To be confirmed

### Special Features & Services

- Oil-fired central heating(Underfloor downstairs, radiators upstairs)
- Biocycle wastewater treatment system
- Mains water supply
- Mains electricity
- Excellent transport links via nearby M11
- Close proximity to Arklow town and Gorey town
- Numerous local beaches less than 10 minutes away
- This is a rare opportunity to acquire a spacious and versatile family home in a peaceful yet highly accessible location, offering generous accommodation, beautiful outdoor spaces, and excellent potential for further enhancement.



Directions

Eircode is Y25V2P4



Ground Floor



First Floor



Total area: approx. 266.9 sq. metres



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