



HYDE PARK HOUSE

Hydepark, Inch, Corey, Co. Wexford. Y25YT38. *On approximately 4.85 ha / 12 acres*







THE PROPERTY

The property comprises an imposing Georgian House which has been the subject of considerable expenditure in recent years, together with five other houses, courtyard, woodland and paddocks, approached via a long avenue through attractive woodland and parkland with commanding views of Tara Hill from the house.

The house has undergone considerable restoration in recent years in keeping with its Listed status including repair/replacement of all windows, extensive roof repairs, plumbing, line plastering and repair of period mouldings. The property qualifies for Section 482 Heritage Status.

The house retains many of its fine period features including marble chimney pieces, mahogany doors, exceptional plasterwork and cantilevered central stairwell with cupola. There are in addition five other houses, two of which are Scandinavian design, two in the courtyard and a further detached house with separate access.

HISTORY

Hyde Park is described in the guide to Irish Country Houses as a compact, two storey villa by Sir Richard Morrison, built circa 1807 for J.C Beauman Sir Richard was also responsible for some of Ireland's great houses, including Ballyfin and Carton. The house has very good interior plasterwork by James Talbot. Impressive domed staircase hall with oval oculus. Fine keyhole pattern in plasterwork on soffit of stairs. For some years the home of Sir David Kelly, former British Ambassador to Russia and his wife, the writer on travel, architecture and gardens, Marie-Noele Kelly.

LOCATION

The property is in a sought-after location within easy commuting distance of Dublin via motorway yet is surrounded by all the amenities associated with country living. Excellent golf courses nearby at Woodenbridge, Blainroe and Arklow and the exceptional beaches of the East coast and harbours from which to sail and fish are close by. For the equestrian enthusiast Barnadown Equestrian Centre is close by.

Nearby Gorey (11km) is recognised as an exceptional country town. Known for its extensive range of shops and restaurants, also boasts a cinema & theatre".



THE HOUSES

the five houses which have been upgraded have been rented and the ERV is in excess of €70,000 per annum.

Courtyard House 1

Living room/kitchen, three bedrooms and three bathrooms.

Courtyard House 2

Living room / kitchen, four bedrooms, bathroom and two shower rooms.

Stone Cottage

Situated to the rear of the courtyard with separate access is a detached stone cottage comprising living room, kitchen, four bedrooms, bathroom and separate shower room.

Scandinavian Houses 4 & 5

A pair of semi-detached Scandinavian houses of about 2,000 sq. ft. with House 4 comprising living room, kitchen, three bedrooms and shower room. House five comprises living room, kitchen, dining area, five bedrooms, two shower rooms and a utility room.

THE CHAPEL

Adjoining the house is a triangular timber framed building, originally a Chapel and ideal for a variety of uses”.



MAIN HOUSE ACCOMMODATION

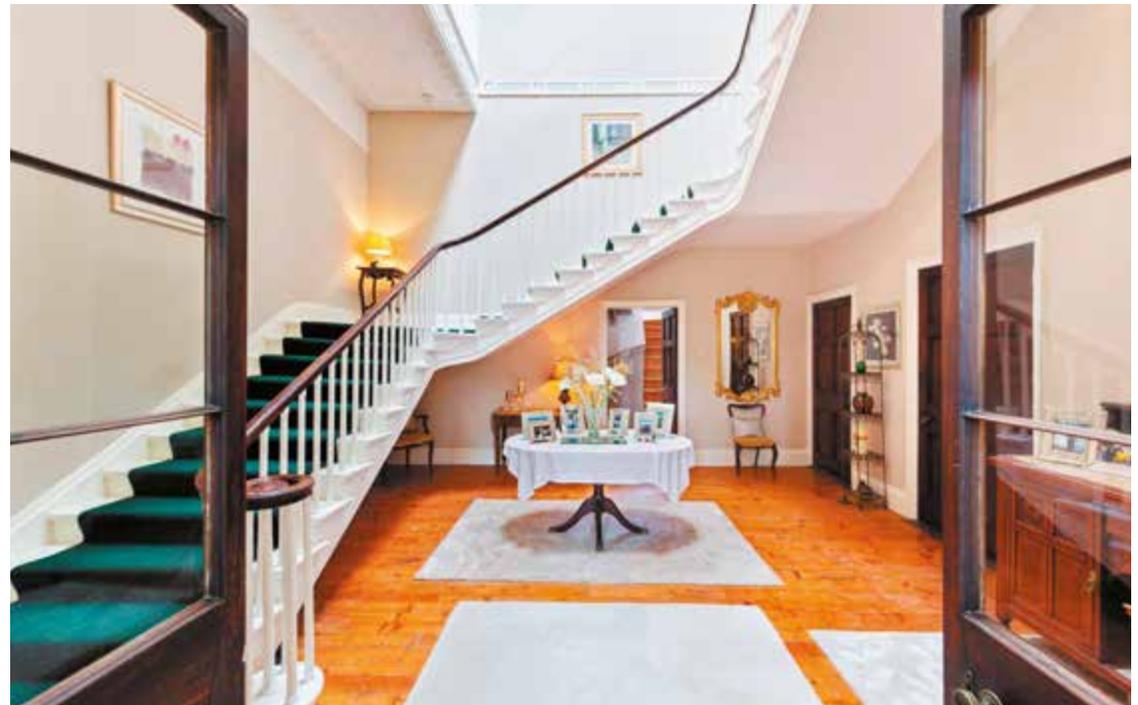
Granite Steps rise to the pillared porch, which in turn opens to the reception hall with its fine plasterwork, portland stone floor, matching niches and doors to two of the main reception rooms. To the right is the drawing room, bow-ended with polished timber floor and white fluted marble mantelpiece with brass inset and grate.

To the other side the spacious sitting room with polished timber floor, original compartmentalised ceiling, grey marble mantelpiece with stove, and arch leading to the kitchen - breakfast room. The reception hall opens via double doors to the truly spectacular stairs hall with its central oval cupola and fine cantilever staircase.

Off this is the dining room with impressive columned grey marble mantelpiece with brass inset and grate and polished timber floors. Also, off the stair's hall are doors to the rear service corridor which in turn leads to the kitchen breakfast room with fitted wall and floor cabinets topped with grey marble, inset American fridge-freezer and seven ring Stoves double oven. Off service corridor are stairs leading to the upper levels with a small home office at half landing level and descending to the courtyard hall with cloakroom with wc, wash hand basin and half panelled walls.

This staircase in turn descends to the basement level which contains several rooms including the old kitchens, wine cellar, storerooms and utility room.

At first floor level there are in all six bedrooms, four of which have en-suite shower rooms with the main bedroom which is particular worth mentioning not only due to its scale but is bow-ended with polished timber floors and has a fully tiled en-suite bathroom with bath, wc, wash hand basin and shower. The final bedroom is served by a family bathroom.









THE COURTYARD

Situated immediately to the rear of the house is the charming two storey courtyard with, on one side two cottages, also with four stables, two coach houses, workshop and stores. The Courtyard offers the opportunity for further residential conversions subject to planning.

THE LANDS

The lands total about 12 acres, of which approx. 5 acres comprises the house, yard, lawns, paddocks and avenue. The remaining 7 acres are mature woodland.

SERVICES

- Septic tank drainage
- Three phase electricity
- Oil fired central heating in the main house and cottages 3 and 4 and stone cottage
- Electric underfloor heating in the remaining two houses
- Power showers in main house. Water from own well with upgraded system





CONTACT



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VIEWING

Strictly by prior appointment.

PRICE

Region €1.5 million

BER

Main house and courtyard exempt.

House 4



House 5

