

FOR SALE

AMV: €1.35m

File No.d838. CM

“Castle Hackett” on c. 47 acres, Coolnahorna, Enniscorthy, Co. Wexford

For immediate sale by private treaty or possible auction at a later date.



- Distinguished residential holding on c. 47 acres of prime tillage land.
- The complete package with private avenue, large paddocks, yard, sand arena, out offices, tennis court, etc.
- An extensive home extending to c. 515 sq. m. / 5,543 sq. ft.
- A wonderful setting, close to Enniscorthy town and 5 minutes' drive from the M11 motorway.
- An opportunity not to be missed – contact the sole selling agents Kehoe & Assoc. to arrange a suitable viewing time on 053-9144393 or sales@kehoeproperty.com



“Castle Hackett” on c. 47 acres, Coolnahorna, Enniscorthy, Co. Wexford

Kehoe & Associates is delighted to present ‘Castle Hackett’, a truly exceptional residential holding located just outside Enniscorthy in Co. Wexford. This outstanding property offers a rare combination of substantial country residence, top-tier agricultural lands and excellent equestrian and farm facilities – all set within a single waste-free block of approximately 47 acres. The residence is exceptionally well positioned, pride of place at the heart of this holding. It is a generously proportioned, two-storey residence of considerable character and presence. It extends in total c. 515 sq. m. / 5,543 sq. ft.

The accommodation extends to:

- **3 Elegant reception rooms, ideal for both formal entertaining and family living.**
- **5 Spacious bedrooms each filled with natural light and enjoying serene countryside views**
- **Well appointed kitchen, bathroom and utility spaces, all finished to a high standard.**

The layout blends itself equally well to family living or country-style entertaining with an abundance of space inside and out. There are wonderful mature gardens, lawned areas and a wide variety of plants and foliage. There is an enclosed tennis court.

The lands extend to approximately 47 acres. This holding is of exceptional quality, predominately level, free draining, and currently in tillage. It is presented in one contiguous block, offering ease of management and excellent accessibility. This is top-class land with a proven agricultural history, suitable for a range of enterprises.

Included to the rear of the property are equestrian and agricultural facilities. This includes a sand arena (45m x 18m approx) which is ideal for schooling or leisure riding. There is a 5-span American style barn with lean-to providing ample stabling and storage. There are additional out buildings, suited to a variety of uses – from machinery storage to workshop space. There is a 4-span open-sided slatted unit.

Castle Hackett enjoys a peaceful yet convenient rural setting, within a few minutes’ drive from Enniscorthy town and the M11 motorway. The location combines the best of country living with excellent connectivity to Wexford town, Dublin and beyond. All in all this is a rare opportunity to acquire a landmark property in a prime location – combining a distinguished residence, high-quality land, and comprehensive outbuildings. To arrange a suitable viewing time please contact the sole selling agent Kehoe & Assoc. on 053-9144393 or sales@kehoeproperty.com.



ACCOMMODATION

Ground Floor

Entrance Hallway	11.31m x 3.95m (max)	
Reception Room 1	5.55m x 4.30m	With feature open fireplace with black marble/slate surround.
Reception Room 2	6.81m x 5.32m	
Reception Room 3	8.10m x 4.23m	With open fireplace with cut stone surround and brick inset.
Kitchen / Dining Room	7.31m x 4.52m	With fitted kitchen, extensive wall and floor units, integrated 5-ring gas hob, double oven, extractor, stainless steel sink unit with drainer, dishwasher, fridge, oil fired Aga, tiled floor and tiled splashback.
Utility Room	3.63m x 2.10m	With fitted wall and floor units, plumbed for washing machine etc.
Pantry	4.46m x 1.19m	
Rear Hall	4.19m x 3.46m	
Guest W.C.	1.94m x 1.67m	
Cloaks Room	4.59m x 1.98m	
Home Office	4.54m x 3.45m	

Stairs to First Floor

Spacious Landing Area	6.04m x 3.32m	
Shower Room	2.72m x 1.50m	With w.c., w.h.b. and shower stall.
Walk-in Hotpress		
Master Bedroom	3.95m x 3.09m	With dressing room adjacent.
Dressing Room	4.24m x 3.25m	With extensive wardrobes.
Bedroom 2	4.01m x 3.56m	
Bedroom 3	3.63m x 3.47m	
Bedroom 4	3.33m x 2.62m	
Bedroom 5	7.60m x 4.00m (Ave)	(Originally two bedrooms)
Family Bathroom	3.42m x 3.32m	With w.c., w.h.b., feature bath, tiled surround, shower stall with Triton power shower.
Large Games Room	12.56m x 4.01m	
Exterior door to Home Gym	3.99m x 5.74m	
Workshop	3.55m x 2.88m	
<i>Stairs to:</i>		
Basement	6.06m x 3.98m	With wine cellar adjacent.

Total Floor Area: c. 515 sq. m. / c. 5,543 sq. ft.





Features

- Extensive family home
- c. 47 acres of high quality land
- Tennis court, sand arena and equine facilities
- 5-span American style barn

Outside

- 5 large fields
- Wonderful views
- Private avenue
- Wonderful setting
- Large yard area
- Mature gardens

Services

- Private water supply
- Septic tank
- OFCH

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

DIRECTIONS: **Eircode:** Y21 XH21. 'For Sale' sign







Building Energy Rating (BER): E1 BER No. 106921489

Energy Performance Indicator: 310.9 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

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These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRA No. 002141

