FOR SALE

AMV: €725,000 **File No. E649. KD**



Loughnageer,
Foulksmills, Co. Wexford

- ***Exceptional Five-Acre Country Estate*** – Architecturally designed residence set amidst beautiful South Wexford countryside.
- ***Distinctive Architecture & Quality Materials*** – Exposed red brick, terracotta tiling, Chinese black slate and polished concrete.
- ***Impressive Double-Height Entrance Hall*** – A striking introduction showcasing the home's architectural individuality.
- ***Generous Accommodation*** – Five bedrooms, four bathrooms and three reception rooms.
- ***Stunning Sun Lounge*** – A versatile snug featuring a dramatic full-height window.
- ***Magnificent Outdoor Living*** – South-facing veranda, original cast-iron and glass pergola and outdoor fireplace.
- ***Beautiful Established Grounds*** – Approximately five acres incorporating woodland, an orchard and extensive outdoor space including two large outbuildings.
- ***Coastal Location & Excellent Facilities*** – Close to Bannow Bay and the South Wexford coastline, with two substantial outbuildings, including a home office and underfloor heating.
- **To arrange a viewing appointment contact Kehoe & Associates on 053-9144393.**

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Kehoe & ASSOC.
AUCTIONEERS & VALUERS







An Exceptional Country Residence Set Amidst Approximately 5 Acres of Enchanting Countryside in South Wexford

Set amidst approximately five acres of enchanting countryside at Loughnageer, Foulksmills, this exceptional residence offers a rare combination of architectural individuality, outstanding craftsmanship and contemporary comfort. The property has been thoughtfully designed to create a distinctive home where natural materials and carefully considered finishes contribute to an atmosphere of warmth and character.

Exposed red brick, rich terracotta tiling, Chinese black slate and polished concrete are complemented by generous and versatile accommodation extending to five bedrooms, four bathrooms and three reception rooms. The beautifully appointed kitchen and dining area features two sets of French doors opening onto the veranda, while the impressive sun lounge, currently used as a snug, is a particularly striking feature, with its full-height feature window creating a wonderful focal point.

Outside, the sheltered entertaining area beneath the original cast-iron and glass pergola provides an exceptional setting for outdoor dining and relaxation, while the mature grounds, established orchard, woodland and two substantial outbuildings further enhance the property's appeal. With one outbuilding already converted to office accommodation and the benefit of modern heating and glazing, this is a truly individual country home offering space, privacy and an enviable lifestyle in a beautiful rural setting.

While retaining its distinctive architectural character and traditional materials, the residence benefits from modern features designed to support comfortable year-round living. These include an air-to-water heating system, underfloor heating and double glazing throughout. The combination of contemporary comforts, quality finishes and generous accommodation ensures that the property offers an appealing balance of character and practicality.





An Exquisite Rural Location in Close Proximity to Bannow Bay

Occupying a peaceful countryside setting between Foulksmills and Wellingtonbridge, in South Wexford, Loughnageer, enjoys the tranquillity of rural living while remaining within convenient reach of nearby villages and their everyday amenities. The property is ideally positioned within approximately 10 minutes of the beautiful coastline of Bannow Bay, renowned for its scenic shoreline, natural beauty and opportunities to enjoy coastal walks and outdoor pursuits. The surrounding area offers an attractive blend of countryside, traditional villages and coastal landscapes, with the beaches and amenities of the wider South Wexford coastline also accessible by car. This appealing location provides an excellent balance between a private country lifestyle and convenient access to local services, making it an ideal setting for those seeking space, tranquillity and a strong connection with the surrounding landscape.



A Home of Outstanding Character, Exceptional Craftsmanship and Tranquil Country Living

One of the property's most distinctive features is the magnificent outdoor living area extending along the southern elevation of the residence. Sheltered beneath an original cast iron and glass pergola, this characterful space provides an inviting setting for outdoor dining, entertaining family and friends or simply relaxing in the peaceful surroundings. Complemented by an outdoor fireplace and attractive black slate detailing, the area forms a natural extension of the internal accommodation. Its southerly aspect and sheltered setting make it a particularly appealing feature, allowing the surrounding countryside to be enjoyed throughout the seasons.



Approximately Five Acres of Enchanting Grounds

The approximately five-acre grounds are integral to the character and appeal of this unique property. A varied landscape incorporating open ground, partially wooded areas and an established orchard creates an attractive balance of privacy, natural beauty and versatility. The woodland enhances the secluded atmosphere, while the orchard contributes to the traditional country-house character of the setting. The extensive grounds offer ample scope for gardening, outdoor recreation and relaxation, providing a wonderful opportunity to embrace a more spacious and nature-oriented lifestyle.

Further enhancing the property's versatility are two substantial outbuildings offering a range of potential uses. One has already been converted to provide office accommodation, creating an excellent dedicated workspace for those working from home or pursuing professional and creative interests. The second outbuilding provides valuable additional space for storage, hobbies, workshop use or other suitable purposes, subject to any necessary permissions. Together, these buildings add a highly practical dimension to the property and will appeal to purchasers seeking a substantial country residence with additional workspace and ancillary facilities.



An Outstanding Rural Hideway

Loughnageer represents a rare opportunity to acquire a truly individual country residence in an attractive and peaceful part of South Wexford. The combination of five bedrooms, four bathrooms, three reception rooms, approximately five acres of grounds, exceptional outdoor entertaining facilities and substantial outbuildings creates a property of considerable appeal. From the striking architectural details and carefully selected materials within the house to the original pergola, established orchard and woodland, every element contributes to its unique identity. Equally suited to family living, entertaining or those seeking a more flexible lifestyle with dedicated workspace, this is a home that offers space, privacy and a distinctive sense of place.



ACCOMMODATION

Ground Floor

Entrance Hallway	3.90m x 3.59m	Feature stain glass window, chinese slate and solid timber staircase to first floor.
Living Room	6.37m x 4.02m	Polished concrete floor, stone mantlepiece with redbrick inset, large solid fuel stove and French door into:
Kitchen	5.68 x 3.90m	Terracotta tiled floor, oak shaker kitchen, marble countertop, island with Belfast sink unit, ample storage, red brick detail, Falcon cooker, Siemens dishwasher and tiled splashback.
Dining Room	3.96m x 3.32m	Dual French doors leading to outdoor patio area.
Sun Lounge	3.90m x 3.87m	Feature window, Chinese slate floor and double doors leading to outside.
Utility Room	2.36m x 2.40m	Fully fitted strigae, plumbing for washing machine and dryer.
Shower Room	1.40m x 2.43m	Fully tiled, shower stall, w.h.b. and w.c.
Hallway	6.34m x 2.23m (max)	Feature brick wall.
Bedroom 5	3.90m x 4.27m	Carpet floor, walk-in wardrobe and ensuite.
Ensuite	2.74m x 0.97m	Tiled floor to ceiling, shower stall with power shower, w.c., w.h.b. and vanity mirror.

First Floor

Landing		
Hotpress	1.60m x 1.26m	Built-in shelves.
Master Bedroom	5.39m x 4.02m	Carpet floor, walk-in wardrobe and ensuite.
Ensuite	0.98m x 2.70m	Tiled floor to ceiling, shower stall, w.c., w.h.b, and vanity mirror
Walk-in Wardrobe	0.99m x 1.36m	
Bedroom 2	4.00m x 4.19m	Carpet floor, brick feature wall and Velux windows
Bathroom	3.02m x 2.00m	Tiled floor to ceiling, walk-in shower, free standing bath, Velux window, w.c. and w.h.b.
Bedroom 3	3.28m x 4.00m (max)	Carpet floor, feature brick wall.
Bedroom 4	3.98m x 3.90m	Carpet floor and bay window.

Total Floor Area: c. 238 sq. m. (c. 2,561sq. ft.)



















Features

- 5 bedrooms, 4 bathrooms, 3 reception rooms
- 5 acres of grounds partially covered in woodland and orchard.
- Accommodation extending to 2,561 sq ft
- BER B
- Condensing Boiler

Outside

- 5 Acre country estate
- Large covered outdoor living area covered with glass and cast-iron pergola
- Two large outbuildings, one converted to an office

Services

- ESB
- Broadband
- Private well
- Septic tank
- Double glazed windows
- Under flooring heating
- OFCH

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

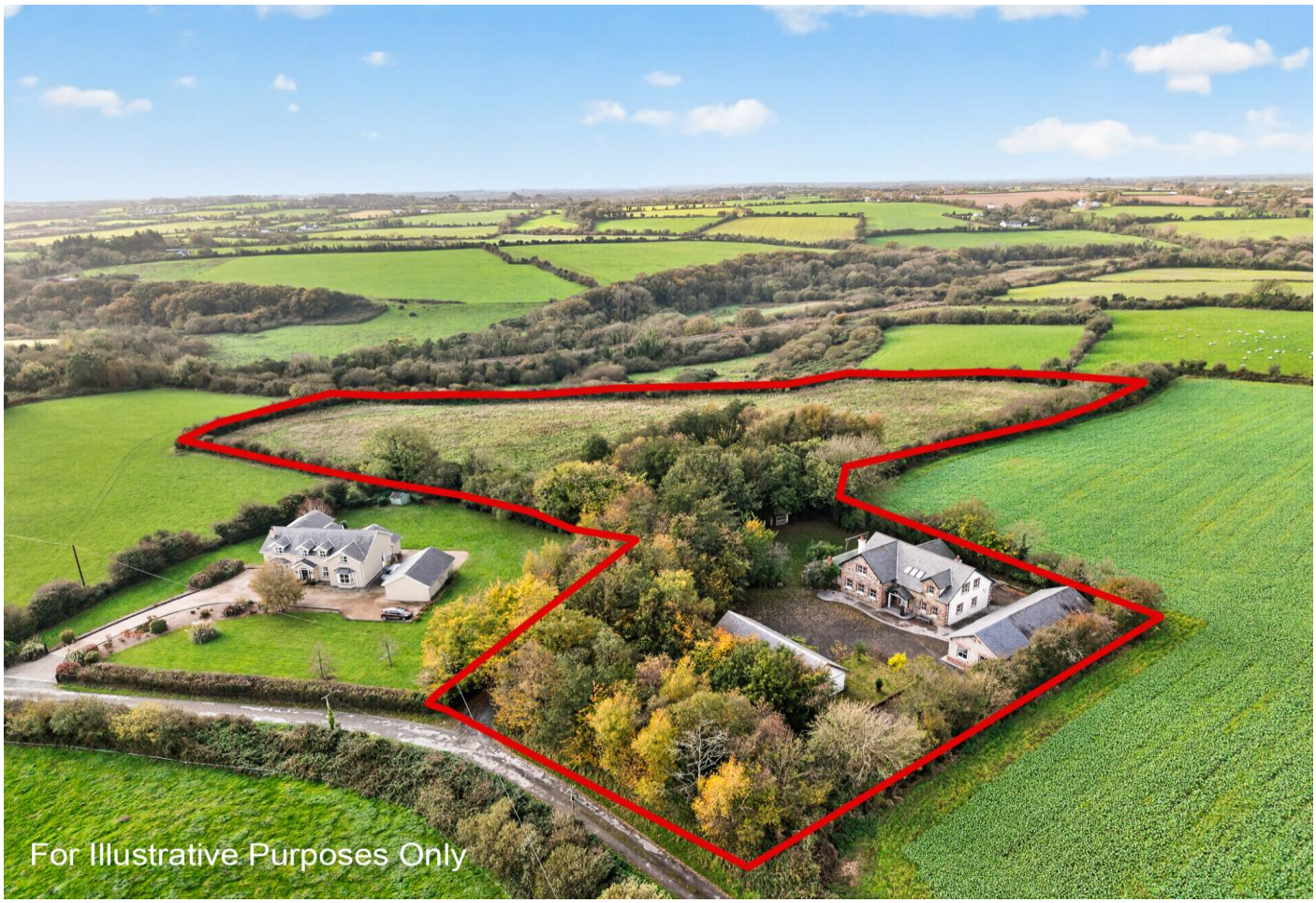
DIRECTIONS: **Eircode Y35 YV91.** Take the third left hand turn after Clongeen Village. Loughnageer is roughly 1km on the right hand side.










For Illustrative Purposes Only

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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FIRST FLOOR



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Building Energy Rating (BER): B BER No. 10302065921
Energy Performance Indicator: 118.07 kWh/m²/yr

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



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