

Teapot Cottage, Grange Upper, Rathnure, Co. Wexford

Guide Price: €425,000

BER B

DOUGLAS NEWMAN GOOD DNG

O'CONNOR & O'CONNOR

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2

Sq m 217.9

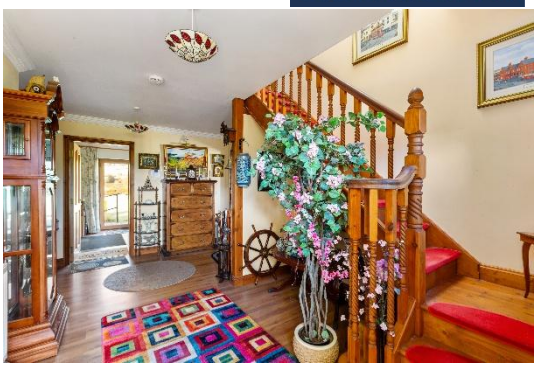
DESCRIPTION

Welcome to Teapot Cottage, a truly charming and lovingly created family home, built between 2008 and 2014 with family living, warmth and comfort at its heart. Extending to approximately 217.9 sq. m., this beautifully positioned four-bedroom residence offers generous accommodation, an abundance of natural light and a wonderful sense of home throughout.

Nestled on approximately 1.26 acres, Teapot Cottage enjoys an idyllic countryside setting, boasting breathtaking views of rolling hills and the picturesque rural landscape. Designed with family life in mind, the property offers spacious, versatile living accommodation, charming features and an inviting atmosphere that makes it a truly special place to call home.

Comfort and practicality are at the forefront, with a dual heating system incorporating solid fuel stoves, a back boiler and ceramic heating, ensuring a cosy and welcoming environment throughout the seasons. Additional features include a private well, septic tank, emergency lighting for power outages, two alarm systems and CCTV, providing both convenience and peace of mind.

Teapot Cottage is more than just a house; it is a home built with love, offering space, character and countryside tranquillity in a truly beautiful setting.











ACCOMMODATION

Entrance Hall: *5.14m x 4.76m (16'10" x 15'7")*.
Timber laminate flooring, decorative coving and neutral décor, creating a bright and welcoming entrance to the home.

Living Room: *8.20m x 4.38m (26'11" x 14'4")*.
A bright and spacious dual-aspect room featuring laminate flooring, decorative coving and an elegant marble fireplace with an inset solid fuel stove, creating a warm and inviting living space.

Study: *2.96m x 3.30m (9'9" x 10'10")*.
Featuring laminate flooring, decorative coving and double doors opening to the rear of the property, complete with ramp access for added convenience and accessibility.

Shower Room: *2.96m x 1.47m (9'9" x 4'10")*.
Fully tiled throughout, featuring a spacious shower area, WC and wash hand basin (WHB).

Kitchen/Dining Room: *8.20m x 4.37m (26'11" x 14'4")*.
A bright and spacious dual-aspect family room featuring laminate flooring and a charming timber and tiled fireplace with a solid fuel stove incorporating a back boiler for heating











hot water. The country-style kitchen is fitted with traditional units, laminate countertops and an electric cooker. Double doors lead through to the sunroom, creating a welcoming and practical space for everyday family living.

Utility Room: *2.70m x 1.62m (8'10" x 5'4")*.
A practical and functional space featuring an indoor drying rack and pantry cupboard, providing convenient storage and additional household functionality.

Sun Room: *2.96m x 4.47m (9'9" x 14'8")*.
Featuring tiled flooring and beautiful views of the surrounding countryside, this bright and inviting space offers the perfect setting to relax and enjoy the peaceful rural surroundings.

Landing: *1.87m x 6.33m (6'2" x 20'9")*.
Bright and welcoming landing featuring solid wood flooring, providing access to the first-floor accommodation.

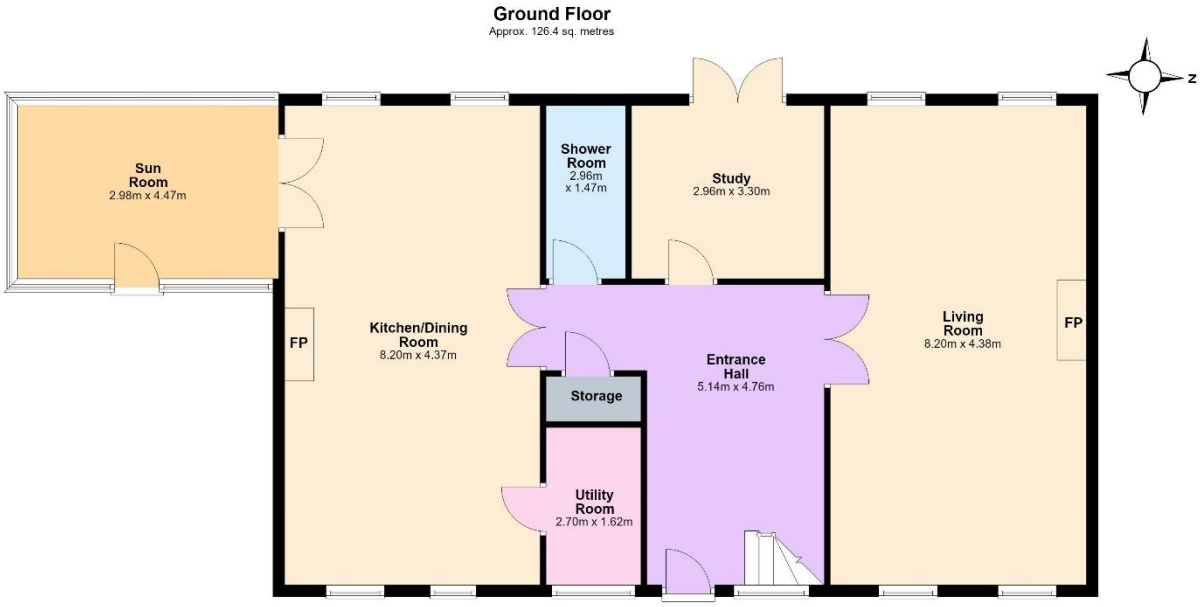
Bedroom 1: *6.35m x 4.25m (20'10" x 13'11")*.
A generously proportioned, bright and airy triple-aspect bedroom, boasting fabulous views of the surrounding countryside. Charming window seats provide the perfect spot to relax and take in the picturesque rural scenery.

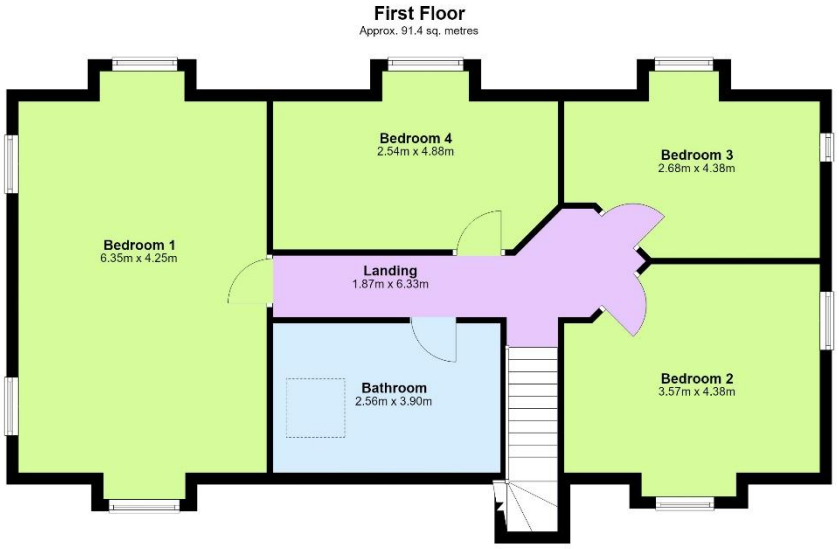
Bathroom: *2.56m x 3.90m (8'5" x 12'10")*.
A spacious family bathroom featuring a large shower area, separate bath, WC and wash hand basin (WHB). Complete with built-in storage units, offering both practicality and convenience.

Bedroom 2: *3.57m x 4.38m (11'9" x 14'4")*.
A bright and inviting dual-aspect bedroom, featuring windows to the front and side of the property, allowing an abundance of natural light to fill the room. A charming window seat adds character and provides a cosy space to relax.

Bedroom 3: *2.68m x 4.38m (8'10" x 14'4")*.
A bright and airy dual-aspect bedroom featuring a charming window seat overlooking the rear garden and rolling hills beyond. Enjoying fabulous views of the surrounding countryside, this inviting room offers a peaceful and picturesque retreat.

Bedroom 4: *2.54m x 4.88m (8'4" x 16')*.
A bright and cosy single bedroom featuring a window to the rear of the property, offering fabulous views of the surrounding countryside.





Total area: approx. 217.9 sq. metres

BER DETAILS

BER: B
BER No: 120064274
Energy Performance Indicator: 126.09 kWh/m2/yr

GUIDE PRICE

Guide Price: €425,000

FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG O'Connor & O'Connor.
For further information please contact:

Michelle Conroy
086 8117612
michelle@dngoconnorandoconnor.ie

dng.ie

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