



BW/R536/JEM

FOR SALE BY PRIVATE TREATY

# 'TEMPLE ABBEY', BALDWINSTOWN, CO. WEXFORD

## Georgious 6 bed Country Home on 8.3 acres with Exceptional Features



**Guide Price: Region of €685,000**

This rare, superior detached 6 bedroom property offers c.4030 sq ft of spacious, high-quality country-home living, with a gated driveway and elegant high class features throughout. Sitting on 8.3 acres, it has a separate fenced orchard and additional gated paddock along with a supersized garage/workshop. Located on the outskirts of Baldwinstown village, you can walk to the local shop and pub and it's just minutes to the amenities of Bridgetown and Rathangan. The pretty fishing village of Kilmore Quay and its beautiful coastline is c 10 mins, Wexford Town c 15 mins and Rosslare Europort c 25 mins drive.

### **A RARE, HIGH CALIBRE PROPERTY!**

**BER C3**

Conditions to be noted: These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement of fact. The vendor does not make or give, nor is Brian Wallace Auctioneer or its staff authorized to make or give any representation or warranty in respect of this property. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith are believed correct, but any intending purchaser or tenant should not rely on them as statements or inconsistency between these particulars and the contract for sale, the latter shall prevail. We do not hold ourselves responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.

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## Accommodation:

- **Entrance Hall** - **20ft x 13ft** custom wood entrance door, tile flooring, vaulted and coved ceiling, handcrafted luxurious grand staircase with beautiful features, simply stunning!
- **Living Room** - **23ft 7in x 17ft 9in** solid wide plank pine flooring, solid fuel stove with brick surround, Bay window and large custom window.
- **Kitchen/Dining** - **24ft x 16ft 8in** a bright and spacious area with tile flooring, coved ceiling, fully fitted French Farmhouse style wooden cabinets, granite counter tops, tiled splash back, new Belfast sink, large Belling Range cooker, fitted microwave, fitted dishwasher, fridge/freezer, large centre island with built-in cabinets, wooden top and sink, access to utility room and French doors to sun lounge and living room.
- **Utility Room** - **12ft 6in x 8ft** tile flooring, coved ceiling, fitted and painted wooden cabinets, Belfast sink, laminate counter tops with tile splash back, washing machine hook-up, space for tumble dryer, back door access.
- **Small Utility** - Additional small utility room off the kitchen, housing the water softener unit, hot water tank, and CH controls.
- **Formal Dining Room** - **17ft 6in x 15ft** solid oak flooring, metal fireplace, coved ceiling and Bay window.
- **Sun Lounge** - **15ft 8in x 14ft 9in** slate flooring, brick finish walls, vaulted ceiling with wood beams, large windows and patio doors to wooden deck area. A fabulous entertainment room boasting wonderful features and views of the garden and countryside.
- **Study** - **19ft 7in x 13ft 1in** laminate flooring, coved ceiling, custom wood and metal spiral stairs to attic/storage room and solid wood double doors to rear yard.
- **Attic/Storage Room**- **15ft x 13ft** carpet flooring, dormer window and 2 skylights.
- **Guest WC** - **7ft 10in x 6ft 4in** tile flooring, fully tiled walls, WC and WHB.
- **Bedroom 1 (downstairs)**- **16ft x 13ft** currently used as a gym, solid maple flooring, coved ceiling, Bay window overlooking rear yard, **en-suite 9ft 10in x 5ft 6in** fully tiled, bath tub with overhead shower, WC and WHB.
- **Landing** - **20ft x 8ft** featuring semi solid oak floor, coved ceiling, large dormer window, custom chandellier over main entry hall and large hot press.
- **Bedroom 2** - **17ft 6in x 15ft** carpet flooring, coved ceiling, large window with views of front garden, **en-suite** fully tiled with bath tub and overhead shower, WC and WHB.
- **Bedroom 3** - **16ft 6in x 15ft** carpet flooring, coved ceiling, large window with views of countryside, **en-suite** fully tiled with bath tub and overhead shower, WC and WHB.
- **Bedroom 4** - **12ft 1in x 12ft 1in** carpet flooring, coved ceiling, built-in wardrobe, window to rear, **en suite** fully tiled, WC, WHB and shower.
- **Bedroom 5** - **16ft x 12ft 1in** carpet flooring, coved ceiling, built-in wardrobe, window to rear, **en suite** fully tiled, WC, WHB and shower.
- **Bedroom 6 (Master)**- **22ft 2in x 13ft 6in** solid ash flooring, coved ceiling, fully shelved walk-in wardrobe, window with views of front garden, access to fully tiled **WC** and en-suite bathroom.
- **En-suite Bathroom**- **12ft 1in x 10ft** fully tiled, double sinks with custom wall-to-wall mirror and vanity unit, large corner jet bath tub, WC, WHB, separate enclosed shower and window to rear.

## **Property Features and Services:**

- Stunning 6 bedroom residence of exceptional quality and decor.
- The house is well designed, positioned and orientated to maximise the natural light in rooms throughout the day.
- Property is in a private setting with private electric gated entrance way.
- Fully Alarmed System and CCTV cameras installed.
- Kerbed and gravel driveway to front and back gravel yard with ample parking.
- Large wooden deck area, ideal for BBQ's and sun lounging.
- External PVC doors and double glazed brown PVC windows.
- Slate roof and painted and brick external finish.
- 8.3 acres mature gardens with an array of trees, shrubs and plants.
- Fenced in orchard and additional gated paddock.
- Super sized garage and car ports (c. 1,800 sq ft)
- Only mins drive to the villages of Rathangan and Bridgtown with all amenities such as primary and secondary school, super market, community centre, petrol station, pubs etc.
- Kilmore Quay fishing village with its beautiful coastline c 10 minutes drive.
- Wexford Town only 15 minutes, Rosslare Europort c 25 minutes drive.
- Serviced by mains water, ESB, Biosetic system, O.F.C.H., fireplace, solid fuel stove, telephone, Sky TV and high speed fibre broadband available.

## **Exterior and Interior Images:**





