

FOR SALE

Guide Price €795,000

File No.E143.CWM



“Swallow House”, Neamestown, Kilmore Quay, Co. Wexford Y35 DF40

- **Prime Coastal Location:** Elevated beachside setting with panoramic views of the Saltee Islands, Kilmore Quay, St. Patrick’s Bridge, and the open sea.
- **Luxury Residence** extending to c. 300 sq.m. on 5.33 Acres: Exceptionally maintained and spacious home with light-filled interiors, mature grounds, and direct beach access.
- **Generous & Flexible Layout:** Includes 4 en-suite bedrooms, multiple reception rooms, sunroom, games room, and bar/entertainment space.
- **Beside Kilmore Quay:** Steps from the marina, renowned seafood restaurants, traditional pubs, and scenic coastal walks along the Burrow.
- **Highly Accessible & Rare Opportunity:** Just 20 minutes to Rosslare Europort and over 2 hours to Dublin; virtually impossible to secure new planning in this exclusive cul-de-sac location.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



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“Swallow House” – A Coastal Masterpiece on Ireland’s Southeast Coastline

Notably one of the most stunning locations along the Southeast coastline, “*Swallow House*” enjoys an elevated position overlooking Kilmore Quay, offering breathtaking panoramic views of the coastline, the Saltee Islands, and stretching up to Carnsore Point. Set against the picturesque backdrop of an active traditional fishing harbour, this is coastal living at its finest.

This luxurious residence is presented in superb condition and is set on a spectacular **circa 5.33-acre** beachside site. The views are simply exceptional—commanding uninterrupted vistas of the Saltee Islands, St. Patrick’s Bridge, and the open sea beyond.

A truly unique opportunity, *Swallow House* occupies a private cul-de-sac location where planning permission is now virtually unattainable. It is situated just 20km south of Wexford Town, beside the charming village of **Kilmore Quay**, renowned for its bustling marina, traditional pubs, acclaimed seafood restaurants, and scenic coastal walks along the nearby Burrow.

The property offers direct and easy access to the beach, with manageable, private grounds that beautifully complement the residence. Built in 1994 to an exceptionally high standard, the home features light-filled, well-proportioned accommodation throughout, with spectacular sea views from many of the principal rooms and bedrooms.



This is a once-in-a-lifetime opportunity—a true hidden gem, offering seclusion, coastal luxury, and convenience. Just 20 minutes from **Rosslare Europort** and a little over 2 hours from **Dublin**, this is the ideal coastal retreat beside the best fishing village in County Wexford.

Accommodation comprises of: Storm porch, Spacious double-height reception foyer (ideal for a piano or art display), Sitting room, Bar/entertainment room, Games room (potential ground floor bedroom), Formal dining room, Sunroom with garden and sea views, Kitchen, Utility room with butler's pantry, large garage with roller door access.

Upstairs is a bright and airy landing, Master bedroom with commanding sea views, large family bathroom adjacent to the master suite, four further double bedrooms, all en-suite with one large family bedroom ideal for guests or children.



ACCOMMODATION

Storm Porch 4.86m x 0.91m
Entrance Foyer 5.52m x 4.03m

With cobble-lock.

Vinyl flooring throughout, double vaulted ceiling, staircase leading to first floor, double heightened window. Coving throughout.

Open alcove leading to:

Second Reception 5.12m x 4.50m
Area/Bar

Vinyl flooring throughout, feature bay window overlooking front garden and driveway. Coving throughout, Kilmore Quay nautical themed lighting, bar counter with bar table.

Double glass door leading through to:

Sitting Room 5.28m (max) x 4.49m

Vinyl flooring throughout, open fireplace with cast iron insert and timber surround, feature bay window overlooking spectacular views of Kilmore and paddocks. Coving throughout and ceiling rose.

Off Bar/Reception Area:

Second Sitting Room/ 6.36m x 4.12m
Games Room
/Playroom/Ground
Floor Bedroom

Timber laminate flooring throughout, dual aspect with windows overlooking front gardens and window overlooking rear paddocks.

From central hallway, double glass doors leading through to:

Dining Room 4.20m x 4.15m

Vinyl flooring throughout, coving, down lighters, nautical theme, wall mounted lights.

Double glass doors leading through to:

Sunroom 4.22m x 4.24m

Marble tiled flooring throughout, complete window surround overlooking the most spectacular view of the Saltee Islands, Kilmore Quay Harbour, sea views and the paddocks. Door leading out to direct south facing cobble-lock patio areas.

Glass door from the formal dining room leading through to:









ACCOMMODATION

Kitchen/Dining Room	4.35m x 4.21m	Solid timber floors throughout, coving, feature nautical downlights, fitted kitchen with floor cabinets and ample worktop space with stainless steel sink overlooking the Saltee Islands, Kilmore Quay Harbour, sea views and horses in the paddocks. Feature oil burning Aga cooker with three hot plates, ample storage space built in behind with extractor fan and decorative hood overhead, coving throughout. Door leading through to south facing cobble lock patio.
<i>Door leading out to:</i> Central Passageway	4.26m x 1.43m	Vinyl flooring with boot room and coat storage area, coving overhead, window overlooking front gardens and driveway.
Guest w.c.	1.49m x 1.36m	Marble tile flooring with half marble tile wall surround, corner w.h.b with Heritage sink and storage cabinetry underneath, Heritage w.c., privacy window overlooking front storm porch, wall mounted lights and coving overhead.
<i>From central passageway, door leading to:</i> Butlers Kitchen	4.27m x 2.91m	Lino flooring, stainless steel sink and drainer with Bosch dishwasher underneath, free standing double oven with four ring hob, free standing Liber fridge freezer, worktop space with ample storage underneath and wall mounted storage overhead. HPC alarm system and fuse board, climate control station.
<i>Door leading through to:</i> Integrated Garage/ Utility Area	7.18m x 5.67m	Concrete floors throughout, up and over double door garage access, pedestrian access leading out to cobble lock pathway and two windows, one overlooking south facing cobble lock patio and another overlooking the storm porch, Utility space with Whirlpool washing machine and dryer, water pump source with filter system (tested to confirm no water has been tested by current owners). Perfectly located for the ideal bedroom and ample space for an en-suite should the needs require it.
<i>From central foyer area, timber carpeted staircase leading to:</i>		



ACCOMMODATION

First Floor:

Master Bedroom	5.67m x 4.17m	Carpeted flooring, treble bay wardrobe, dual aspect with window overlooking front garden and balconette door style facing on the to most spectacular view of Saltee Islands, Kilmore Quay Harbour, sea views and paddocks with horses.
Family Bathroom	3.60m x 2.71m	Tiled flooring, half wall tile surround, free-standing cast iron bath with gold feature faucets and tap, enclosed pressure pump shower with tile surround, w.h.b., wall mounted lights and ceiling lights, two towel rails and w.c.
Bedroom 2	3.42m x 2.98m	Carpeted flooring, dual aspect with window overlooking Saltee Islands, Kilmore Quay Harbour, sea views and paddocks with horses. Velux overhead.
<i>Door leading through to:</i>		
En suite	2.97m x 0.88m	Tiled flooring, half wall tile surround, pressure pump shower system with tile wall surround, w.h.b with shelf and mirror overhead and w.c.
Walk-in-wardrobe/Office	3.34m x 2.99m	Carpeted flooring, Velux overhead
<i>Door leading through to:</i>		
En suite	2.98m x 0.89	Tiled flooring, half wall tile surround, pressure pump shower with tile surround, w.h.b with mirror and shelf, and w.c.





ACCOMMODATION

Bedroom 3	3.37m x 2.99m	Carpeted floor, dual with window overlooking side gardens and paddocks and Velux window
En suite	2.98m x 0.88m	Tiled flooring, half wall tile surround, pressure pump shower with tile surround, w.h.b with mirror and shelf, and w.c.
Bedroom 4 (Family Bedroom)	3.57m x 3.20m	Carpeted flooring, feature bay window overlooking front driveway and garden.
En suite	2.78m x 0.89m	Tiled flooring, half wall tile surround, pressure pump shower with tile surround, w.h.b with mirror and shelf, and w.c.
Second bedroom within the Family Bedroom	4.13m x 3.81m	Carpeted flooring with dual aspect, dormer window overlooking front garden and driveway and Velux window overhead.

Total Floor Area: c. 300 sq.m / 3,230 sq. ft.







Features

- Uninterrupted sea views from multiple rooms
- Direct beach access
- Built in 1994
- Extending to c. 300 sq.m. / 3,230 sq. ft.
- Rare opportunity where new planning is extremely limited
- Just 20 minutes from Rosslare Europort and 2 hours from Dublin

Outside

- Circa 5.33 acres of private beachside grounds
- Located in a quiet cul-de-sac beside Kilmore Quay
- Large cobble lock patio overlooking sea views
- Gated with tarmac driveway

Services

- Mains water
- Mains drainage
- OFCH with remote access
- Broadband available
- Alarm with remote access

Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Directions: Eircode: Y35 DF40





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 mis-statement. 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): B3 BER No. 107316606
Energy Performance Indicator: 136.1 kWh/m²/yr

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

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