

Ref: 9112

BALLINCARRIG, TARA HILL, GOREY, CO. WEXFORD Y25 C426



BER B1

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Spectacular Five Bedroom Residence In A Highly Desirable Area For Sale By Private Treaty





LOCATION:

Jack Quinn is delighted to introduce this exceptional five bedroom private residence to the market. Set on an idyllic elevated site in the heart of the countryside, this elegant home enjoys breathtaking views across the Irish Sea while benefiting from an enviable coastal setting. Situated in one of County Wexford's most sought-after locations; Tara Hill, the property is surrounded by some of the region's finest sandy beaches, including Kilgorman Strand, Saleen, Ballymoney Beach and Dodd's Rocks. For golf enthusiasts, two renowned championship courses are within easy reach, while the surrounding coastline and countryside offer an abundance of scenic walks, water sports and outdoor leisure pursuits.

Notwithstanding its peaceful setting, the vibrant town of Gorey is just 6km away, providing an excellent selection of shops, schools, cafés, restaurants and everyday amenities. Dublin is also conveniently accessible in approximately one hour by car, making this an ideal location for both permanent living and a luxurious coastal retreat.

DESCRIPTION:

Beyond electric entrance gates, a sweeping driveway meanders through beautifully landscaped gardens, bordered by expansive manicured lawns and mature trees, setting the tone for this exceptional residence. The property's elevated position affords a commanding presence as it comes into view. Beautifully presented from the outset, the approach perfectly reflects the quality and tranquillity that define this exceptional coastal home.

A light-filled, elegant entrance hall with a striking feature staircase welcomes you to this magnificent home. The thoughtfully designed ground floor comprises a spacious sitting room, an open-plan kitchen/dining area, a bright sunroom/dining room, a utility room, and two generously proportioned bedrooms, one of which has an en-suite and walk-in wardrobe.

Upstairs, the first floor offers three bedrooms, two of which are en-suite, a family bathroom, and a showstopping living room that is perhaps the standout feature of the home. This impressive space opens onto a south-facing balcony, where breathtaking panoramic sea views create the perfect setting for relaxing or entertaining while enjoying the ever-changing coastal scenery.

This magnificent home is the perfect family residence, offering an abundance of space for both everyday living and entertaining. Combining versatile accommodation with elegant interiors and breathtaking south-facing sea views, it presents a rare opportunity to enjoy coastal living without compromising on comfort or style.



Entrance Hall:	4.40m x 5.15m	Tiled flooring, abundance of natural light, recessed lighting, feature staircase
Sitting Room:	6.00m x 4.90m	Semi solid Oak flooring, feature Inglenook fireplace with stove, coving
Kitchen/Dining Room:	6.00m x 5.10m	Tiled flooring, fitted waist high and eye level units, tiled splashback, integrated Siemens dishwasher, electric cooker, extractor fan, feature brickwork, recessed lighting, spiral staircase to first floor
Sun Room/ Dining Room:	6.00m x 3.15m	Tiled flooring, abundance of natural light, French Doors to rear garden
Utility Room:	2.50m x 3.70m	Tiled flooring, fitted waist high and eye level units, plumbed for washing machine, Patio door
W.C.:	1.75m x 1.50m	Tiled flooring, W.C., W.H.B., feature panelling
Bedroom 4:	4.05m x 4.85m	Semi solid Oak flooring, garden views
Walk In Wardrobe:		Semi solid Oak flooring, shelving
En-Suite:	1.75m x 2.10m	Tiled flooring, W.C., W.H.B., electric shower
Bedroom 5:	4.05m x 4.00m	Semi solid Oak flooring, recessed lighting pleasant garden views
Landing:	4.50m x 4.80m	Timber flooring, feature carpeting
Master Bedroom:	3.50m x 4.50m	Semi solid flooring, sea views
Walk In Wardrobe	2.30m x 1.45m	Semi solid flooring, shelving
En-Suite:	2.30m x 1.90m	Tiled flooring, W.C., W.H.B., electric shower, heated towel rail
Living Room:	5.85m x 5.15m	Laminate flooring, fire place with stove, panoramic views, French doors to balcony
Bathroom:	3.75m x 3.70m	Tiled flooring, W.C., W.H.B., Jacuzzi bath, feature panelling
Hot Press:		Timber flooring, abundance of shelving
Bedroom 2:	4.05m x 4.85m	Carpet flooring, window seat, scenic views
Walk In Wardrobe:		Carpet flooring, shelving
En-Suite:	1.15m x 2.60m	Fully tiled, W.C., W.H.B., electric shower, vanity unit, heated towel rail
Bedroom 3:	4.05m x 3.65m	Carpet flooring, fitted wardrobes and drawers, scenic views



BER DETAILS:

BER: B1

BER No. 114876634

Energy Performance Indicator: 93.35 kWh/m²/yr

SERVICES & FEATURES:

Mains Water

Septic Tank

Electric Gates

CCTV

Solar Panels

Electric Car Charger

Alarm

New Windows and Doors (2024)

Block Built Garage

Built: 2004

Property Extends To C: 290m²



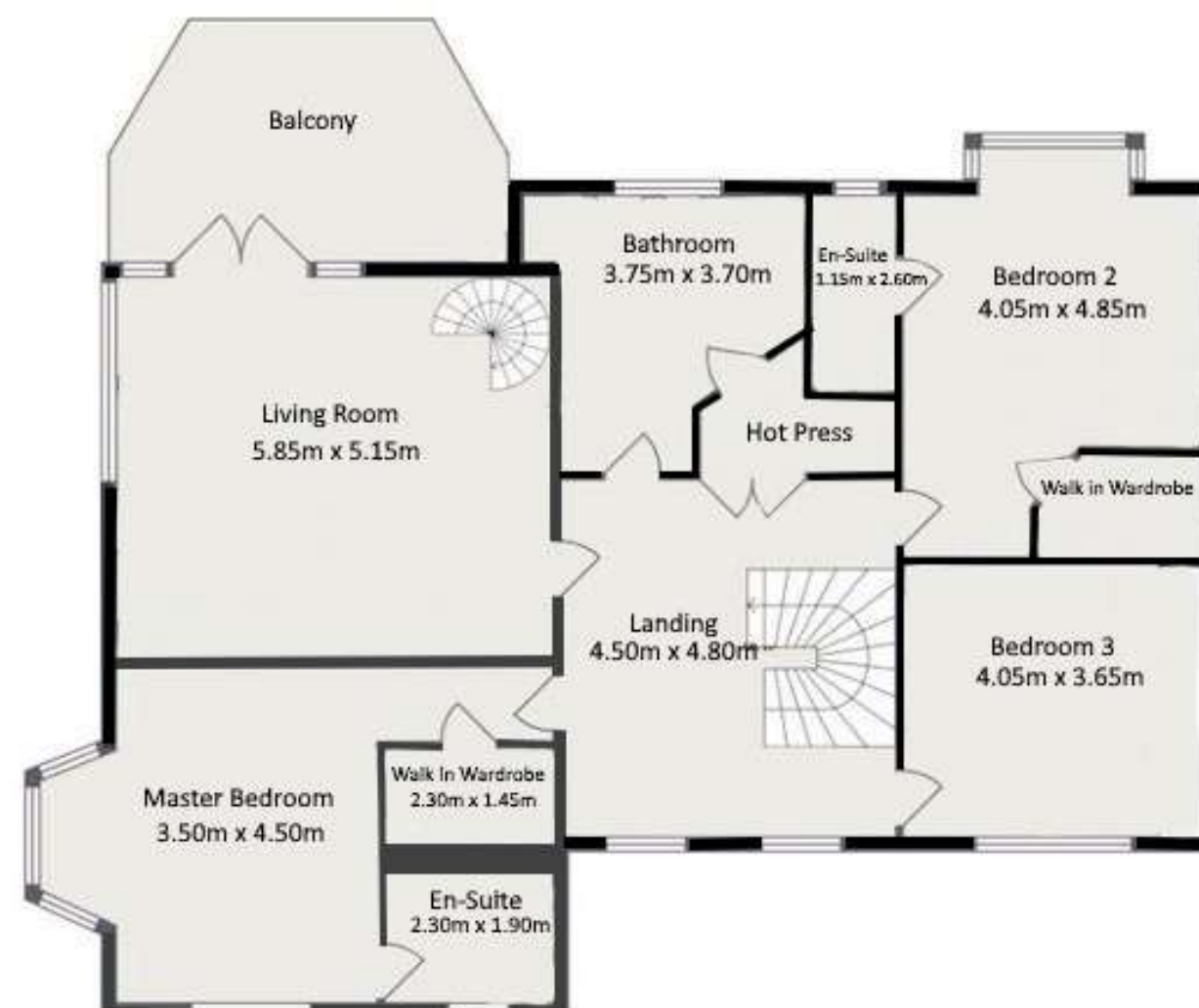
A.M.V. €1,050,000

OUTSIDE:

The magnificent landscaped gardens have been thoughtfully designed to provide exceptional privacy, tranquillity and year-round enjoyment. Beautifully appointed patio areas offer the perfect setting for outdoor entertaining and al fresco dining. Mature, well-established boundaries create a wonderful sense of seclusion and shelter, while electric gates provide both security and a grand entrance. A charming gazebo offers a peaceful retreat, surrounded by an impressive collection of specimen planting, including a striking Japanese maple, snake-bark maple and a willow tree. A rockery adds texture and character to the gardens, perfectly complementing this outdoor space. Enhancing the practicality of the grounds is a substantial block-built garage featuring double doors, a side entrance and windows, offering excellent storage or potential for conversion to alternative uses, subject to the necessary planning permissions. Outdoor taps and power points are conveniently positioned at various locations throughout the grounds, adding further functionality to this exceptional outdoor setting.







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