

# "Rockwood", Barntown, Wexford.

*"Rockwood" is a luxurious architecturally designed contemporary residence extending to c. 6,000 sq ft on c. 10 acres in a premium location, approached via impressive gated entrance to beautifully mature and landscaped lawns with a charming courtyard and panoramic views over the River and surrounds.*

Keane Auctioneers are delighted to present "Rockwood" one of the most exclusive residential properties to hit the market in Wexford in recent times.

This absolutely exquisite residence oozes elegance, style, glamour and is simply breath taking from the moment you enter the front door. This super contemporary home will impress from start to finish. The extensive and versatile accommodation is laid out over two floors, around a superior hallway with fabulous timber panelling & featuring an absolutely beautiful library /lounge overlooking the gardens. The spacious rooms boast large feature windows allowing lots of natural light through, with high ceilings, classic sophisticated neutral interior and numerous bespoke finishings.

The property has been constructed in recent years to the highest possible standards of workmanship, with a high end fit out and stunning interior. It enjoys a magnificent open plan kitchen /diner/lounge over looking the courtyard & gardens, featuring 5 double bedrooms, 2 en suite, gym, home office, living room, library, playroom or option to be a formal dining room and the most impressive master bedroom with views over the River Slaney, mountains & superior dressing room with his 'n' hers en-suite.

It is approached via gated entrance and rests on c. 3 acres of landscaped mature lawns with privacy, seclusion and a sunny aspect.

Location is premium, situated in one of Wexford's most sought after residential area's being only minutes drive to the town centre and very easily accessed to the N11 & N25. Wateford City is less than 1 hour, Dublin city and airport is less than 2 hours & Rosslare Harbour is 20mins away. The property offers unique and distinctive living accommodation in which light and space are key features. It's luxurious and glamorous decorative feel, together with generous windows and high ceilings allow sunlight to pour into the property giving an elevated, overwhelming sense of space. Modern, yet filled with character this home is built with only the best products and materials . The living space is the focal point of "Rockwood" as the kitchen effortlessly flows into the living area providing a tranquil space to relax and unwind.

The kitchen isn't just a place to prepare, cook and store food - it's the heart of the home. Equipped with state-of-the-art appliances, bespoke custom made units and feature tiling, the kitchen blends in beautifully with its surroundings. Offering access to the south facing courtyard, the open plan living area provides functionality and comfort through tasteful and cutting edge interior design.

## **ROOM TO RELAX!**

An intimate and comfortable sanctuary, the bedrooms in "Rockwood" are a haven and somewhere to be enjoyed, not just a place to rest your head. Each of the 5 bedrooms are spacious and filled with light. The Master Suite comes with an indulgent en-suite and an impressive walk-in-wardrobe/dressing room. The bathroom and en-suite facilities are exquisite retreats that are luxurious while remaining practical with storage solutions that make the most of the space.

**Check out [www.rockwoodwexford.com](http://www.rockwoodwexford.com)**

**Special Features:**

c. 6,000 sq ft .  
Contemporary Layout.  
Luxurious accommodation.  
c. 10 acres / Residence rests on c. 3 acres.  
Gated entrance\ Private Site.  
Gym.  
Home office.  
Courtyard.  
Garage.  
5 Bedrooms / 2 En suite.  
Feature hallway & library.  
Beautiful master bedroom with views over River Slaney.  
Feature roof lights.

**Accommodation Comprises:**

Entrance/Hallway 11.96m x 7.7m Smoked oak solid timber floors, feature panelling throughout.  
Kitchen/Diner 5.70m x 15m Handcrafted kitchen with eye & waist level units, tiled floors.  
Room Divider to :-  
Right Wing

Lounge (Open Plan) Feature solid fuel stove.  
Guest Cloakroom  
Family Cloakroom  
Living Room 5.25m x 6.10m Feature fireplace, solid timber floors, double doors to:-  
Lounge/playroom 5.70m x 6.0m Fireplace, built in storage, timber floors.  
Feature Hallway Steps to open plan library, glass window overlooking garden.  
Guest WC 2.20m x 1.55m WC, WHB, tiled floors.  
Heating Room 4.10m x 3.0m  
Utility Room 4.10m x 3.0m Tiled floors, fitted eye & waist level units, door to rear garden.  
Gymnasium 4.10m x 5.0m Solid walnut floors.  
Office 5.7m x 4.0m with garden views.

Left Wing

Bedroom No. 1 4.10 m x 4.0 m Built in wardrobe, En-Suite.  
En-Suite 2.90 m x 1.50m WC, WHB, shower, tiled floors, tiled walls.  
Hotpress  
Bedroom No. 2 4.10m x 4.10m Built in wardrobe.  
Family Bathroom 4.10m x 2.50m Bath, WC, WHB, tiled floors, part tiled walls.  
Bedroom No. 3 5.70m x 4.0m Built in wardrobe.

**Upstairs**

Bedroom No. 4 4.10m x 3.30m Built in wardrobe.

Bedroom No. 5 (Master) 5.70m x 5.0m River views, dressing room with floor to ceiling built in wardrobes.

En-Suite 4.10m x 3.30m WC & WHB (His & Hers), Bath, power shower, buzz in.

2 X Block Built Garages

**Outside:** Property rests on c. 3 acres of distinctively manicured lawns with 7 acres adjoining currently in woodland, 2 x block built garages, courtyard, landscaped gardens, play area, gated entrance.

**Services:** Built in surround sound system, Geo thermal underfloor heating, double glazed windows, private sewage, mains water, alarmed, private gated entrance.

**BER:** A3 Ber No: 110844545 62.67 kWh/m<sup>2</sup>/yr

**Viewing:** Strictly by appointment with the sole selling agent only.

**Apply:** Keane Auctioneers (053) 9123072.

***The Sale of this Premium Property offers a once off Opportunity to Acquire a residence of its kind, it would make an absolutely wonderful family home and the adjoining 7 acres offers superb potential.***

***For Sale by Private Treaty.***