



## Peridot House, Bolachoir, Ferns, Co. Wexford

**Y21 C796**

Asking Price: €495,000



**BER C1**

DOUGLAS NEWMAN GOOD  
**DNG**  
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## DESCRIPTION

Peridot House is a beautifully presented five-bedroom detached home extending to approximately 165m<sup>2</sup>, offering spacious and immaculate accommodation throughout. The property also includes three additional storage rooms and an upstairs bathroom, providing excellent flexibility for family living or working from home.

Set on approximately 2.6 acres, this impressive home enjoys 360-degree panoramic views of the surrounding countryside, offering peace and privacy in a truly idyllic setting.

A standout feature is the two-bedroom self-contained annex, connected to the main residence and accessed via a separate driveway and entrance, complete with its own private garden—ideal for extended family or guest accommodation.

Conveniently located just 7 minutes from Ferns and 10 minutes from Bunclody, Peridot House offers the perfect blend of rural tranquillity and accessibility to local towns.

## ACCOMMODATION

### Entrance Hallway: 4.71m x 10.05m

A bright and welcoming space featuring stylish tiled flooring and neutral décor. Carpeted stairs lead to the first floor, creating a warm and inviting first impression.

### Living Room: 4.41m x 3.06m

This spacious and light-filled living room boasts a large bay window overlooking the front of the property, offering picturesque views of the surrounding countryside. A second window to the side enhances the dual aspect, flooding the space with natural light. Finished with warm laminate flooring and a charming wood-burning stove set within a timber fireplace surround, this room combines comfort and character.

### Kitchen/Dining Room: 5.19m x 4.56m

A well-appointed space featuring a tiled floor and classic cream shaker-style kitchen units, complemented by durable laminate countertops. The kitchen offers excellent flow with double doors opening into the sunroom and a single door leading to the adjoining utility room—perfect for both everyday living and entertaining.



**Utility Room: 3.74m x 2.35m**

A practical and well-laid-out space with tiled flooring, providing additional storage and workspace. Conveniently located just off the kitchen, it is ideal for laundry and everyday household tasks, keeping the main living areas clutter-free.

**Sunroom: 3.89m x 4.20m**

A bright and beautifully finished space with tiled flooring and neutral décor, the sunroom offers stunning views of the surrounding countryside. Double doors open directly onto the patio area, creating a seamless connection between indoor and outdoor living.



**Family Bathroom: 3.74m x 2.35m**

A partially tiled family bathroom fitted with a bath, separate shower, WC, and wash hand basin. Clean and functional, offering a blank canvas for personal touches.

**Bedroom 5 / Office: 4.65m x 3.06m**

Featuring laminate flooring and a window to the front of the property, this room is currently used as a home office. Versatile in nature, it offers the potential to serve as a comfortable bedroom or a quiet workspace, depending on your needs.



**Bedroom 4: 3.32m x 3.03m**

A bright and airy room with laminate flooring and a window to the front of the property, offering natural light and a welcoming atmosphere.



**Master Bedroom: 4.41m x 4.56m**

This spacious master bedroom features laminate flooring and a large bay window that frames stunning countryside views to the front. Neutrally decorated, it also offers direct access to an en-suite, providing both comfort and privacy.

**Ensuite: 1.53m x 2.42m**

The en-suite features a tiled floor with partially decorated walls, offering a modern and functional space. It includes a corner power shower, a wash hand basin (WHB), and a WC, designed for both convenience and comfort.

**Bedroom 2: 3.53m x 4.56m**

This neutrally decorated room features laminate flooring and a window to the rear of the property,



offering breathtaking views of the surrounding countryside and Mount Leinster.

**Bedroom 3: 3.74m x 3.34m**

This neutrally decorated room features laminate flooring and a window to the rear of the property.

**Upstairs**

**Room 1: 4.76m x 2.00m**

This versatile room features a carpeted floor and is flooded with natural light from two Velux windows, making it a bright and airy space suitable for various uses.

**Room 2: 3.07m x 3.12m**

A versatile space with a carpeted floor and a Velux window, allowing plenty of natural light to fill the room, creating a bright and inviting atmosphere.

**Room 3: 4.76m x 4.06m**

This room features laminate flooring and a Velux window, providing ample natural light. It also offers convenient access to attic storage, adding practicality to its versatile design.

**Shower Room: 2.07m x 1.90m**

The shower room is equipped with a tiled floor and tiled shower area, featuring a power shower, a wash hand basin (WHB), and a WC. A Velux window to the rear provides additional natural light, enhancing the space.

**Annex**

**Living Area: 6.05m x 4.36m**

This bright and spacious living area features timber laminate flooring and is neutrally decorated, offering a warm and inviting atmosphere. A stove with a back boiler adds both character and functionality, providing additional warmth to the space.

**Kitchen: 2.37m x 4.07m**

The kitchen is equipped with a tiled floor and classic shaker-style units, providing a timeless and functional design. A window overlooks the surrounding



countryside, allowing natural light to fill the space and offering beautiful views.

### **Bathroom: 2.18m x 2.94m**

The bathroom features a tiled floor and partially tiled walls, offering a clean and practical space. It includes a bath, shower, wash hand basin (WHB), and WC, making it a functional and comfortable addition to the annex.



### **Bedroom 2: 4.37m x 4.09m**

This spacious bedroom features timber laminate flooring and is neutrally decorated, offering a calm and versatile space. A Velux window fills the room with natural light, enhancing the airy atmosphere.



### **Bedroom 1: 4.37m x 4.30m**

A spacious room with timber laminate flooring, this bedroom features a large diamond-shaped window that offers breathtaking views of the countryside and Mount Leinster, creating a tranquil and scenic atmosphere.



Ground Floor



First Floor



Total area: approx. 89.4 sq. metres



#### BER DETAILS:

BER: C1

BER No: 109033365

Energy Performance Indicator: 153.31 kWk/m2/yr

#### FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG O'Connor & O'Connor.  
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