



PEMBROKESTOWN HOUSE

Gaulstown, Buttlertown, Co Waterford-X91 V4K2. *On approximately 4.29 ha (10.6 acres).*



GENERAL DESCRIPTION

The property is a private enclave of three residential units in outstanding decorative and structural condition following a comprehensive conservation rebuild and refurbishment.

The main residence being, Pembrokestown House a superb, detached Regency Style residence in magnificent decorative condition throughout following an extensive and sensitive restoration by the current owners being aware of the period nature of the property.

In addition to the main house there is modern comfortable residential accommodation in the converted Coach House and Stables, ideal for guests or visiting family.

In addition to the residential accommodation there are several excellent additional features, such as the natural style of the extended gardens, the very private sunken courtyard adjoining the Coach House and converted Stables with its heated swimming pool, relaxation pool and manicured surroundings.

The overall property extends to almost 11 acres with scope to develop approximately 6 acres into paddocks.

The long avenue from the main entrance off the R682 gives the property a level of grandeur and excellent privacy. The extensive avenue leads to the inner electrified gates and then either to the private parking on the lower level or the formal parking area adjacent to the front door.

HISTORY

Pembrokestown house, regency style villa is believed to date from late 18th century/early 19th century when it was home to Sir James Esmonde, 7th Baronet, following his marriage to Ellice White daughter of Thomas White of Pembrokestown. Subsequently the Power family owned the property and in the 1890's it is recorded as the home of renowned Irish nationalist MP Richard Power. It was a regular meeting place for the Curraghmore Fox Hounds and Charles Stewart Parnell rode with them as Power's guest on more than one occasion. The current vendors acquired the property in 2001/2002 and set about the extensive restoration project.



THE MAIN HOUSE

Accommodation

Pembrokestown House is a detached split level Regency Style House extending to approximately 439 sq.m.

The house is entered via the Georgian style front door with side lights and fanlight over, leading to the internal porch with flagstone floor. Double glazed doors open into the main reception hall off which barrel vaulted corridors left and right extend to the entire width of the house, off which radiate to the right the main staircase, the drawing room, a delightful room with black marble mantelpiece and high ceiling, the principal bedroom with French doors to small Juliet balcony, fireplace, ensuite bathroom room and large walk-in wardrobe. On this level, there are further three spacious double bedrooms all with decorative chimney pieces and the superbly fitted out spacious family bathroom with grey marble mantelpiece with cast iron inset and grate.

The stairs adjoining the main reception hall descend to the lower garden level. As with the ground floor, a central passage runs the entire length of this floor, off which are located the large utility room, main family rooms including the country style designer kitchen, dining room and comfortable family sitting room, a private office, and wet room. The corridor is lined on one side with floor to ceiling storage cupboards. The utility/boot room and kitchen have direct access to the sunny south facing terrace between the house and the carport and additional outoffices for fuel and general storage.









COURTYARD ACCOMMODATION

The Coach House

To maintain the integrity of the original coach house, particularly the external appearance the conversion comprises a separate steel glazed structure set within the original coach house walls. The internal glazed panels create an atmospheric ambience with the original brick walls forming an architectural feature to the main rooms. The Coach House extends to approximately 305 sq.m.

The entrance hall to the coach house is at the gable/bell tower end and has a feature curved single cast concrete balustrade with pine stairs and exposed stone walls. At the lower level the spacious gym raising to full double height with gallery passage opens to the kitchen/dining room with feature island unit and extensive range of wall and floor cupboards, American style fridge, two eye level ovens and large glazed door opening to extensive south facing terrace which in turn overlooks the pool and gardens. The kitchen opens to a bedroom with ensuite shower room and dressing room with the bedroom having French doors opening to a continuation of the terrace which overlooks the grounds.

Upstairs is a second apartment with a kitchen/dining room with high beam ceiling open to the living room again with beamed ceiling off which are two ensuite bedrooms.





THE STABLES

The Stables were almost completely rebuilt, in the main using the general existing internal layout. A feature of the stables is the external brickwork to the rear of the structure. The Stables extend to approximately 194 sq.m.

French door from gardens directly to the living room which rises to full height to gallery passage also opens to an entrance hall off which is a changing area shower and wc which services the swimming pool. Also at the lower level is the kitchen/dining room with French door to rear garden and the second stairs rising to the upper level which has two double bedrooms and a shower room.





THE COURTYARD GARDEN & POOL

As amazing as the residences are, the courtyard garden is equally stunning. Extensive works were carried out to level the courtyard area to facilitate the construction of the swimming pool and the terraces adjoining the Coach House and easy access to the Stables. Flanked on two sides by the coach house and stables conversions with high stone walls on the other two sides, it is an area which can cater for entertainment on a lavish scale or an area of peace and tranquillity with its paved terraces, raised gardens, barbeque area, vitality pool and 25 meter one and a half lane heated swimming pool. The pool aptly named a lap pool is over two meters deep at either end narrowing to one meter in the centre, protected by a 50 KG weight resistant safety cover.

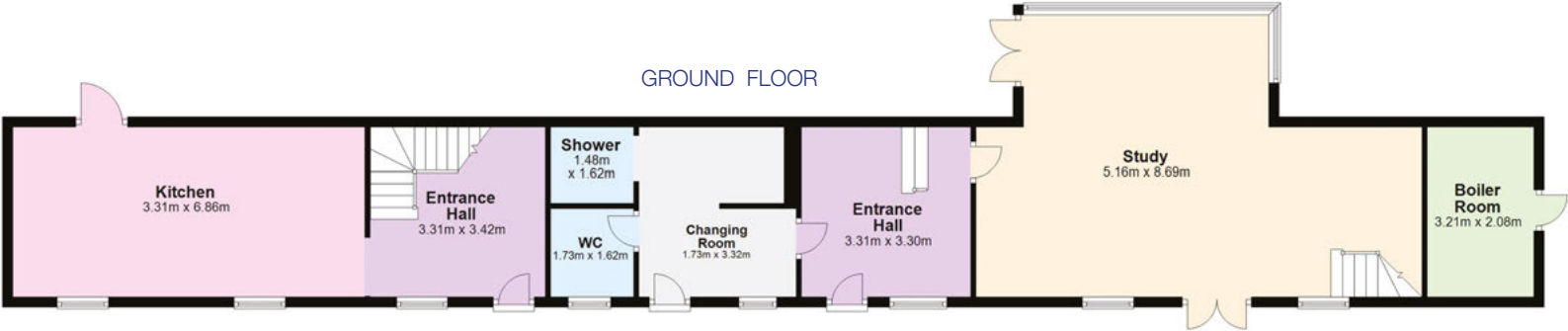
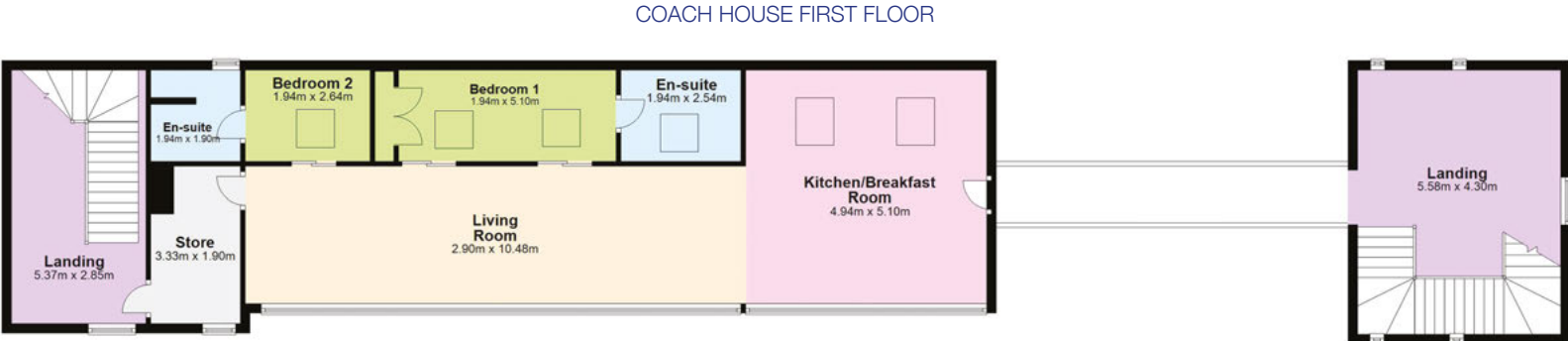
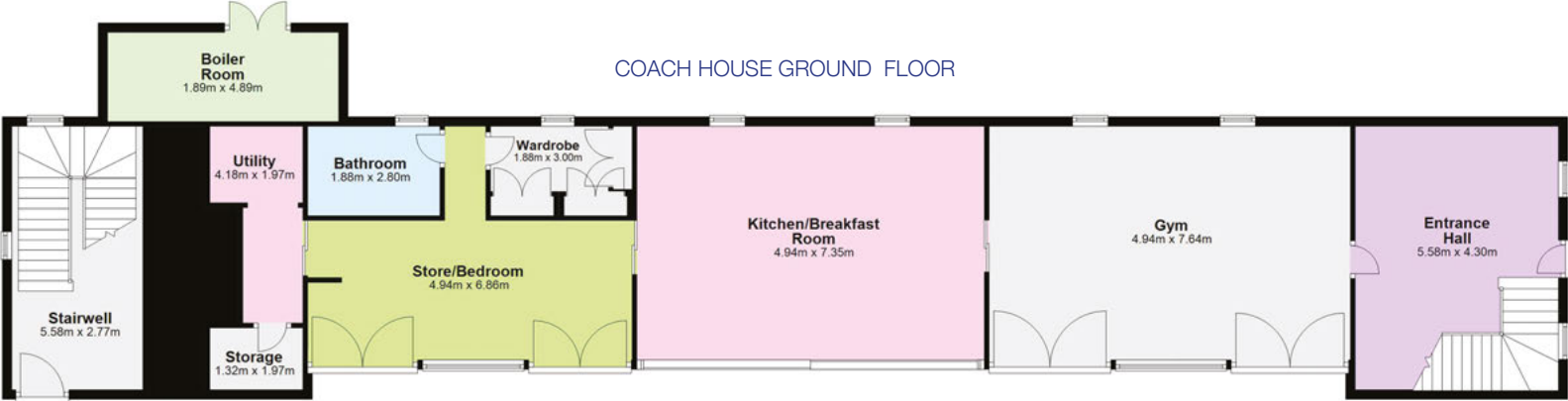
THE LANDS

Excluding the areas occupied by the three houses, solar panels, courtyard and avenue, there are approximately 7 acres, which are currently in grass and lawns. Currently a wide expanse of manicured lawns, could easily be converted into several post and railed paddocks.



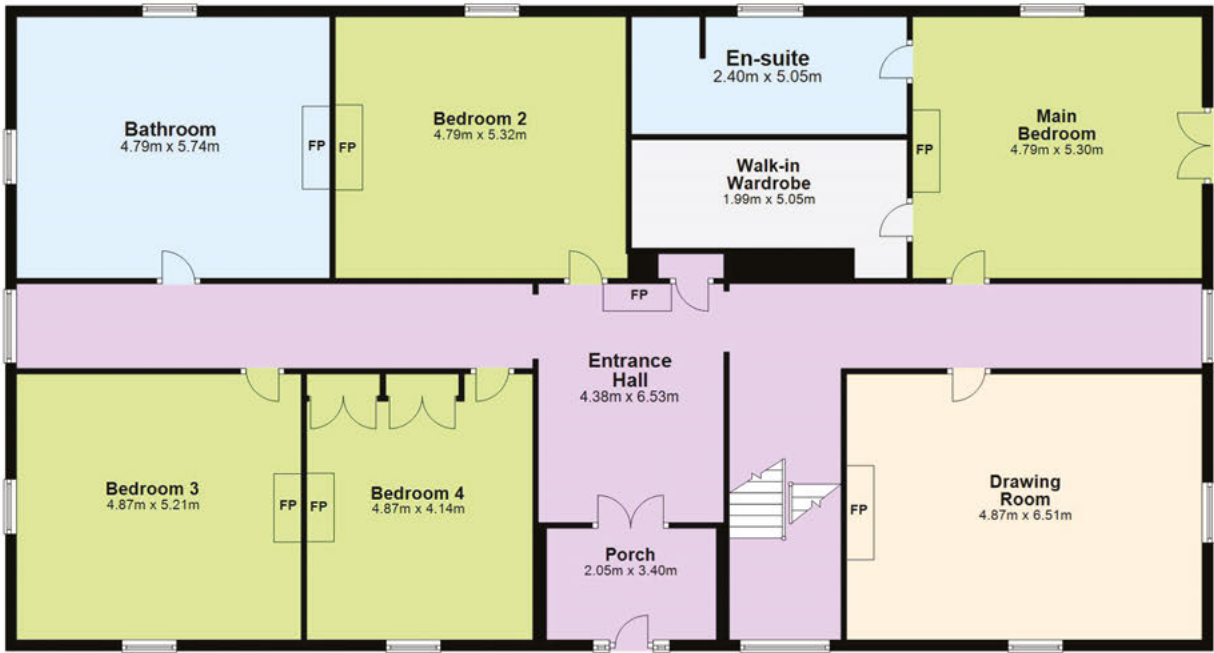


FLOOR PLANS



FLOOR PLANS

GROUND FLOOR



ENTRANCE FLOOR

SERVICES

Central Heating

Each unit has individual Air to Water heating units. The main house also has gas central heating boiler from bulk LPG gas tank.

Waste Water Treatment

There are two bio-cycle effluent systems. One system connected to the main house with the second system connected to the Coach House and Stables.

Water Supply

Three wells. The water supply from the wells for domestic use is quality controlled by an Ultraviolet purification and filtration system. Requires yearly maintenance.

Electricity

The property benefits from a mains 3-phase electrical supply, with renewable power from the solar panel array which has a capacity of approximately 30kw. Backup power if required is from a diesel-powered generator. The main house has mains ESB supply only, whilst the Coach House, Stables and Pool have ESB, solar power and back-up generator power connections.

Broadband

Excellent broad band supplied by satellite system at present. High speed broadband with fibre optic available at the entrance.

Security

Sophisticated CCTV and security system in all areas with wired fire alarms.

HISTORY OF RENOVATIONS

2002 Phase 1 – Re-roofing of Coach House

2014 Phase 2 – Re-modelling and total refurbishment of the Coach House

2016/2017 Phase 3 – Re-building of stables, sunken courtyard with swimming pool and installation of plant for pool.

2022/2023 – Total restoration of the main house.

The restoration project was undertaken by the owners with the assistance of several individuals and architectural practices, proficient in the restoration of classical structures including.

DHB Architects of Waterford – Fintan Duffy – Coach House – Phase 1 & 2

Sheehan Barry Architects – Ranelagh – Denis Looby – Stables, Courtyard and Swimming pool.

MDP and Partners – David Merrigan – Main House.

Planning for the works is contained in the planning register of County Waterford at reference numbers 031482, 13288, 16235, 1716 and 18772.

LOCALITY

The area is rural in nature with several large agricultural holdings and sizable one-off private dwellings. The Gaulstown townland and the surrounding areas is believed to be one of the earliest settlements of human habitation in Ireland, as evidenced by the existence of the Megalithic Dolmen. Waterford City is the oldest city in Ireland, historically a Viking settlement.

Waterford City is the capital of the region and is the 5th largest conurbation in Ireland and as expected is superbly serviced with rail and road connections. The city provides all the essentials for modern day living, with all major retail

outlets represented, outstanding educational facilities for all ages, two main hospitals and many entertainment venues.

For the outdoor enthusiast, there is sailing with the Waterford Harbour and Dungarvan Harbour Sailing Clubs, Golf at Waterford Castle Golf Club and the Faithlegg Golf Club. The renowned Waterford Greenway stretches from Waterford City to Dungarvan, approximately 46 km of car-free pathway for walkers and cyclists. Open water swimming at Tramore. Watersport and leisure activities at Dunmore East

Pembrokestown House is situated to the west of the R682, Tramore Road, approximately 20 minutes' drive from Waterford City Centre.

Distances

Local

Waterford City Centre	12km
Waterford University Hospital	12km
UPMC Whitfield Clinic, Private Hospital	7km
Waterford Airport	16km
Tramore Beach	7km
Dunmore East	20km
N25 Cork Waterford Road Junction W2	8km

National

Rosslare Europort Co Wexford	85km
Cork International Airport	122km
Dublin City Centre (Via M9 Motorway)	175km
Dublin International Airport	185km

DIRECTIONS

The eircode for the property is X91 V4K2, however on some map apps, takes you to an old back gate and not the entrance off the R682.

From the direction of Dublin or Cork, exit the N25 at junction W2 in the direction of Tramore. After exiting N25 continue to the Buttlertown roundabout and take the 3rd exit onto the R680 (Kilmeadan), continue for 2.5 km, and turn left onto the R682 (Tramore), Continue on the R682 for 3.1 km and the entrance to the property is on your right. Continue up the avenue (0.5km).

[Google Maps Coordinates for the main entrance on the R682, Tramore Road.](#)

52.204573, -7.195496

VIEWING

Viewing is strictly by appointment through the appointed sole selling agents, Colliers.



CONTACT



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