



BLACKBUSH ROAD, OIRO €3,000,000 FREEHOLD

A RARE AND UNIQUE OPPORTUNITY TO ACQUIRE, A CHARACTER FOUR-BEDROOM DETACHED PROPERTY AND MODERN ANNEXE. THIS CHERISHED HOME HAS BEEN WITH THE SAME FAMILY FOR OVER 50 YEARS. THIS EXCEPTIONAL HOME OFFERS A PRINCIPAL BEDROOM WITH ENSUITE AND A WELL-APPOINTED FAMILY BATHROOM SERVING THE REMAINING BEDROOMS. THE GROUND FLOOR FLOWS SEAMLESSLY THROUGHOUT, FEATURING A BESPOKE KITCHEN COMPLETE WITH AN AGA AND BREAKFAST BAR, OPENING INTO THE DINING ROOM. A SUBSTANTIAL SITTING ROOM SHOWCASES STRIKING DOUBLE-HEIGHT WINDOWS, CREATING A WONDERFULLY BRIGHT AND AIRY ATMOSPHERE, COMPLEMENTED BY A FIREPLACE WITH A WOOD-BURNING STOVE AND EXPOSED BRICK SURROUND. THE EAST ACCOMMODATION OFFERS A VERSATILE STUDY OR SNUG ROOM. SET WITHIN APPROXIMATELY THREE ACRES OF GARDENS & WOODLAND, TWO SEPARATE ENTRANCES TO PRIVATE LAND AND GARDENS, OVERLOOKING PANORAMIC COUNTRYSIDE VIEWS. FURTHER BENEFITS TO THIS PROPERTY FROM A PRIVATE ONE-BEDROOM ANNEXE, TWO INSULATED GARAGES FOR UP TO EIGHT CARS OR POTENTIAL BOAT OR OFFICE USE AND AMPLE PARKING FOR MULTIPLE VEHICLES, SITUATED IN A SECLUDED POSITION, WITHIN A SHORT DISTANCE TO THE VILLAGE CENTRE AND ALL ITS AMENITIES.

Winkworth

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See things differently



APPROACH:

Approached by a shingle driveway with parking and turning for multiple cars. Wooden door with brick step giving access to the:

ENTRANCE HALLWAY:

Substantial sized entrance hallway, stone flooring, single radiator, wooden door giving access to:

DOWNSTAIRS CLOAKROOM:

Room comprising of a low-level WC, vanity wash hand basin with mono taps over, lead light windows to the side, two ceiling light points, single radiator.

KITCHEN/DINING ROOM:

Lead light windows to the side, granite work surface in part to three walls, range of oak base and drawer units with wall mounted base units. Two bowl Belfast sink and drainer unit with mono taps over, fitted AGA, Neff two ring gas hob in set to the work surface, integrated Bosch dishwasher, breakfast bar with limestone work surface, full length larder style cupboards to the other side, stone flooring, ceiling spotlight points, power points. Leading through to the:

UTILITY ROOM:

Work surface in part to two walls, integrated Neff oven, space for American style fridge freezer, Meile washing machine, Belfast sink with mono taps over, water softener, part tiled walls, stone flooring, a wooden door giving access to storage cupboard with electric fuse box, further wooden door providing access to the outside and rear garden.

DINING ROOM:

Lead light windows to the side, space for dining table, radiator, power points. Part wooden door giving access to rear garden, with covered tiled patio area perfect for alfresco dining.

SITTING ROOM:

Extended length northerly light lead windows to the front with integral French Doors, lead light windows to the south, three radiator points, television and aerial points, fireplace with wood burning stove, brick surround and hearth, pine plank flooring. Wooden doors leading to the:

STUDY ROOM:

Lead light windows to the front and side, window seat to the front window, two radiators. Wall mounted light points, built in shelving and storage cupboards, carpet flooring, power points, space for a wood burner.

FIRST FLOOR LANDING AND ACCOMMODATION:

Stairs providing access to first floor landing and accommodation, two built in airing and storage cupboards three ceiling light points, radiator, power point. Steps leading up to the:

PRINCIPAL BEDROOM:

Lead light windows to the front and side, built in wardrobe cupboard, wash hand basin with mono taps over and cupboards below, ceiling light point and further wall mounted light points. Wooden door to the:

ENSUITE BATHROOM:

Lead light window to the side, bath with mono taps over, shower head over and shower attachment, low level WC, single radiator.

BEDROOM TWO:

Lead light windows to be side, fitted double wardrobes to the side, wall mounted light point, power points.

BEDROOM THREE:

Lead light windows to the front and side, built in double wardrobe, wash hand basin with mono taps over, ceiling light point, radiator, power points.

BEDROOM FOUR:

Lead light windows to the side, ceiling light point, radiator, power points.

FAMILY BATHROOM:

Lead light windows to the side, low-level WC with concealed cistern, with matching wash hand vanity basin, walk-in double shower with shower attachment over, wall mounted ladder style radiator, partly tiled walls, ceiling spotlight points, shaver point.



OUTSIDE AND REAR GARDEN:

The gardens flow extensively up to three acres of land, with a shingle driveway perfect for ample parking and turning for multiple vehicles. The rear garden is laid mainly to lawn, surrounded by mature trees, shrubs, and borders, with an array of plant species. There are several outbuildings in the rear garden; two large detached garages for multiple cars with side door access, both are insulated with power and lighting. A further detached single garage, used as a workshop by the current owners.

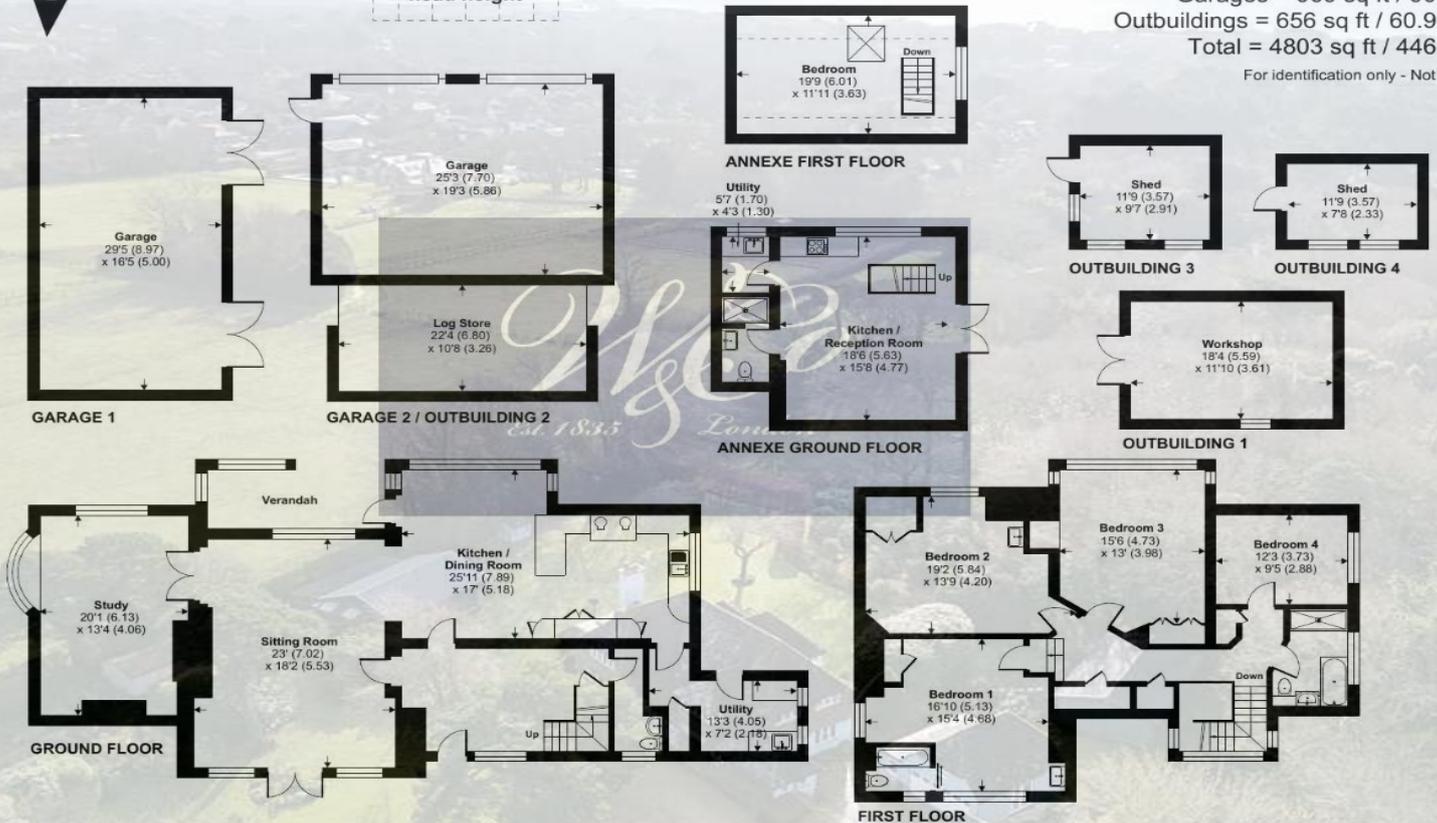
DETACHED ANNEXE:

Double story, with integrated work surface in part to one wall, an integrated four ring gas hob and oven below, door to utility room with space for washing machine, wooden flooring, wall mounted ceiling light points, door to ensuite shower room, wooden steps up to the first floor bedroom suite. Outside the annexe is laid mainly to lawn with patio area, with seating for alfresco dining.



Denotes restricted head height

Approximate Area = 2577 sq ft / 239.4 sq m
 Limited Use Area(s) = 78 sq ft / 7.2 sq m
 Annexes = 523 sq ft / 48.5 sq m
 Garages = 969 sq ft / 90 sq m
 Outbuildings = 656 sq ft / 60.9 sq m
 Total = 4803 sq ft / 446 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for ESH Estates Ltd (Winkworth). REF: 1419962

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Property Ref: MOS260004
 Council Tax Band: G
 Electricity supplier: TBC
 Water Supply: TBC
 Heating Gas: TBC
 Broadband: For supplier and speed refer to Ofcom
 What3words: hourglass.finally.sheets
 Coastal Ersion Management in your area Area-Gov.uk
 All shown were correct at the time of printing.



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