

# Stunning views of Bell Lake





## Rowantree House, Knockhouse, Woodstown, Waterford





**€495,000**


MLS ID:  
770821001-1094

 Bedrooms: **4**

 Bathrooms: **4**

 Floors: **2**

 Total SqM: **275**

 Year Built: **2002**

# Detached - For Sale - Woodstown

Detached 2 story residence – c. 275 M<sup>2</sup>

Self contained 1 bed 2 story Annex with separate entrance  
Stunning views of Bell Lake and the surrounding countryside  
Located mid way between Waterford city and Dunmore East

RE/MAX team Fogarty are delighted to bring Rowantree House to the market. This substantial 5 bed detached home is situated on an elevated C. 2 acre site with panoramic views of the rolling countryside. Rowantree overlooks Belle Lake to the front and has views to the Comeragh mountains to the rear.

The property is approached by a sweeping gravel driveway offering spacious parking. The gardens are beautifully landscaped with a variety of maturing trees shrubs and planting.

This wonderful home extends to c. 275M<sup>2</sup> and incorporates a two story one bedroom self contained unit with own entrance.

Rowantree House is located midway between Waterford city and Dunmore East just off the R684 on a quiet side road ideal for trekking and equestrian pursuits.

Many recreational amenities in the area include Pallas equestrian centre, Woodstown & Tramore Beaches, Dunmore East fishing village and several championship golf courses.

Waterford city centre is a short drive away offering quick access to University Hospital Waterford, primary, secondary and third level schools.

Additional land available to purchase

## Energy Efficiency



**245.11** kWh/m<sup>2</sup> per year

# Rooms:

<b>Entrance Hall</b>	4 x 4.10
<b>WC</b>	120 x 2.10
<b>Kitchen</b>	4.60 x 4.80
<b>Dining Room</b>	4.60 x 3.40
<b>Sunroom</b>	3.40 x 3.30
<b>Utility Room</b>	
<b>Living Room Kitchen</b>	4.10 x 3.00
<b>Sitting Room</b>	4.90 x 6.40
<b>Living Room Kitchen</b> Self contained annex	4.70 x 6.40
<b>WC</b> Self contained annex	1.60x 0.90
<b>Landing</b>	
<b>Master Bedroom</b>	3.50 x 5.00
<b>Ensuite</b>	2.10 x 2.90
<b>Walk In Wardrobe</b>	
<b>Bathroom</b>	2.10 2.50
<b>Hotpress</b>	
<b>Bedroom 2</b>	2.50 x 4.70
<b>Bedroom 3</b>	2.60 x 3.40
<b>Bedroom 4</b>	2.90 x 1.80
<b>Ensuite</b>	2.30 x 1.80
<b>Bedroom 5</b> Self contained annex	3.10 x 5.70
<b>Ensuite</b> Self contained annex	1.50 x 3.10
<b>Hallway</b> Self contained annex	1.40 x 1.70

# Gallery



# Broker/Owner



## Margaret Fogarty

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