



Blueberry Lodge,
Tibradden Lane, Dublin 16

BER C2



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FOR SALE BY PRIVATE TREATY

Description

Ganly Walters are delighted to present Blueberry Lodge to the market. Situated in South Dublin, Blueberry Lodge enjoys sylvan countryside setting which is a haven of nature. This delightful four bedroom family home is set on an elevated c. 1.08 acres site of secluded gardens with elevated panoramic views over the Dublin Mountains and Pine Forest. Stone from the original ruin has been used in the building of this property and this traditional style has been echoed throughout with the use of beams, wooden floors and wood burning stoves.

This fine family home extends to approximately 143.83sq.m (1548sq.ft) and boasts bright and well laid out spacious accommodation. This comprises of a dual aspect living room with breath-taking views of the mountains, and is heated by a Stanley stove. The inner hall leads to a spacious kitchen/dining room with fitted units complete with inglenook fireplace and sliding doors to the rear patio area. There are four spacious bedrooms two of which are ensuite and also a family bathroom.

Standing on c. 1.08 acres of secluded grounds, located off Tibradden Lane, Blueberry Lodge enjoys a tranquil countryside location combined with all the conveniences of city living. Dublin City Centre is 13km and Dublin airport within a 30 minutes' drive. Junction 12 and 13 of the M50 motorway can be easily accessed in less than 10 minutes.

Blueberry Lodge is within a short drive of Marlay Park and St Enda's Park which have numerous recreational facilities. Blueberry Lodge is located within easy access to beautiful walks in the Collite Forest Walks and the Dublin Mountain Way. There are a total of eight Golf Courses and two renowned horse riding centres, The Rathfarnham Equestrian Centre and Kellystown Equestrian Centre, located within a short drive.

Local schools include Rockbrook, Whitechurch National School and the prestigious St. Columba's College co-educational boarding school. Other schools in the vicinity include Wesley College, Loreto Grange Road, Loreto High School Beaufort and The High School in Rathgar.

There is an abundance of shopping nearby. Dundrum Town Centre is within a 10 minutes' drive with its multiplicity of shops including Marks and Spencer and Tesco, the multi-screen cinema and an array of restaurants and cafes. The Ballaly LUAS stop with park and ride service, has frequent trains to St. Stephen's Green and Cherrywood. There is a bus service to the City Centre and Dundrum. Sandyford Industrial Estate can be reached by car within 15 minutes.

Special Features

- Wired for Alarm & fitted with Emergency Lighting System
- Oil Fired Central Heating
- Breath-taking views
- Double glazed windows fitted throughout
- Private gardens
- Private well water
- Septic tank



Accommodation

Approximately 143.83 sq.m (1548sq.ft)

Entrance Hall

(1.8m x 1.9m)

Hallway

(4.3m x 2.0m)

Inner Hall

(5.9m x 1.0m)

Rear Lobby

(3.0m x 1.8m)

Cloakroom, washer and dryer

Door to rear patio:

Kitchen & Dining Room

(4.6m x 7.0m)

Tiled flooring
Semi solid wood flooring
Original fire place with fitted 'Stanley' stove
Sliding doors to patio

Living Room

(4.5m x 4.5m)

Semi solid wood flooring
Stanley Stove
Dual aspect
Spot lighting

Bedroom 1

(4.2m x 3.3m)

Bedroom 2

(3.0m x 3.3m)

TV Point

Bedroom 3

(4.3m x 2.8m)

Door to ensuite

Shower, W.C, wash hand basin

Bedroom 4

(4.8m x 4.3m)

Built in Wardrobes
TV point

Door to ensuite

Shower, W.C, wash hand basin

Family Bathroom

(3.0m x 1.8m)

Bath, W.C, W.H.B, electric shower



Reception Room/ Living and Circulation Areas

Bathroom

Kitchen

Bedroom

Storage





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Important Notice

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Directions

From the M50 Exit 13 the Dundrum exit, take the first left onto Brehan Field Road and continue up this road until you reach the third set of traffic lights. Turn left onto the Old Grange Road signposted Ticknock. Continue to the traffic lights and turn right onto College Road proceed approx. 1.1km to the end of College Road (passing the entrance to Marlay Park on the right) and turn left. At the roundabout take the 2nd exit onto Tibradden Road and drive approx. 900m and turn left onto Cloragh Road. Take the left hand turn at the end of this road onto Mutton Lane. You will drive past a coffee shop called 'The Hazel Lodge Coffee Shop' on your r/h/s. Take the first right onto Tibradden Lane and follow the road up approx. 1.7km to the top. Blueberry Lodge is the last cottage on the right hand side.

From Dublin City Centre proceed through Harold's Cross/Terenure towards Rathfarnham. Turn right at the Yellow House Pub in Rathfarnham keep right at Tuning Fork Pub. Proceed to the first roundabout. Take 2nd exit onto R116. Continue past The Merry Ploughboy Pub, veer left and then turn right at the bend onto Mutton lane. Continue along this road, you will pass the Hazel Coffee Shop and turn right onto Tibradden Lane and follow the road up approx. 1.7km to the top. Blueberry Lodge is the last cottage on the right hand side.

Viewing

By appointment only.

BER Rating

BER No: 107231243

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