



# GLENCARRIG

Falls Road, Shankill, Dublin 18 D18 X2T8



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**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



# GLENCARRIG, FALLS ROAD, SHANKILL, DUBLIN 18, D18 X2T8



THIS IS A WONDERFUL OPPORTUNITY TO PURCHASE A UNIQUE, SPACIOUS, CONTEMPORARY DETACHED RESIDENCE DESIGNED BY A RENOWNED FIRM OF IRISH ARCHITECTS. GLENCARRIG IS AN EXCEPTIONAL FAMILY HOME AS WELL AS AN OUTSTANDING CONTRIBUTION TO ARCHITECTURE IN IRELAND. STANDING ON A VERY PRIVATE SUN-DRENCHED SITE TOTTALLING APPROX. 1 ACRE BORDERED BY MATURE TREES AND OFFERING UNRIVALLED PRIVACY. THIS HOME OFFERS THE BEST OF HOUSE AND GARDEN AND HAS ONLY EVER BELONGED TO ONE FAMILY SINCE ITS CONSTRUCTION IN 1991.

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*Approximately 355 sq m/ 3821 sq ft*

*For Sale by Private Treaty*

*BER C2 | BER No. 118240266 | EPI: 189.04 KWh/yr*



## DESCRIPTION

Glencarrig is approached via a private avenue which leads to electric gates which in turn open on to a sweeping gravelled drive with ample off-street parking. The property slowly reveals itself and the deceptively simple, low profile front elevation provides no indication of what might be found beyond the elegant double Oak entrance doors. Glencarrig is a truly superb example of bespoke design where full consideration is given to every aspect from the landscaping of the lush, beautiful private gardens to the layers of the perfectly proportioned accommodation and the quality of materials and finishes used throughout.

Elegantly raised above the ground, the interior spaces seem very much part of the landscape with every room featuring the sylvan surrounds of the private gardens as a wonderful backdrop. This home is all about light and space. The entire south facing side of the house is glazed with continuous full height glass panels, set back from the steel frame to create a continuous timber deck running the entire length of this home. Every room has direct access to the deck with the stunning main reception featuring a separate south facing raised deck cantilevered out over the garden. It is surely this most impressive reception room with a large fireplace acting as an anchor to the three delicate walls of full height glazed panels allowing a full view of the gardens and their seasonal changes to be brought in to the heart of the house that is this homes crowning glory, but Glencarrig has more surprises. The design of the reception hall is a surprise in itself. Designed as it is to give the impression of a drawbridge leading to the imposing hall. This is a light filled space with concealed pocket doors to the main reception room allowing the entire to be used as one space for entertaining. To the right we have the balance of the reception accommodation featuring a wonderful bespoke kitchen with large glass roof light allowing the morning and afternoon sun to flood the area with light, a generous open plan family room with fireplace and fully glazed south facing glass panels and doors and a generous dining area with double doors out on to the completely private split level south west facing patio and garden beyond. There is also an additional study or reception room positioned off this open plan room allowing for more private space. This room too offers a fully glazed wall and doors out to the deck and garden. The floor plan is ideal for formal entertaining as well as providing comfortable, relaxed, family living.



The left wing of the house leads through to a bright and private bedroom corridor lit from above by a pair of circular light wells and fitted with a pair of comfortable floor to ceiling reading area with seating. There is an overall feeling of serenity in this bedroom area. There are five bedrooms in all. The first four doubles are of equal size and face south. Each include built-in wardrobes, desks, and shelving. Along with sliding glazed doors accessing the linear timber deck that runs along the whole south side of the house. Each bedroom has exceptional views of the garden. There is a large shower room and a fully fitted bathroom on the north elevation to serve the four double bedrooms. The bathrooms are finished in Irish granite. At the end of the bedroom corridor, the large and very private dual aspect principal bedroom suite features wall to wall wardrobes in oak in a stunning bedroom space which includes a comfortable seating area and access via glazed sliding doors to the timber deck and the wonderful garden. A fully fitted private dressing room finished in Oak and marble leads to a generous, luxurious ensuite bathroom again finished in granite. Additional light in these two rooms is provided by two light wells in addition to a long opening window.

The lower level is approached by an oak spiral staircase in the entrance area. This leads to a study area, a utility room and plenty of storage.

Throughout Glencarrig the quality of the finishes is evident. There is bespoke built-in furniture in many of the rooms showcasing natural oak, granite and dark green marble. The built-in side boards, dressing table, and bedside units in the main bedroom, feature dark green marble tops and oak drawers.

The totally private gardens and grounds of Glencarrig are every bit as important as the house itself. The overriding theme of the design of Glencarrig was to ensure a sense of connection between house and the landscape outside. A tree-lined, gravelled driveway opens up to a large, gravelled turning circle. To the south and west boundary of the site we find rolling lawns, clever planting with use of specimen trees, well planted borders and flower beds surrounding the wonderful split level west facing patio garden positioned off the Kitchen and dining room. The garden is buffered from the surrounding properties by a mature wooded area

offering unrivalled privacy and the sylvan backdrop that is enjoyed from all the rooms. This is an ideal garden to tend, relax in or indeed make the most of those long sunny Irish summer evenings. The property is not overlooked in any direction.

Located on the Falls Road in Rathmichael County Dublin. The property enjoys a leafy rural setting yet has quick and easy access to the N 11 and M50 both five minutes away. There is a convenient nearby public transport via bus, Dart and Luas. The house is within easy reach of both the mountains and the sea, including local beaches. It is near to the restaurant's bars, shopping, sailing, and water sports that Killiney, Dalkey, Sandycove and Dun Laoghaire have to offer. There are many good schools in the area. School admission policies are subject to change and should be verified. The above transport and excellent roads make city commuting, or indeed accessing the airport a simple journey.

## ACCOMMODATION

**Reception Hall:** The design of the reception hall is truly unique. On entering through the solid Oak doors, you enter this light filled space via a raised platform over the lower level with an oak spiral staircase to the downstairs. There are pocket doors opening into the main reception allowing this space and the main reception to be used as a single space for entertaining. The kitchen and further reception rooms are to the right and the bedroom wing is to the left.

**Main Reception:** This stunning main reception is very gorgeous in size featuring a dining area and living area. The room features a large south facing timber deck cantilevered over the gardens. There is a large open fireplace with slate hearth and brick surround which acts as an anchor to the three delicate walls of full height glazed panels. Sliding doors to the south open to the timber deck and there are also full height doors on both sides opening out on to the deck that runs the length of the house. The views of the gardens on all sides from this room are breathtaking allowing the seasonal changes to be brought into the heart of the house.

**Kitchen / Family / Dining:** A bright spacious room with an extensive bespoke kitchen well equipped by Miele. There is a large roof light over the kitchen flooding this area with natural light. The Kitchen opens into the dining area and the family room providing a dual aspect, both south and west out to the garden. The family room offers access to the deck that runs the length of the house with floor to ceiling glazed panels. There is a solid Oak floor in this area and a solid fuel stove with natural stone hearth and surround with bespoke cabinetry and inset lighting. This is a wonderful, relaxed living space within this larger room. The dining area also features an Oak timber floor and bespoke furniture with marble and oak. To the westerly end of the dining room there are sliding doors leading to the split level patio and garden.

**TV Room / Study:** Another separate bright reception with full height glazed panels overlooking this sylvan setting and doors to the deck, all south facing. Lovely Oak floors, inset lights and bespoke furniture incorporating built in storage and shelving.

**Bedroom Wing:** Bright and spacious bedroom corridor lit from above by a pair of circular light wells and fitted with a pair of comfortable floor to ceiling reading nooks with seating. There is an overall sense of serenity in this part of the house. There are five bedrooms in total. The first four are all doubles and are of equal size. There is also a fitted shower room and bathroom to service these bedrooms.

**Principal Bedroom Suite:** A large and very private bedroom suite with dual aspect. This bedroom features wall to wall built in Oak wardrobes and a comfortable seating area. To the south side there are full height glazed panels with a door to the linear south facing deck and garden. There is also access to the garden on the East elevation with mature planting. A fully fitted private dressing room finished in Oak and Marble leads to a luxurious ensuite bathroom again finished in granite. Additional natural light in these two areas is provided by two lightwells in addition to a long opening window in the bathroom which features a bath, shower, w.c. and wash hand basin with vanity units.





**Bedroom Two:** The first of four fine double rooms with the full height glazed wall to the south with access to the deck and gardens. Built in Oak wardrobes and shelving. Inset lights.

**Bedroom Three:** This is another fine double and is the mirror image of bedroom two, with Oak built in wardrobes.

**Bathroom:** Mosaic tiled floor and part mosaic tiled walls. Deep bath with shower attachment. Modern w.c. and wash hand basin with vanity unit, wall to wall bathroom cabinets and inset lights.

**Bedroom Four:** Another beautifully spacious and bright double room with full height glazed panels and doors to the deck and garden. Built in Oak wardrobes and inset lights.

**Bedroom Five:** Bedroom five is the mirror image of bedroom 4 again with the wonderful aspect and access to the deck and gardens.

**Shower Room:** With mosaic tiled floor and mosaic tiled walls. Modern wash hand basin set in granite vanity unit. Modern wall mounted w.c., wall to wall mirrored bathroom cabinets, large step in shower with granite walls and surround and glass door.

**Lower Level:** Approached via an oak spiral staircase which leads to a study area. This area is flexible and could suit a variety of uses depending on the new owner's needs. A glass panelled door leads from this area into a lobby with plenty of storage. There is also a large plant room offering more storage and a door to the utility room.

**Utility Room:** Fully fitted with washing machine and drier. Inset lights.

## OUTSIDE

Glencarrig stands on approx. 1 acre of meticulously maintained beautifully designed grounds. Approached via a sweeping gravelled drive with electric gates leading to plenty of off-street parking. At the end of the drive discreetly hidden behind a screen wall of the same yellow concrete brick as the north facade of the house is a large garden shed and outside additional utility area. This area could offer further development potential if required subject to p.p. To the south and west boundary of the garden we find rolling lawns, clever planting with use of specimen trees and well planted borders. These lead to a wonderful private split level patio terrace positioned off the kitchen, family dining area. The garden is buffered from the surrounding properties by a mature wooded area offering unrivalled privacy. In fact, the property is not overlooked in any direction. This is an ideal sylvan garden that is both easy to tend and relax in.



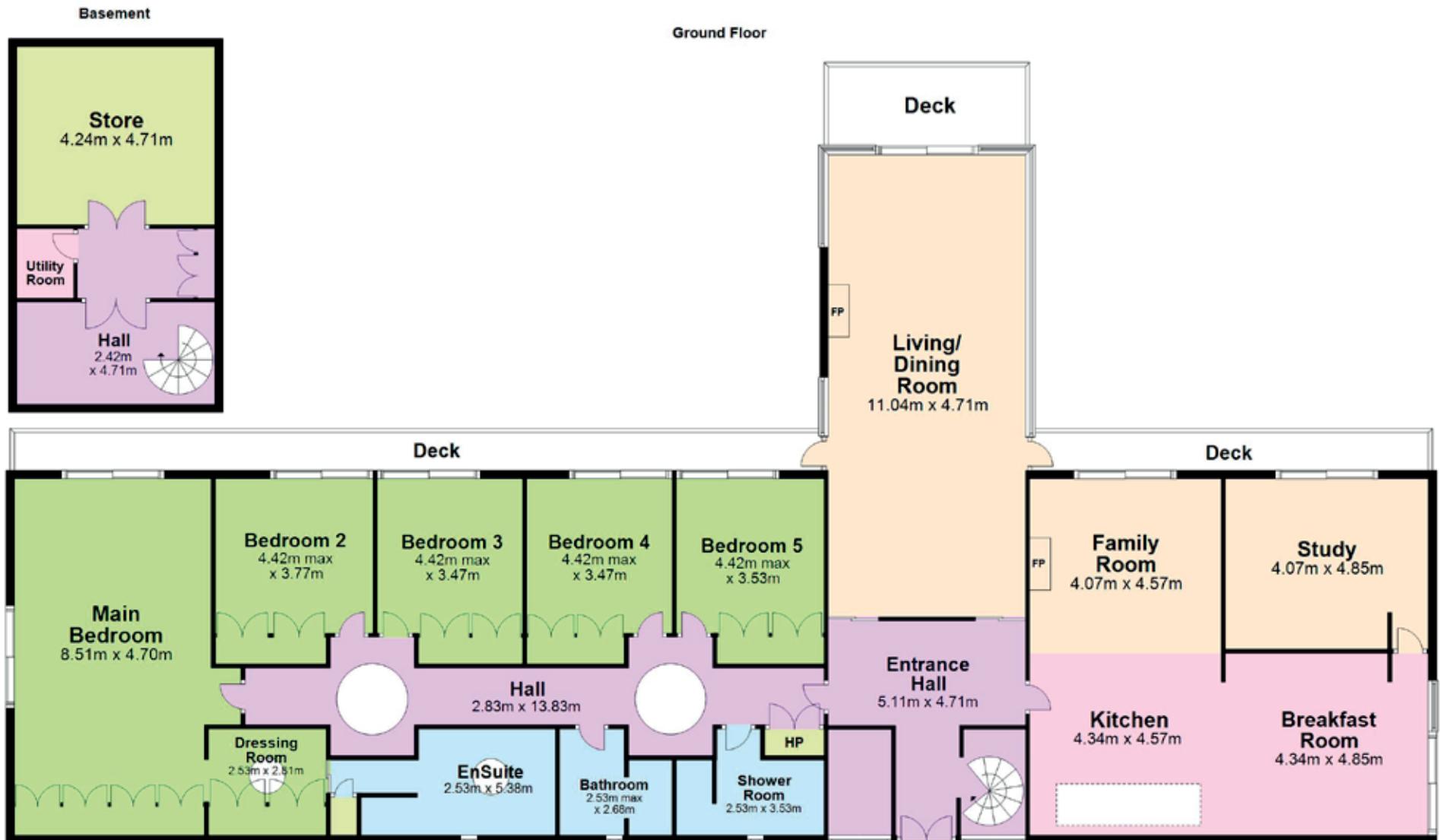








# FLOOR PLANS





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INTERNATIONAL REAL ESTATE

#### SELLING AGENTS

Steven Manek  
35 George's Street Upper, Dun Laoghaire  
Co. Dublin A96 NW94

T: + 353 (01) 2844422  
M: + 353 873737566  
E: [steven.manek@sherryfitz.ie](mailto:steven.manek@sherryfitz.ie)

[www.sherryfitz.ie](http://www.sherryfitz.ie)