



# ROSELLA

FARM LANE, WHITSHED ROAD, GREYSTONES, CO. WICKLOW A63 DW21



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SHERRY FITZGERALD ARE PROUD TO PRESENT ROSELLA, A TRULY EXCEPTIONAL BESPOKE CONTEMPORARY DETACHED RESIDENCE SET ON A UNIQUE, GLORIOUS SYLVAN SITE OF APPROXIMATELY 0.5 ACRES. ENJOYING WONDERFUL VIEWS OVER GREYSTONES GOLF CLUB AND YET JUST A SHORT STROLL FROM THE HEART OF GREYSTONES VILLAGE, THIS HOME OFFERS A RARE BLEND OF TRANQUILLITY AND CONVENIENCE.

*5,199 sq.ft/ 483 sq.m. approx.*

*For Sale by Private Treaty*

*BER: B2 | BER No: 119279883 | EPI: 124.35 kWh/m<sup>2</sup>/yr*



## SPECIAL FEATURES

- Electric gates and excellent off street parking
  - Electric car charger
- Wonderful mature manicured fully and extensively landscaped site totalling approx. 0.5 of an acre.
  - Spacious bright interiors totalling approx. 483 sq.m
  - Wonderful south facing aspect and golf course views
- Positioned in this idyllic sylvan setting and yet only 10 mins walk to Greystones village and Dart.
  - Carlson double glazed AluClad windows
- Mix of Limed Oak and Marble floors on the ground floor with underfloor heating throughout
  - Concrete floors throughout
- Beautifully presented interiors decorated with taste and flair
  - Bespoke cabinetry throughout
  - Three bedrooms ensuite, two with balconies.
    - Separate utility room
    - Bespoke fully fitted kitchen
- All receptions face south or southwest and many have direct access to the gardens and patio
  - Feature Indian Sandstone Patios and paths
    - Central vacuum system
    - Separate Garage / hobby room
- Kronoterm Air source heat pump and gas fired central heating

## DESCRIPTION

When the current owners acquired the site in 2006, they retained leading Architect Paul Brazil with the vision to create a home that would honour the architectural character of the surrounding Burnaby properties while introducing a refined contemporary aesthetic. The result is a residence defined by exquisite, light-filled interiors, meticulous attention to detail, and a design that maximises its elevated, south-facing position and the stunning views it commands.

Rosella is the embodiment of this vision and delivers at every turn. From the moment the solid timber electric gates open to reveal the elegant façade, well-tended gardens, and cobbled gravel driveway, the sense of quality and individuality is unmistakable. Inside, a striking reception hall with an oculus overhead sets the tone, complemented by marble tiled floors with underfloor heating and an imposing sandstone fireplace. The ground floor flows effortlessly, from the dual-aspect drawing room with its south-facing box bay window, to the beautifully appointed kitchen and dining area forming the heart of the home. A cosy family room, bespoke orangery with glass atrium and French doors, private study, utility room, and guest cloakroom complete this level, each space designed for both everyday living and entertaining.

Upstairs, the first floor continues to impress with a bright gallery landing overlooking the hall below. The principal suite is superbly positioned to capture a sunny south-facing aspect, with French doors opening to a balcony overlooking the 10th and 18th fairways, as well as the surrounding trees and hills. Additional bedrooms are generously proportioned and beautifully finished, many with en-suite facilities, bespoke cabinetry, and elegant detailing. A luxurious family bathroom further enhances the accommodation, offering a spa-like retreat complete with deep bath, separate shower, sauna, and custom cabinetry.

Outside, a large detached double garage—currently used as a hobby space—offers exceptional versatility, complete with French doors, oak flooring, fitted units, and additional storage above. The gardens surrounding the home are immaculately landscaped, featuring Indian sandstone pathways, manicured hedging, specimen trees, and vibrant planting throughout. The rear garden, with its prized south-west orientation, boasts an expansive raised patio, BBQ area, and pizza oven—perfect for outdoor dining and entertaining—while enjoying uninterrupted views of the adjoining golf course.

The location is truly second to none. Set along a private avenue overlooking the golf course, the setting feels peaceful and almost rural, yet remains within a ten-minute walk of Greystones' bustling

main street and DART station. Renowned for its lifestyle offering, Greystones provides an excellent selection of schools, cafés, restaurants, sporting amenities, beaches, and marina, along with superb transport links including the DART and easy access to the N11/M11/M50 corridor. Notably, Greystones was awarded gold in the Global Most Liveable Community Awards 2021, reflecting its outstanding quality of life.

Rosella is one of a kind, combining the charm and character associated with the Burnaby style with every modern convenience. Viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

## ACCOMMODATION

**Reception Hall:** A wonderful welcoming hall accessed via glass panelled double doors. Attractive Marble tiled floor with underfloor heating as there is through the entire house. Gallery landing and Oculus over. Ceiling cornice and inset lights. Attractive sandstone fireplace with gas fire and slate hearth and surround. Stairs to first floor and double doors to under stair storage. Lobby off with large cloak storage area leading to the Guest WC.

**Guest WC:** Marble tiled floor, attractive wainscot panelling on the walls, bespoke cabinetry and panelling. Modern WC and rectangular wash hand basin set in vanity unit with polished granite worktops and splash back. Wall mounted mirror and lights.

**Drawing Room:** Wonderful bright and spacious reception, beautifully appointed with dual aspect out to the gardens with large box bay window facing south overlooking the expansive Indian sandstone patio, the gardens, and the golf course beyond. Inset lights and ceiling coving. Polished marble fireplace with slate hearth and inset. Mood lighting. Door to Kitchen / Dining room.

**Kitchen / Dining Room:** Wonderfully bright and spacious kitchen dining with bespoke handmade kitchen with variety of larder units/magic corners Etc. Ceiling coving and inset lights. Large central





island unit with part polished granite and solid timber worktops with circular breakfast bar and plenty of storage. Fisher and Paykel Fridge freezer. Built-in Miele oven and Wedgewood Blue four oven Aga with gas hob. Built in Miele dishwasher. Large box Bay window facing south with wonderful aspect over the gardens, patio and golf course. and golf course. Double glass panelled doors lead from the kitchen to the exceptionally large bright southwest facing Orangery and open plan arch to the family room making this superb space the true heart of this home.

**Orangery:** Substantial truly stunning Orangery, glazed on all sides with a very large glass atrium over. This exceptional living space faces southwest and has three sets of French doors leading out to the patio/ barbecue area. And another set opening out to the front. Ceiling speakers, feature and inset lighting and wonderful Limed Oak floors. An ideal room for entertaining.

**Family Room:** Limed Oak floors and bespoke timber panelling. Wall mounted Tv over an attractive fireplace with gas fire and slate hearth. Inset lights and ceiling speakers. A wonderful cozy room open plan to the kitchen with a door to the reception hall.

**Utility Room:** Marble tiled floor, bespoke built-in Cabinetry. Door to the rear garden. Space for double wine fridge. Plumbed for washing machine and dryer. Stainless steel sink unit and drainer.

**Study:** Quiet study nicely separated from the main living space offering great space. Ceiling coving, Limed Oak floors, dual aspect to the front and side gardens. Inset lights.

**First Floor:** Staircase to first floor via a half landing with floor to ceiling window overlooking the side gardens flooding this area with natural light. Carpet runner on the stairs. Landing with door to hot press with laundry chute to utility room. Spacious main landing with Oculus to the hall below. Inset lights and reading nook.

**Principal Bedroom Suite:** Exceptionally spacious bright south facing double bedroom with French doors out on to a balcony overlooking the 18th hole and the tenth fairway of Greystones golf course with the hills as the backdrop, a truly exceptional view. Part vaulted ceiling, inset lights and ceiling speakers. Open plan arch to walk-in dressing room with excellent variety of hanging space, drawers, shelving, etc. with natural light overlooking the side garden. Dressing table with built-in mirror all bespoke and handmade. En suite bathroom, which is wonderfully finished with porcelain tiled floors, large step in double shower with rainwater shower head and separate wall mounted shower attachment. Deep set dual ended bath with handheld Shower attachment. Partly tiled walls, modern WC and twin wash hand basins set in bespoke built-in vanity unit with plenty of storage. Wall mounted lights and inset lights.

**Bedroom Two:** A second large spacious double bedroom, south facing with built-in part mirrored sliderobes housing an excellent range of hanging space drawers, etc. Inset lights. French doors out on to a second balcony overlooking the golf course and the mountains beyond with views down to the sea. Ensuite shower room with attractive fully tiled floor and fully tiled shower unit with mosaic tiles. Bespoke cabinetry and panelling. Modern WC, chrome heated towel rail and wall mounted mirror and light. Modern wash hand basin.

**Bedroom Three (Front):** Spacious bright double bedroom with built-in window seat and built-in wardrobes and desk. Inset lights., Ensuite with fully tiled walls, modern WC and timber panelling. Rectangular wash hand basin set in bespoke vanity unit with polished marble work top and surround. Wall mounted mirror. Fully tiled double shower with mosaic tiling. Chrome heated towel rail.



**Bedroom Four:** A fine double bedroom with built-in wardrobes and attic access over. Fan light window with bespoke fan light plantation shutter. Dual aspect with plantation shutters on the main windows also.

**Family Bathroom:** Fully tiled floor. Fully tiled shower with mosaic tiling and rainwater shower head and separate hand attachment. Deep set dual end bath with handheld shower. Rectangular modern wash hand basin set in bespoke vanity unit with plenty of storage. Wall mounted mirror and lights, chrome heated towel rail, inset lights and modern W.C. Tyno built-in sauna.

**Garage / Hobby Room:** Hardwood Limed Oak floors. Two sets of double doors to the front. Two sets of glass patio doors with plantation shutters to the side garden and patio area. Underfloor heating on the ground floor. Range of built-in units with marble worktops and stainless-steel sink unit. Gardeners shower room. with fully tiled floor, fully tiled shower, modern wash hand basin set in vanity unit and inset lights. Modern WC. This wonderful, bright versatile space could suit a variety of uses. Stairs to the first floor where there is another space with twin Velux windows and port hole windows.

## OUTSIDE

Approached by an imposing timber clad entranceway with solid electric timber gates Rosella is instantly appealing and is a most impressive property. The entrance leads to a cobble lock and gravel parking area. Surrounding the drive and bordering the house are beautiful mature, well-tended flower beds planted with a variety of beautifully maintained box hedging and evergreen and flowering plants and shrubs, including Japanese Maple, Magnolia and Bay trees. There are also a variety of herbaceous plants, creepers, etc. Leading round to the garage past the mature hedges there is additional parking. There is also a block-built boiler house, garden shed and outside tap.

The entire property is surrounded by Indian sandstone pathways. Hidden away behind hedging is an additional adman steel shed with excellent storage. The house stands to the centre of its site so is surrounded by wonderful private garden areas. Positioned to the side of the house off the garage/hobby room and overlooked by the main drawing room is a wonderful side garden with mature lawn, manicured hedging and raised sleeper planters. This garden area also features mature flowerbeds with a variety of flowering shrubs, plants, creepers, and specimen trees. A second outside tap is positioned here as is an electric car charging point with easy access to the driveway and outside sockets.

Moving around to the rear of the house we have a very large and expansive sandstone patio area. This area faces southwest and enjoys day long sunshine. All of the main reception areas open out onto this wonderful feature. This area has again beautiful well tended lawns, mature trees, well stocked raised flower beds planted with a variety of flowering plant shrubs, specimen tree and box hedging. The patio has direct access from the kitchen dining area and the orangery. Off the Orangery is where we find the largest of the Patio areas with wonderful built-in pizza oven/barbecue constructed of brick with granite worktops ideal for entertaining.









# FLOOR PLANS



NOT TO SCALE. FOR ILLUSTRATION PURPOSES ONLY.



VIEWING STRICTLY BY APPOINTMENT

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