



Fernhill Cottage, Kilgobbin Lane,  
Kilgobbin Road, Stepaside, Dublin 18

 **HUNTERS**  
ESTATE AGENT

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**BER D1**





# For Sale by Private Treaty

We at Hunters Estate Agent are delighted to present to the market this quaint old world cottage oozing immense charm and character throughout situated in this mature tranquil cul de sac setting on Kilgobbin Lane. This very fine home extends to c. 164 sq.m / 1,765 sq.ft. plus attic conversion. (extending to c. 44 sq.m/ 474 sq.ft).

Upon arriving at Fernhill Cottage, the property enjoys off-street parking and a most appealing well stocked cottage garden bordered by a granite wall and mature hedging. At ground level there is an entrance hallway, three reception rooms, mezzanine level, large kitchen/dining room, utility room, boot room, two bedrooms (both ensuite) at ground floor level. Upstairs, there are two large attic rooms with bathroom and separate ensuite.

The substantial rear garden c.150 ft wide x c.40 long is an outstanding feature of this property enjoying paved patios, bordered by a granite wall and steps up to a raised level lawn and well stocked borders.

Kilgobbin Lane is a most sought after location in the heart of Stepside convenient to a host of amenities in Stepside Village which is a stroll away, Sandyford, Leopardstown, Stillorgan Business Park and Dundrum Town Centre are all close by including several shopping centres, an array of specialist shops, restaurants, coffee shops and delis. The area also benefits from many recreational amenities including many golf courses, Kilternan Tennis Club, Rugby and GAA Clubs and marine activities in nearby Dun Laoghaire. Some of Dublin's best primary and secondary schools are within easy reach including two national Schools in Kilternan, Thaobh Na Coille Gael Scoil in Belarmine, Stepside Educate Together and various secondary schools within close proximity. Excellent transport links are close by including the M50, N11, several bus routes and the LUAS green line at Glencairn providing ease of access to and from the city centre and surrounding area.



## SPECIAL FEATURES

- » Most appealing detached cottage superbly presented throughout
- » Rooms of generous proportions and extending to 164 sq.m / 1,765 sq.ft. plus attic (extending to 44sq.m/ 474sq.ft)
- » Flexible accommodation
- » Tranquil, sylvan setting
- » Spacious light filled rooms
- » Delightful outlook onto substantial south facing gardens
- » Off-street parking
- » Close to Stepside village
- » Further development potential subject to the necessary planning permission



# ACCOMMODATION

## ENTRANCE HALLWAY

2.94m x 1.72m

Tiled floor, exposed timber beamed ceiling, digital alarm panel, phone point.

## SITTING ROOM

4.88m x 3.62m

Stripped and polished timber floor, cast iron fireplace with open fire, exposed timber beamed ceiling.

## BEDROOM 1

4.74m x 2.79m

Built-in wardrobes, exposed timber beamed ceiling, wood effect flooring, double doors to garden.

## ENSUITE

4.86m x 1.06m

Step in tiled shower unit, w.c., vanity unit with storage, mirror and light over, fitted shelving, extractor fan.

## (ANNEX)

## BEDROOM 2

3.52m x 3.36m

Window to front, door to:

## ENSUITE SHOWER ROOM

3.39m x 1.95m

Step-in shower unit, w.c., pedestal wash hand basin, partly tiled walls, tiled floor.

## LOBBY

1.6m x 1m

Fitted shelving, hanging space.

## LIVING/KITCHEN/DINING

7.22m x 4.25m (overall)

Timber floor, t.v. and telephone points, double doors to side and separate access to front, exposed timber beamed ceiling, recessed lighting, part panelled walls.

## KITCHEN

Range of built-in units, worktop, stainless steel sink unit, four ring halogen hob, extractor fan over, oven under, tiled splash-backs.

## LIVING ROOM

4.83m x 4.6m

Granite fireplace with open fire, timber mantle, tiled floor, timber vaulted ceiling, t.v. point.

## MEZZANINE

4.85m x 1.96m and 6.46m x 1.79m

Timber floor, Stira stairs to access.

## BOOT ROOM

2.73m x 1.77m

Timber effect flooring, fitted units, Belfast sink, exposed timber beamed ceiling.

## KITCHEN / DINING ROOM

6.06m x 5.75m plus 3.23m x 1.68m

Timber floor, vaulted timber panelled ceiling, exposed brick wall, double doors to patio and garden.

## KITCHEN

Range of fitted units, worktop, centre island with 1 1/2 bowl stainless steel sink unit, five ring gas hob, extractor fan over, double oven, plumbed for dishwasher, provision for fridge freezer, tiled floor, door to side.

## UTILITY ROOM

3.07m x 1.72m

Ceramic sink unit, fitted units, worktop, tiled splash-back, tiled floor, w.c., plumbed for washing machine.

## STAIRCASE TO FIRST FLOOR

## LANDING

1.72m x 1.07m

Timber floor and access to attic.

## ATTIC ROOM 1

7.02m x 2.93m

Timber panelled vaulted ceiling, timber effect flooring.

## BATHROOM

2.32m x 2.02,

Bath, tiled surround, vanity unit with wash hand basin, w.c., part timber panelled walls and ceiling.

## ATTIC ROOM

4.33m x 3.40m

Timber panelled vaulted ceiling, timber effect flooring, hotpress with shelving and heating control panel. Door to:

## ENSUITE

2.21m x 1m

Step-in shower unit with power shower, wash hand basin with mirror over, w.c., timber panelled ceiling, extractor fan.

## OUTSIDE

A Quaint cottage garden with paved path leads to the front door bordered by herbaceous borders. Off street car parking and pedestrian access to the rear garden. There is a raised and lawned rear garden bordered by various patios, herbaceous borders and is further enhanced by a south facing aspect enjoying all day sunshine and a high degree of privacy.

## BER DETAILS

BER Rating: D1

BER Number: 108744376

Energy Performance Indicator: 230.15 kWh/m<sup>2</sup>/y

## DIRECTIONS

Coming from Stepside Village drive down Kilgobbin Road, Kilgobbin Lane is the first left hand turn. Follow up Kilgobbin Lane and the property is at the top on your left hand side.

## VIEWING

Strictly by appointment with the sole selling agents, Hunters Estate Agent, Foxrock.

Tel: 01 289 7840

Email: [foxrock@huntersestateagent.ie](mailto:foxrock@huntersestateagent.ie)



### FLOOR PLANS

Not to scale. For identification purposes only.



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