



**Pine Lodge, Carrickbrack Road, Howth**



# Pine Lodge, Carrickbrack Road, Howth

Pine Lodge is a large modern detached family home situated on this elevated site above the Carrickbrack road, commanding great views of Dublin Bay. Internally the house has been beautifully maintained to provide the light filled current living space, with up to 6 bedrooms if required.

A gracious entrance hallway with custom designed double staircase to upper floor bedroom suite also provides access to the principle reception areas which include a sitting room and a large dining area with a wonderful aspect over the gardens beyond. There is a cloaks press and guest toilet off this hallway. The inner hallway leads to 2 or 3 bedrooms and a shower room. This in turn then brings one to the family lounge or living room with great views and a large kitchen cum dining room.

Moving to the first floor there are 2 sumptuous bedroom suites on either side of the house, both of which have en suite facilities together with a useful walk in wardrobe rooms.

The indoor swimming pool is located beside the kitchen with changing rooms and shower facilities and pump room. Another stand out feature of this house is the outdoor entertainment courtyard area with ample seating and dining area, perfect for summer parties. To the side of the house a large self-contained provides an ideal working from home habitat, or au pairs quarters or independent living space for a family member. Attached to this is a double garage.

The grounds to the house are impressively large and provide separate areas for children to play as well as terraced areas and 2 helicopter landing pads.

There is ample parking to the front of the house and garage with driveway accessed via electronic gates.

This fine detached residence is located 1 minute from Howth Summit. Its ideal situation offers every amenity for healthy living on the hill. The Howth peninsula is home to wonderful coastal walks and a picturesque fishing harbour, but is perhaps most renowned for its natural beauty and protected landscapes. In addition to spectacular upland heath, rugged coastline and plentiful wild life, there are remarkable panoramic vistas of sea, bay and city. Though Howth is undoubtedly the place for outdoor pursuits, more sedate pleasures are also well catered for, in the vibrant village scene of gastronomic pubs, fashionable and award winning eateries and local convenience and every day necessity shops. There are excellent schools in the locality. The 31 Bus service from Howth summit is frequent and travels to the village and in to the city centre. The DART will have you in the city centre in less than 25 minutes. Howth is also close to Dublin Airport and Beaumont Hospital.

## Features

- Approx. 688sq.m / 7,310 sq. ft.
- On approx. 1.25 acres of gardens and lawns
- Separate guest quarters to the side of the property
- Indoor swimming pool with shower facilities
- 2 helicopter pads
- Views of Dublin Bay
- Garage with electronic up and over door
- Electronic gates to the front
- Private and secluded family home



# Accommodation

**Entrance Hallway:** 5.8m x 8.1m (19' x 26'7") Spacious entrance. Fitted book shelves. Coving. Recessed lighting. Double staircase leads to large bedroom suite. Stairs also lead to the living room.

**Cloaks press:** 2.7m x 1.85m (8'10" x 6'1") Coat storage area

**Guest toilet:** W.C. Wash hand basin

**Living Room:** 7.9m x 11.3m (25'11" x 37'1") Large living room with French doors leading to the outside and large full height windows offering an abundance of light. Feature gas fire is the focal point in the room which has a granite mantle. There is decorative coving and recessed lighting.

**Formal Dining area:** 11.3m x 3.8m (37'1" x 12'6") Beside the living room. Windows to the side and doors to the outside.

**Inner Hallway:** 8.6m x 1.25m (28'3" x 4'1") Decorative coving. Dado rail. Recessed lighting. Walk in hot press.

**Bedroom 1:** 3.35m x 3.1m (11' x 10'2") Wood floor. Recessed lighting. Window overlooking the front

**Bedroom 2:** 3.9m x 3.1m (12'10" x 10'2") Wood floor. Recessed lighting. Window overlooking the front

**Playroom or bedroom 3:** 3m x 6m (9'10" x 19'8") Sliding door to courtyard. Door to shower room

**Shower Room:** 1.65m x 2.25m (5'5" x 7'5") Shower cubicle. W.C. Wash hand basin. Tile floors and walls. Door to courtyard.

**Lounge / Family room:** 6.4m x 5.35m (21' x 17'7") Large bright room with the benefit of windows to the front and side with views of Dublin Bay. Feature gas fire with slate surround and marble hearth. Wood flooring.

**Kitchen / Dining:** 8.7m (28'7") x 5.75m (18'10") (average) Large open plan room with ample kitchen and dining space. Windows overlook to the gardens and have views of Dublin

bay. The kitchen had extensive range of fitted floor and wall cherry wood shaker style presses. There are granite work tops, two sink units and drainer. Professional double oven with 8 ring gas hob and extractor fan. The dining area has a gas fire with steal canopy. There is a travertine stone floor.

**Utility Room:** 3.6m x 2.44m (11'10" x 8') Large utility room with tiled floor. Plumbed for washing machine and dryer.

**Lobby area to pool:** 2.7m x 1.15m (8'10" x 3'9") This is accessed off the kitchen with door to utility room

## Swimming Pool area

**Entrance Corridor:** 7m x 2.15 (23' x 2.15) There are double doors from the inner hallway. Mosaic tiled floor. This leads to the swimming pool. There are 2 shower rooms and stairs to upper bedroom suite 2. There is a door to the courtyard

**Bathroom:** 4.3m x 2m (14'1" x 6'7") Bath. Shower cubicle. W.C. Wash hand basin. Fully tiled walls and floors

**Shower Room:** Shower cubicle. W.C. Wash hand basin. Fully tiled walls and floors

**Swimming Pool:** 13m x 13.9m (42'8" x 45'7") Large bright room with pool. The pool depth is between 3ft and 4ft. There are pool covers. The pool area has a tiled floor with water drainage. A pump room heats and controls the pool temperature. Surround the pool room are six sets of double doors to the outside. There is a recessed gas fire on one side of the pool room and a free standing bar area on the other side.

**Bedroom suite 1:** This bedroom suite is located over the living room and is accessed via double stair case from the entrance hallwa

**Bedroom:** 8.75m x 4.9m (28'8" x 16'1") There are 2 large windows either side of a feature gas fire.

**Walk in wardrobe:** 2.2m x 5.9m (7'3" x 19'4") Velux windows and ample storage space.

**Ensuite Bathroom:** 2.2m x 5.2m (7'3" x 17'1") Shower cubicle. Circular bath. Two wash hand basins. W.C. Tiled floors and walls. Velux windows.

**Bedroom suite 2:** This bedroom suite is located over the pool area and is accessed via stair case from the lobby area leading to the swimming pool.

**Bedroom:** 11.5m x 5.6m (37'9" x 18'4") Large bedroom with velux windows either side offering ample light

**Dressing Room:** ample storage space

**Ensuite Bathroom:** 4.45m x 2.4m (14'7" x 7'10") Shower cubicle. Free standing bath. Two wash hand basins. W.C. Tiled floors and walls. Velux windows.

**Guest accommodation:** There is a double store building to the side of the main house which could be used for guest accommodation, home office, au pairs quarters or independent living space for a family member.

**Hallway to the ancillary space:** Doors to courtyard and door to front driveway.

**Living / kitchen:** 7.7m 5.2m (25'3" 17'1") Open plan living area with a fully fitted kitchen area with built in appliances, fitted presses and plumbed for dishwasher. Counter tops and sink unit and drainer. There is recessed lighting and large storage press in living room. Stairs lead to attic room

**Attic room:** There is a window on one side and doors lead to a small balcony area. Eaves storage. Pine ceiling.

**Guest bedroom:** 6.8m 4.9m (22'4" 16'1") Easily opened up in to the living space next door. Large walk in wardrobe. Ensuite. Double doors to the front. Wood floor

**Garage:** 4.9m x 6m (16'1" x 19'8") Electronic up and over door the front. Ample storage space and large water tank.

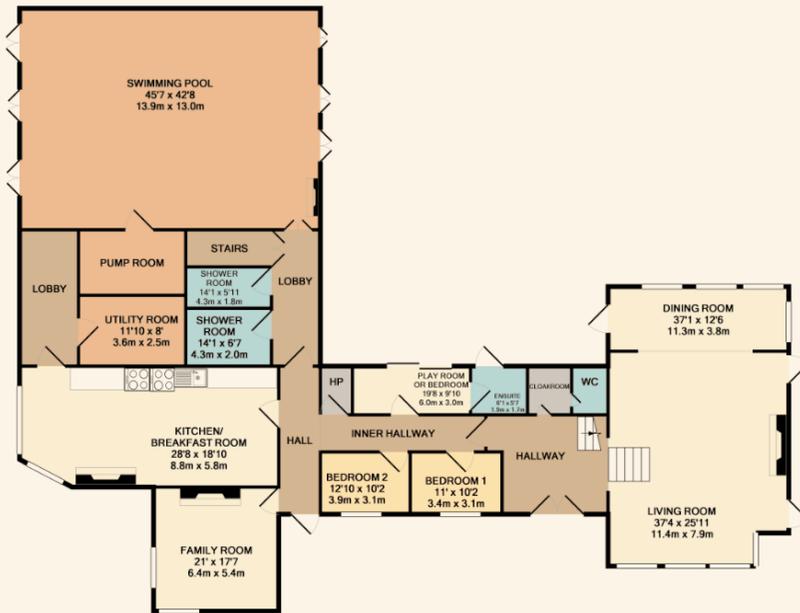
## Outside

There is a tarmac driveway which is accessed via electronic gates. The gardens and land are approx. 1.25 acres. There are large lawn areas with views over Dublin bay. The inner courtyard has a wonderful seating area with is recessed in to the ground and there is a feature waterfall and rockery. Wooden steps take you to the higher ground and lawn areas. There are 2 helicopter landing pads. There are numerous trees, hedging and planting offering great privacy from prying eyes.

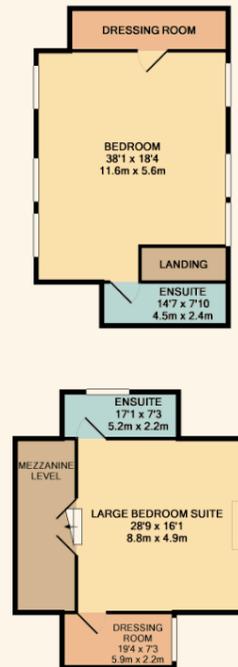


# Floor Plans

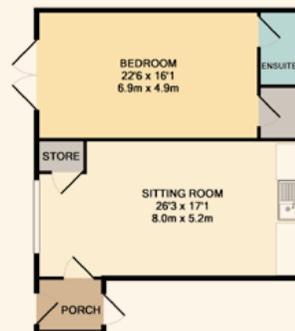
## Ground Floor



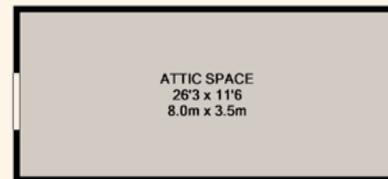
## First Floor



## Granny Flat - Ground Floor

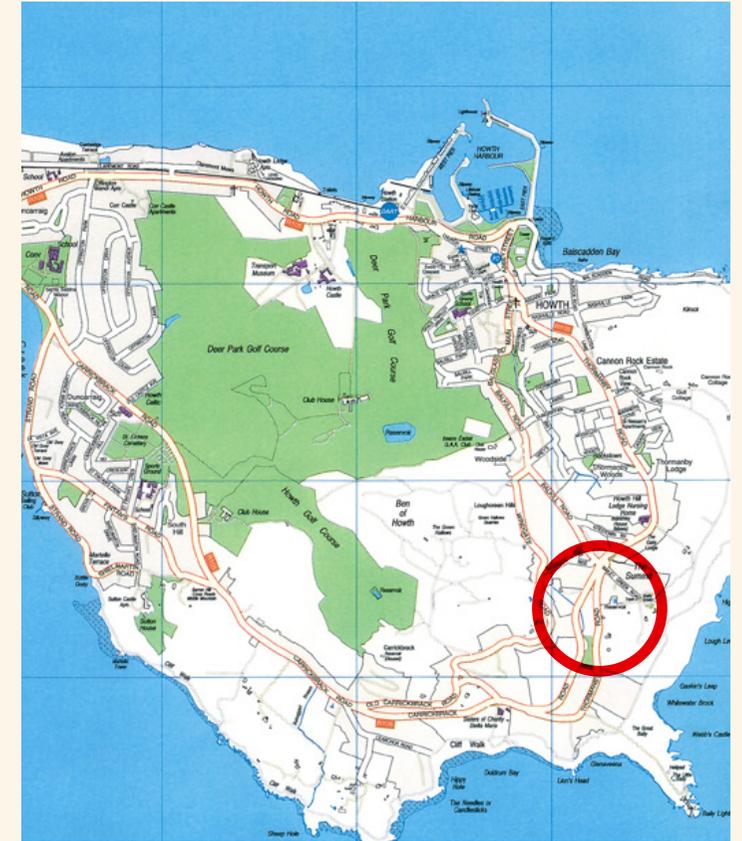


## Granny Flat - Attic Space



Not to scale - for identification purpose only.

# Location Map



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