



Beech Park House

Clonsilla, Dublin 15



Coonan
PROPERTY

On approx. 22.7 acres (9.2 ha) available in lots.
For Sale by Online Auction

BER EXEMPT



Beech Park House

Clonsilla, Dublin 15

Exquisite Regency House set on lands offering prime development potential

- Regency House set within approximately 22.7 acres of exquisite parkland within a unique green belt in west Co. Dublin.
- The main house dates back to the 18th century and has been thoughtfully restored and extended offering a bright, spacious and character filled home
- The main residence extends to approx. approx. 870 sq.m (9,365 sq.ft) while the estate is also home to a restored gate house and two-storey Old Summerhouse, all with vacant possession
- Majority of lands zoned High Amenity under the Fingal County Development Plan 2023 – 2029 with obvious potential for future development
- Enviaible location just 550m to Clonsilla Train Station and 5km to the M50 motorway with access to all major routes

- Lot 1** Main residence on approximately 3.7 acres (1.5 ha)
- Lot 2** Gate Lodge and Bothy on approximately 19 acres (7.7 ha)
- Lot 3** Entire property on approximately 22.7 acres (9.2 ha)



Type of Transaction

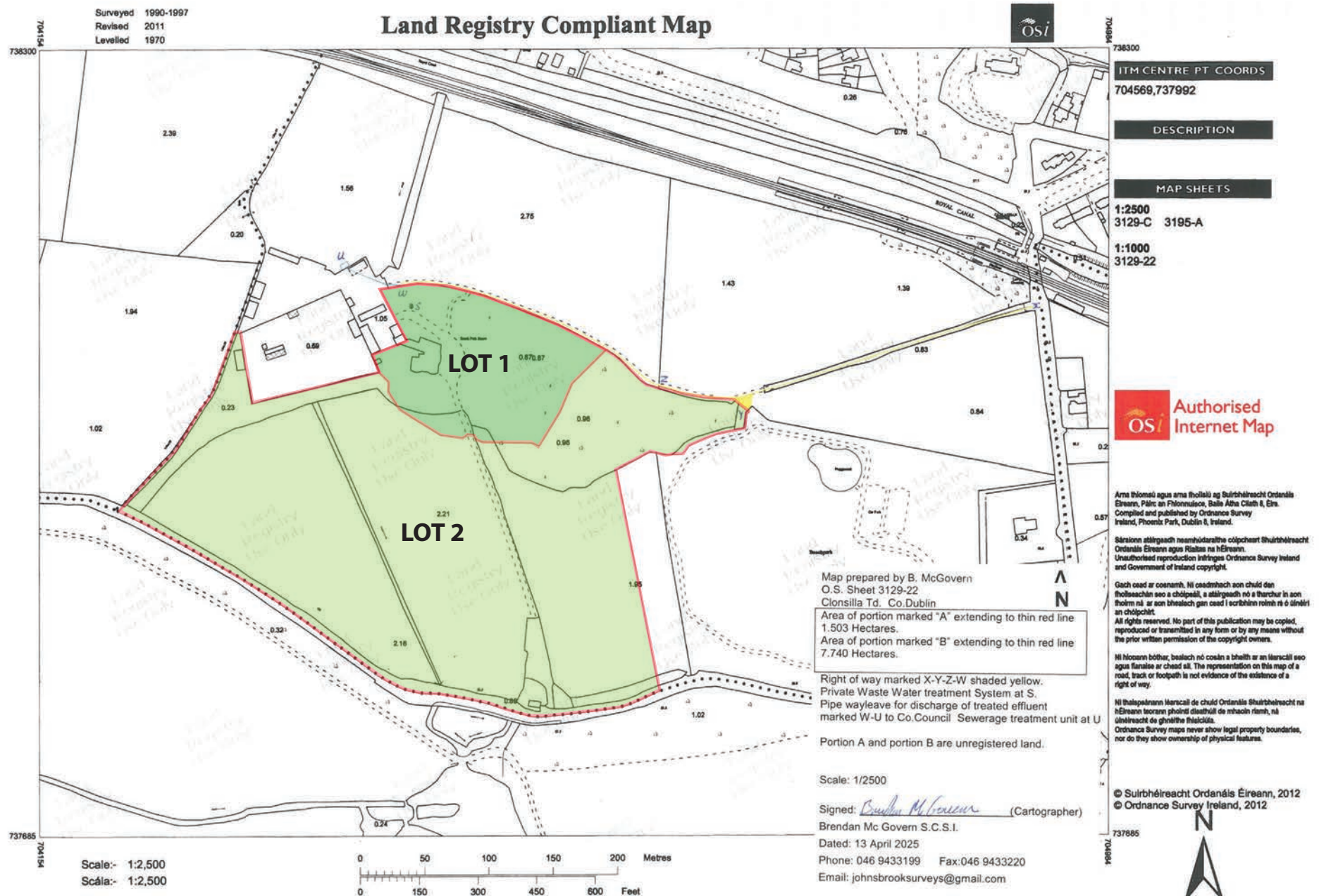
For Sale by Online Auction Tuesday 9th September 2025 at 12pm via Coonan.com.

Registration prior to auction is required.





Available in the Following Lots





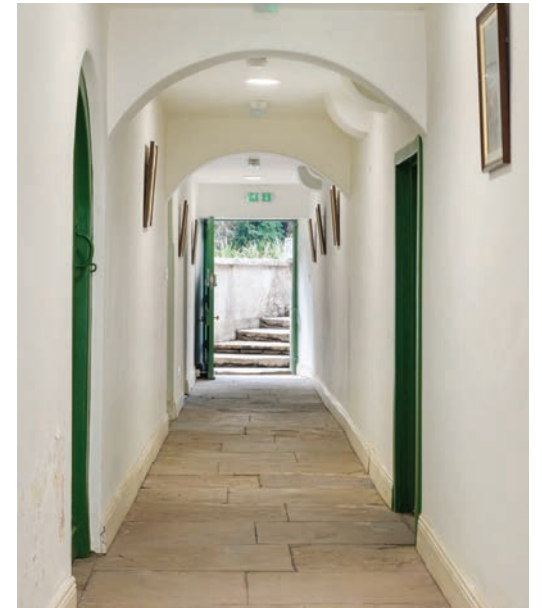
Beech Park House - Background and History

The main residence was originally an 18th century two-storey farmhouse, forming part of the extensive Luttrellstown Estate, with a wonderful set of reception rooms added in 1820. The property was then purchased by the renowned Shackleton family in 1919. The main residence, a fine example of a regency-style home has been conserved, restored and also renovated to create a wonderful family home set among idyllic parkland yet close to Dublin city and surrounds. The property is listed and adjoins the renowned Shackleton Gardens, currently owned by Fingal County Council. The Shackleton family were associated with the Liffey valley as flour millers since the 1850's, they were relatives of famous explorer Sir Ernest Shackleton, with renowned plantsman David Shackleton once calling Beech Park House home.

The entrance hall is flooded with natural light and showcases what is to come throughout the rest of the home including extremely spacious proportions, beautiful floor to ceiling sash windows, stunning feature fireplaces and breathtaking views. The house is set out over two expansive floors and boasts a number of interconnected reception rooms to both entertain and relax in, a library, two kitchens, an array of ensuite bedrooms, each thoughtfully designed for comfort and privacy and three self-contained apartment spaces.















Floor Plan - Beech Park House

Ground Floor

Entrance Hall 8.32m x 5.71m

Original solid floorboards, 5 metres high ceilings, coving and cornicing, feature fireplace, floor to ceiling sash windows with shutters

Hallway 2.08m x 7.26m

Original floorboards, 5 metres ceiling, feature roof light, access to reception rooms and guest w.c.

Ground Floor Kitchen 6.71m x 7.51m

Original floorboards, wall and floor units, island unit with marble and wood countertops, AGA range, coving and cornicing, feature full height bay windows with shutters

Dining Room 5.72m x 4.75m

Double doors to front garden and feature external porch area, wooden floors, marble fireplace with suite of cast iron stove, double doors to drawing room and kitchen, 5 metres ceilings

Drawing Room 6.33m x 7.69 m

Original floorboards, feature full height bay window with shutters, coving, cornicing, marble fireplace and picture rail

Landing 4.54m x 13.06m

Fully tiled wall and floors, steps to lower ground floor with original bannisters, access to guest w.c. and shower room

Bedrooms

5 metres ceilings, wooden floors, radiators and selection come with ensuite bathrooms.

Bedroom 3.18m x 5.16m

Bedroom 3.59m x 3.59m

Bedroom 4.22m x 5.75m

Bedroom 5.2m x 5.16m

Fireplace, ensuite shower room

Apartment 3.89m x 5.29m

Kitchen (2.84m x 2.16m) and

Bathroom (3.14m x 3.04m)







Floor Plan - Beech Park House

Lower ground Floor

Hallway

Flagstone flooring, archway over doors

Kitchen 7.48m x 5.63m

Flagstone flooring, wall and floor fitted units, oven, hob and stove

Utility Room 2.78m x 4.18m

Stone flooring, wall and floor fitted units, door to outside

Library 6.28m x 5.71m

Bedroom 1.94m x 4.13m

Bathroom 3.51m x 2.88m

Bedroom 4.31m x 6.09m

Feature fireplace, built-in storage

Bedroom 4.32m x 6.73m

Feature fireplace

Bedroom 7.19m x 2.15m

Built-in storage

Bedroom 5.04m x 4.02m

Ensuite 2.78m x 2.55m

Bedroom 4.47m x 6.81m

Ensuite 1.40m x 2.34m

Apartment 1 4.63m x 7.69m

Kitchen 2.44m x 4.75m and

Shower Room 1.38m x 4.75m

Apartment 2 4.51m x 6.10m

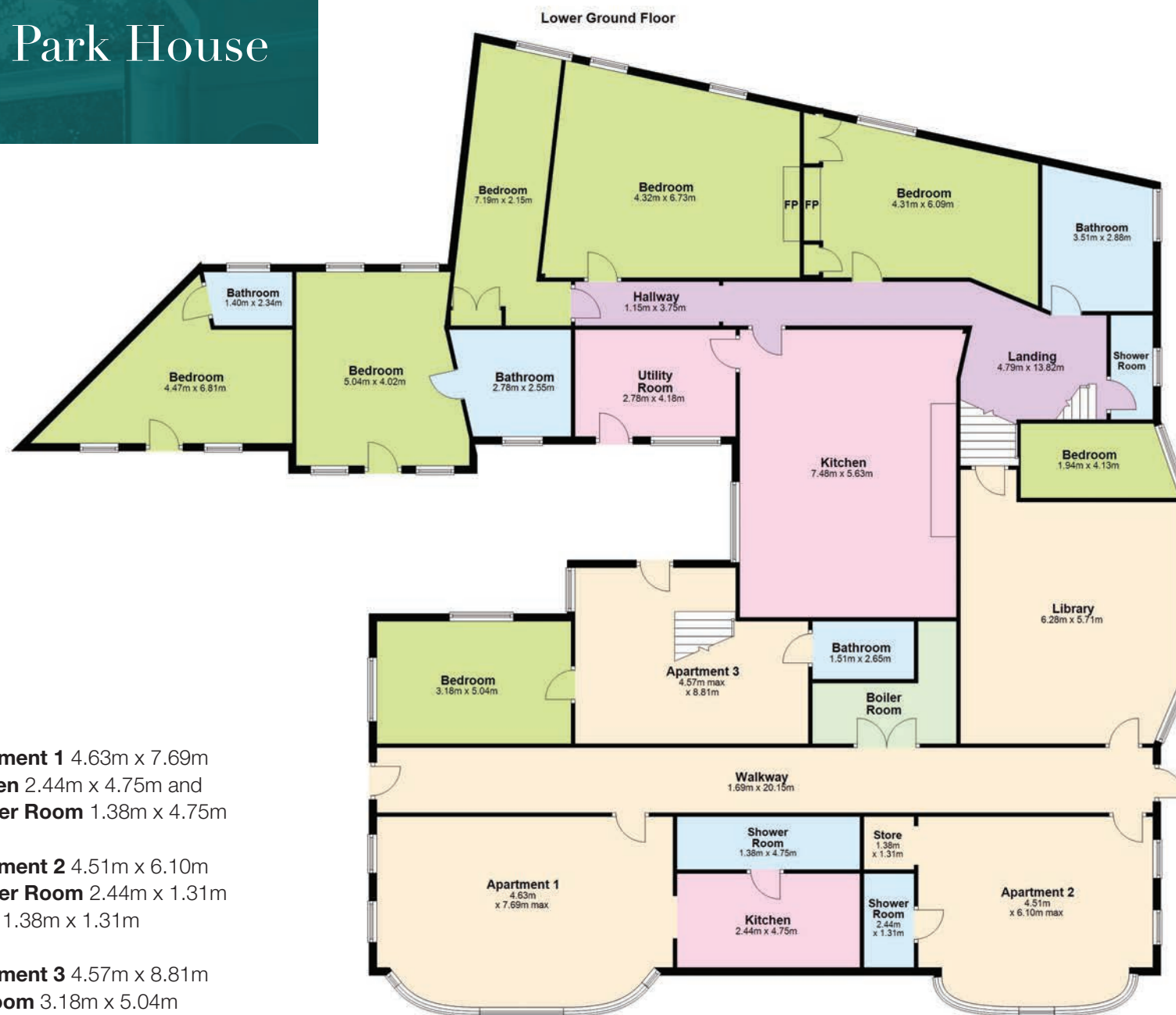
Shower Room 2.44m x 1.31m

Store 1.38m x 1.31m

Apartment 3 4.57m x 8.81m

Bedroom 3.18m x 5.04m

Bathroom 1.51m x 2.65m



Old Summerhouse

Stone cut, two-storey building on site of Victorian Summerhouse with separate apartment to rear.
Extending to approx. 100 sq.m (1,080 sq.ft)



Floor Plan - Old Summerhouse

Stone cut, two-storey building on site of Victorian Summerhouse with separate apartment to rear.
Extending to approx. 100 sq.m (1,080 sq.ft)

Entrance Hall 5.2m x 1.85m

Wooden floors, double glazed windows, spiral staircase to bedrooms

Kitchen 5.2m x 3.81m

Partly tiled floor, fitted floor and wall units, dining area

Bedroom 5.2m x 3.98

Double room

Landing 2.42m x 3m

Spiral staircase, hotpress

Bedroom 5.2m x 3.98m

Double room with Velux window and built-in wardrobe

Bedroom 2.68m x 3.87m

Double room with Velux window

Bedroom 2.42m x 2.7m

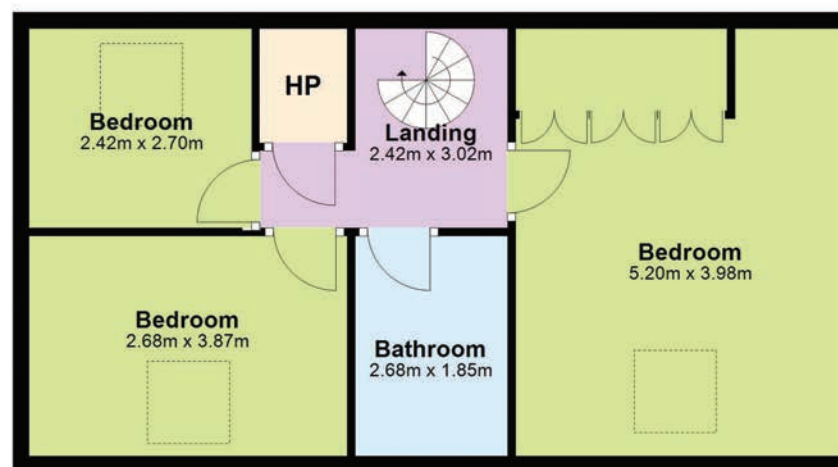
Double room with Velux window

Bathroom 2.68m x 1.85m

Tiled floor and shower area, w.c., w.h.b., bath and shower



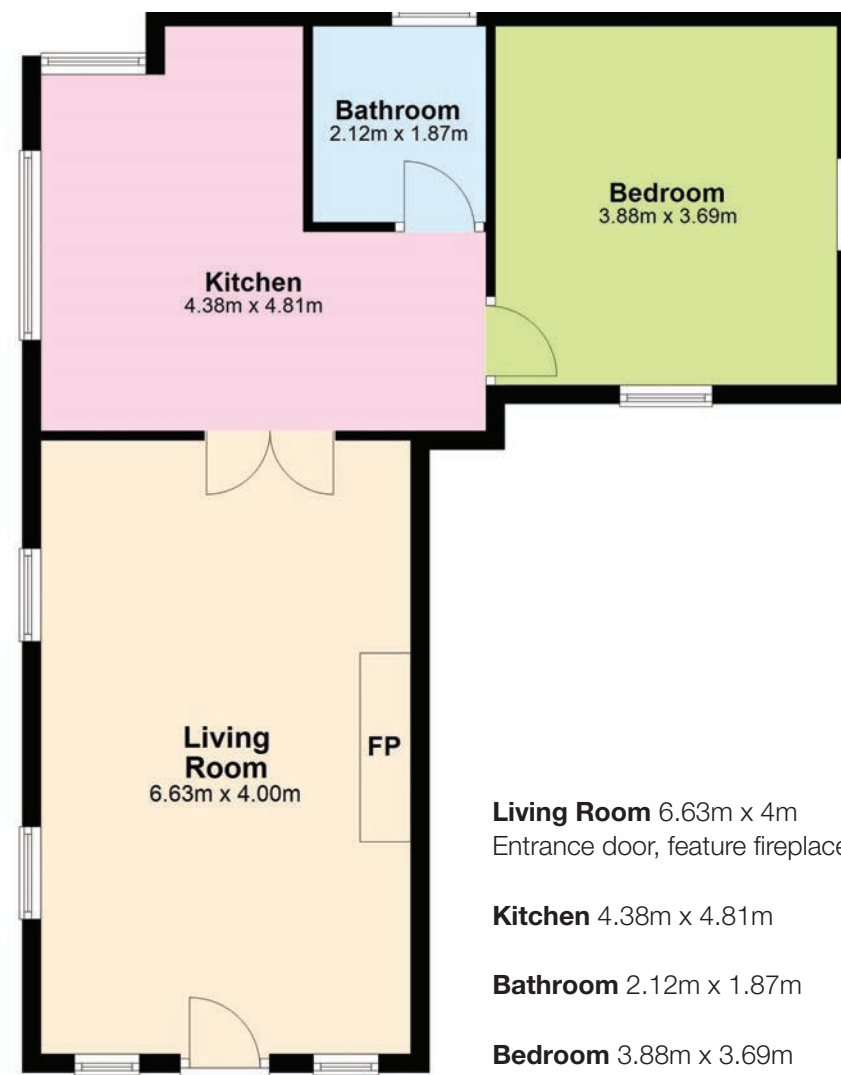
Ground Floor



First Floor

Floor Plan - Gate Lodge

Extending to approx. 65.9 sq.m (709 sq.ft)



Gardens at Beech Park House

Front Entrance

Tree-lined, sweeping driveway with electric gates, off R121

Rear Entrance

Shared right of way entrance to Fingal County Council owned Shackleton Gardens, off R121 at Clonsilla Train Station

Inner Yard of Beech Park House

Concrete yard, tool shed/store with ESB supply

Greenhouse

Constructed with brick and glass

Fully landscaped, idyllic walkways

Orchard garden

- Selection of apple trees
- Vegetable garden

Private pond

Tennis Court

Lawned areas

Granite stone caps and cills

Selection of 250 trees planted among the estate including:

- Wellingtonia (over 150 years old)
- Dawn Redwood
- White Handkerchief'
- Ironwood

Services

- Mains water supply to all residences
- Old Summerhouse and gatehouse have individual septic tanks
- Main residence served by council treatment plant
- ESB connection to all residences
- Main residence has solar panels





Location

The property enjoys an enviable location opposite Luttrellstown Castle and Estate, close to multiple golf clubs and green spaces that enhance the area including Hermitage Golf Club, Castleknock Golf Club, Porterstown Park, Farmleigh House and Estate with neighbouring farmland providing tranquility in the area.

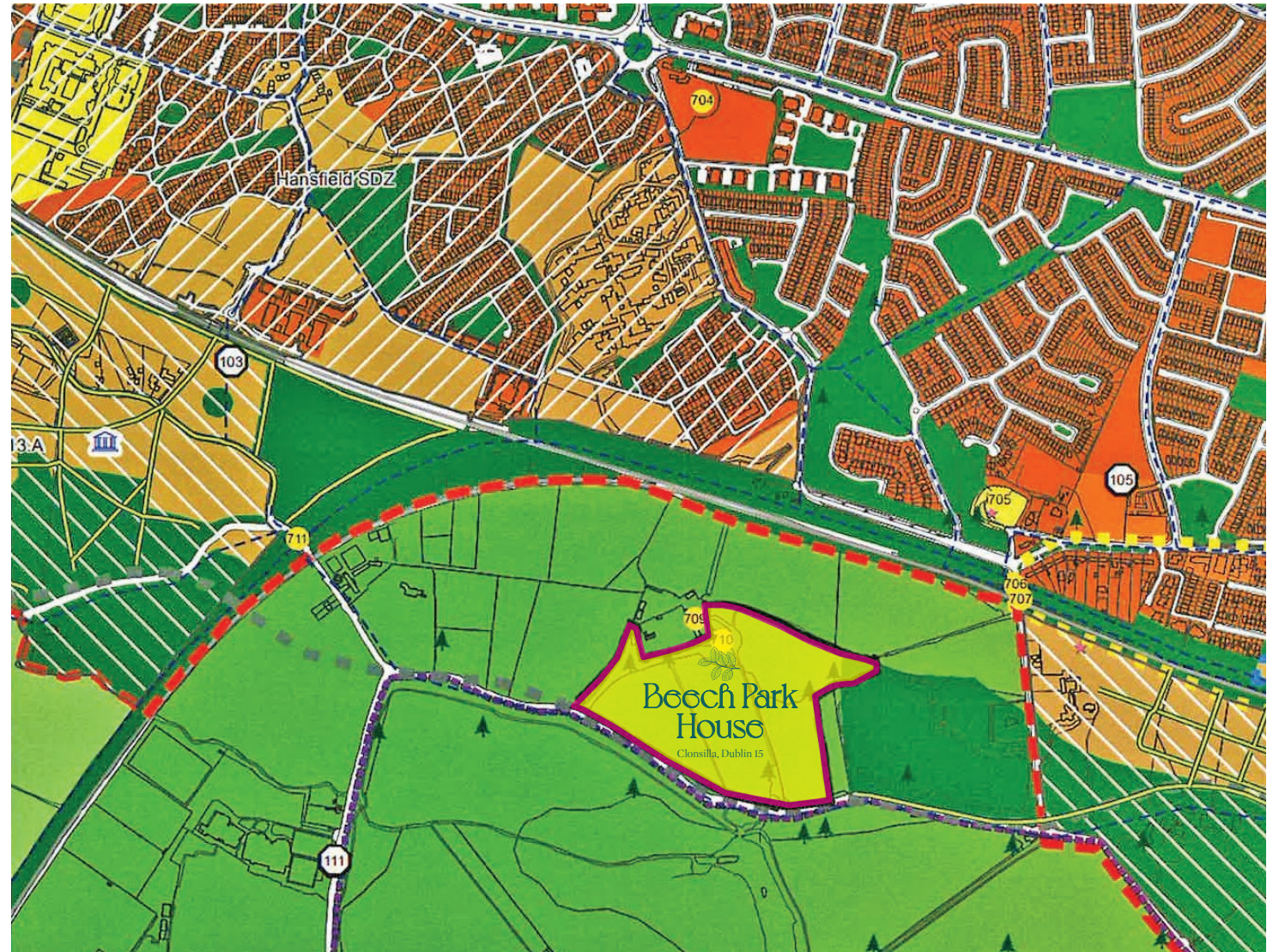
Access to Dublin city centre and surrounds could not be easier with the M50 motorway nearby which also provides links to all major routes. Dublin Airport is less than a 20 minute drive while the Clonsilla Train Station serving the Dublin/Sligo line is adjacent to the property. The property enjoys access to a range of amenities including those in Castleknock, Clonsilla, Lucan and beyond. The nearby Liffey Valley Shopping Centre and Blanchardstown Shopping Centre provides ample retail outlets. A selection of renowned schools are located in the area including The King's Hospital, Castleknock College and Mount Sackville Secondary School. Every amenity needed is within easy reach of this fantastic estate which exudes country charm yet lies almost adjacent to the city.



Fingal County Development Plan Zoning

The surrounding lands also come with unique development potential opportunity as the majority of the land is zoned High Amenity under the Fingal County Development Plan 2023 – 2029.

It is adjacent to the renowned Shackleton Gardens, owned by Fingal County Council.



Fingal County Development Plan Zoning Objectives

Fingal County Development Plan Zoning Objectives include the following:

Objective

Protect and enhance high amenity areas.

Vision

Protect these highly sensitive and scenic locations from inappropriate development and reinforce their character, distinctiveness and sense of place. In recognition of the amenity potential of these areas opportunities to increase public access will be explored.

PERMITTED IN PRINCIPLE		
Agri-Tourism me	Bed And Breakfast	Boarding Kennels
Burial Grounds	Campsite	Childcare Facilities
Farm Shop	Guest House	Health Practitioner
Holiday Home/ Apartments	Office Ancillary To Permitted Use	Open Space
Residential	Restaurant/Café	



Beech Park House

Clonsilla, Dublin 15



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