



DAPHNE KAYE  
& ASSOCIATES



## LISSADELL

Leopardstown Road, Foxrock,  
Dublin 18. D18 E3F6







Set behind high granite walls and approached via a sweeping driveway, **Lissadell** is a fine example of a detached double fronted red brick Edwardian period residence that has been carefully maintained over the years. This handsome 6 bedroom family home extends to c. 334 sq m (3,600 sq ft) and stands on cultivated gardens of c. 0.50 acre set well back from the road. Tastefully appointed and presented in excellent condition, many of the original period features are intact. The well proportioned accommodation comprises rooms of generous dimensions with feature high ceilings. There is a good balance between the 6 double bedrooms and the gracious reception rooms offering great flexibility of use. Enjoying an all day sunny orientation, the gardens surround the house providing a private and secluded aspect. The rolling lawns are complimented with a host of mature trees and specimen shrubs. This prime Foxrock location is within a leisurely stroll of Foxrock Village with its many bijou eateries and shops. Sporting facilities providing family enjoyment include Leopardstown Tennis Club, Westwood, Foxrock Golf Club, Leopardstown Racecourse and Carrickmines Lawn Tennis and Croquet Club. A host of renowned schools including Nord Anglia International School, The French School, Loreto Foxrock, Hollypark and Newpark Comprehensive are within the catchment area. Efficient transport links are provided by the N11 (QBC), the M50 and the LUAS.

### **SPECIAL FEATURES**

- Well cared for Edwardian period residence extending to 334 sq m (3,600 sq ft)
- Tastefully appointed and presented in excellent condition
- 6 double Bedrooms, 4 Reception Rooms, large Kitchen/Breakfast Room, 2 Bathrooms and Guest Cloakroom
- Generously proportioned accommodation with feature high ceilings
- Many period features superbly preserved including feature fireplaces
- Oil and Gas fired central heating
- Grounds of c.0.50 acre enjoying a private aspect and an all day sunny orientation.
- Large south/west facing Courtyard and patio area
- Extensive lofted workshop/mews measuring 7.4m x 3.9m
- Sweeping driveway leading to generous front of house car parking
- Option available to exercise the FPP to construct to 4 Bedroom residence





## ACCOMMODATION

### RECEPTION HALL

3.97m x 3.68m with ornate plaster ceiling rose

### GUEST CLOAKROOM

3.7m x 2.43m White suite incorporating pedestal w.h.b., and w.c.

### DRAWINGROOM/DININGROOM

9.86m x 4.53m measured into feature bay window. Attractive dual aspect. Superb marble Adam fireplace with polished granite inset and tiled hearth. Ornate plaster ceiling roses.

### FAMILY ROOM

5.47m x 4.43m with carved mahogany fireplace with cast iron and tiled inset, polished granite hearth and attractive overmantle mirror. Ornate plaster ceiling rose.

### BAR

2.7m x 1.93m

### KITCHEN/BREAKFASTROOM

6.34m x 4.38m with extensive range of fitted units with

illuminated granite worktop areas with tiling surround incorporating integrated fridge, stainless steel oven, 4 ring gas hob and electric griddle, concealed extractor, integrated dishwasher and double sink. Stanley 2 door gas range. Quarry tiled floor. Recessed lights and dual aspect.

### DEN/STORE ROOM

2.7m x 2.2m with quarry tiled floor.

### UTILITY ROOM

3.61m x 2.28m with range of fitted units and work top areas with tiled surround. Fridge/Freezer, washing machine and dryer. Under stairs storage. Quarry tiled floor. Door to Courtyard.

French polished mahogany rail to attractive staircase leading to **FIRST FLOOR**

Spacious **LANDING** with feature stained glass sky lights

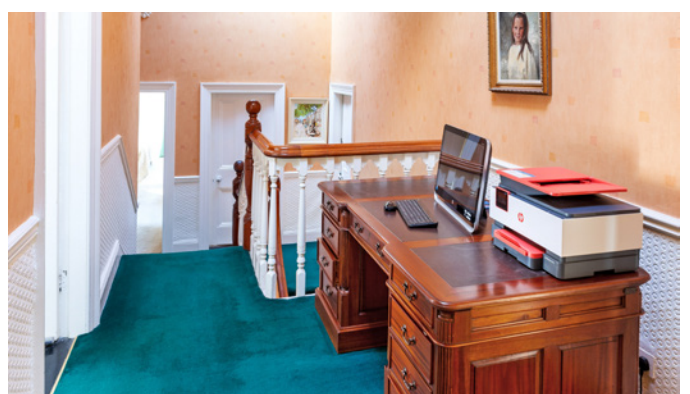
### HOME OFFICE

2.78m x 2.03m

### BEDROOM 1

3.59m x 3.26m with brick fireplace and pedestal w.h.b.









#### **BEDROOM 2**

6.44m x 2.87m max. with built-in wardrobe and w.h.b. in vanity unit. Attractive triple aspect.

#### **SHOWER ROOM EN SUITE**

3.2m x 1.62m White suite incorporating tiled power shower, pedestal w.h.b., illuminated mirror door medicine cabinet and w.c. Fully tiled walls and floor.

#### **BEDROOM 3**

4.58m x 3.65m with double fitted wardrobes, pedestal w.h.b. and cast iron fireplace.

#### **BEDROOM 4**

5.88m x 4.57m measured into feature bay window. Cast iron fireplace.

#### **PRINCIPAL BEDROOM 5**

6.4m x 5.25m with recessed lights, double fitted wardrobes and attractive period timber fireplace with decorative tiled and cast iron inset with tiled hearth. Dual aspect.

#### **FAMILY BATHROOM**

3.10m x 1.96m White suite incorporating bath, shower attachment, w.c., pedestal w.h.b., illuminated mirror and heated towel rail. Recessed lights.

#### **BEDROOM 6**

4.42m x 3.48m with pedestal w.h.b. and cast iron fireplace.

#### **OUTSIDE:**

Approached via tall wrought iron gates and a sweeping driveway **Lissadell** is set well back from the road and stands on ground of c.0.50 acre. To the front the gravelled driveway provides generous front of house parking. The manicured lawn is fringed by mature trees and shrubs all set behind high granite walls. Double timber gates give access to the courtyard and the large lofted workshop/mews (7.4m x 3.9m). The extensive patio area gives way to the rolling lawns. The walled garden is enhanced by an abundance of shrubs and mature trees. This private and secluded setting enjoys an enviable all day sunny orientation.

#### **BER DETAILS**

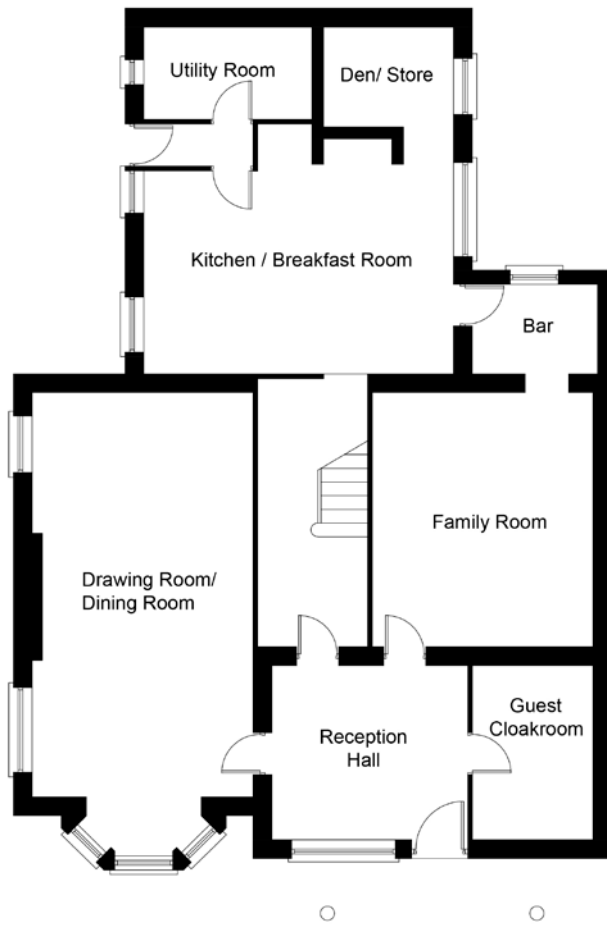
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**BER Number:** 105757470

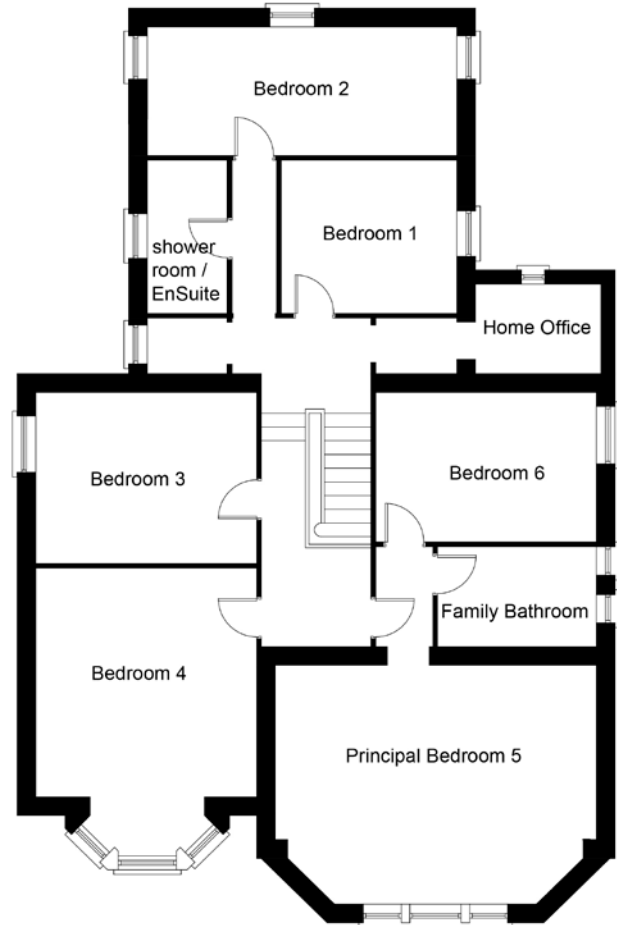
**EPI:** 346.66 kwh/m2/yr

## FLOOR PLANS

### GROUND FLOOR



### FIRST FLOOR



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