



# LAS ROCAS

St Fintan's Road, Sutton, Dublin D13 Y2A3



## THE PROPERTY

Las Rocas is a truly unique residence, situated on an elevated site with a south westerly orientation that extends to approximately 1.25 acres. Dramatically constructed into the rock face to enjoy 180° views over Dublin Bay to the port, the city and the Eastern coastline of North County Dublin, this stylish property has been designed to melt into the Howth Hill landscape even as it spectacularly encompasses those incomparable, panoramic views.

Exuding charm and elegance both inside and out, Las Rocas provides generous and comfortable family accommodation.

## ACCOMMODATION

This magnificent five bedroom property extends to approximately 433 sq. m. of well-orchestrated and proportioned accommodation throughout. The clever design of the naturally sloping site has resulted in a two storey property with the main access on the ground floor, but easy accessibility at both levels.

On entering, one is immediately struck by the calm and elegant entrance hall with feature staircase. At this level are four bedrooms, two with a shared Jack and Jill bathroom, one with ensuite shower room. The large master bedroom offers West-facing views, a generously proportioned ensuite bathroom and a walk-in wardrobe with ample storage and shelving.

The broad central flight of stairs leads up to an expansive landing area flooded with natural light from the octagonal glass lantern roof. To the front is a large family room with access to the study and South-facing sun room with wall-to-wall windows. The sitting room, which is accessed from both the family room and landing, has a polished sandstone fireplace and windows on three sides to draw the eye to the constantly changing vista across the water.

The large open kitchen / dining room with island unit and top of the range Neff appliances has ample storage units, a well-designed pantry and easy access to the adjacent utility room. A fifth bedroom, with wooden panelling and large ensuite bathroom, completes the accommodation at this level. All the reception rooms and the kitchen have magnificent views and all have access through full-length glass sliding doors to the large South-West facing wraparound terrace.



## ACCOMODATION

### GROUND FLOOR

#### **Entrance hall: 10.02m x 2.42m**

Double doors leading to impressive entrance hallway with maple Amtico floor and ceiling panelling. Central stairs leading to first floor level.

#### **Bedroom 1: 3.87m x 4.37m**

Dual aspect double bedroom with sea views and panelled ceiling.

#### **Ensuite: 1.71m x 2.49m**

Tiled floor and walls. "Pharo" shower temple, featuring rain forest shower-head and side pressure jets. Heated towel rail and extractor fan.

#### **Bedroom 2: 3.68m x 5.58m**

Large dual aspect double bedroom.

#### **Jack & Jill ensuite: 3.01m x 1.90m**

Shower with rain forest shower head and separate hand held shower hose, his & her separate sinks, fully tiled walls, Amtico flooring, extractor fan, heated towel rail and recessed lighting.

#### **Bedroom 3: 5.58m x 3.01m**

Double bedroom with access to Jack & Jill bathroom.

#### **Master bedroom: 7.85m x 9.34m**

Impressive double bedroom with exceptional sea views and portal window. Dropped ceiling box with recessed lighting. Double sided and well-appointed his and hers walk in wardrobe.

#### **Master ensuite: 4.27m x 2.55m**

Deep bath with a quartz surround, large walk-in shower with rain forest shower head and separate hand held shower hose. Recessed lighting, wall tiling and feature slate-effect Amtico flooring.

### FIRST FLOOR

#### **Landing: 5.38m x 5.35m**

Wide landing with octagonal lantern glazed roof. Guest wc & whb. Large storage cupboard.

#### **Kitchen/Dining Room: 9.42m x 5.44m**

With fully fitted Siematic kitchen and island breakfast bar, built in Neff appliances including 4 ring electric induction hob with overhead canopy extractor, steam oven, fan oven and integrated microwave oven, under-counter dishwasher, magic corner unit and pull out larder storage. Slate flooring, recessed spot lighting and sliding glass door out on to terrace. Door to separate shelved pantry.

#### **Utility / Laundry Room: 4.29m x 1.69m**

Additional fitted storage, hot press and immersion.

#### **Sitting room: 7.41m x 7.19m**

Feature open fireplace with polished sandstone surround. Sliding glass doors lead to wrap around terrace. Recessed spot lighting and fitted shelving.

#### **Family room: 5.51m x 5.45m**

Double glass doors lead to wrap around terrace. Access to study and sun room. .

#### **Sun Room: 6.65m x 3.01m**

Tiled floor and feature lantern roof light. Doors at each end to wrap around terrace.

#### **Study: 3.00m x 3.30m**

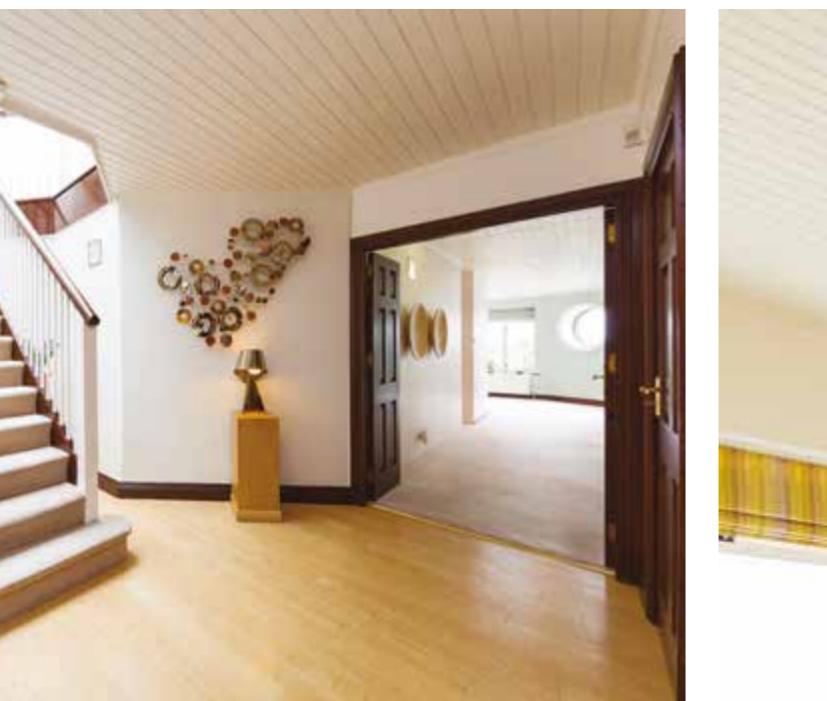
Home office with phone point and recessed spot lighting.

#### **Bedroom 5: 4.60m x 3.52m**

Double bedroom with feature wood panelled walls, polished maple wood flooring and panelled ceiling.

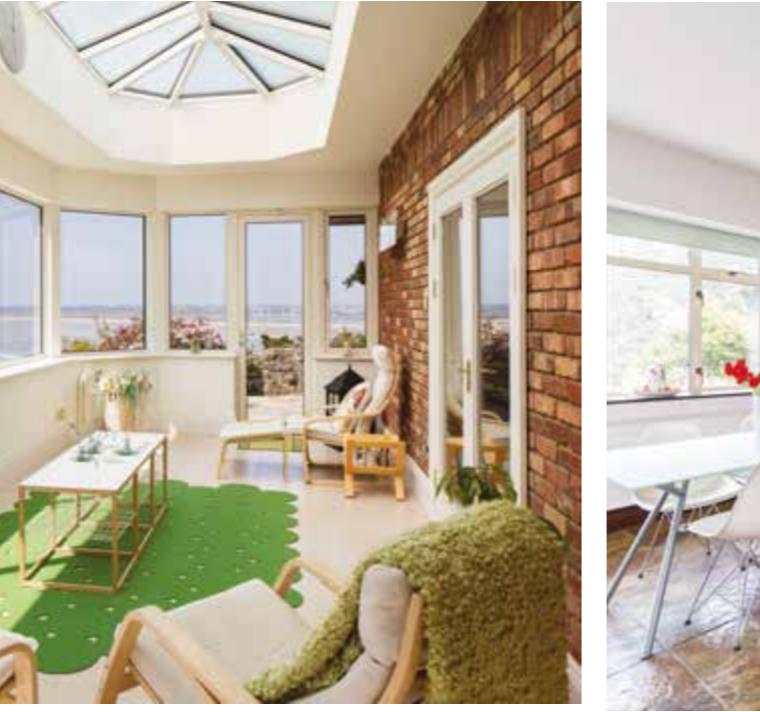
#### **Ensuite: 3.44m x 3.30m**

Shower with multiple wall-mounted pressure jets and two overhead shower heads. Separate bath with hand held shower, wc & whb, fully tiled floor and walls.



## FEATURES

- Exceptional and unique panoramic views across Dublin Bay
- Extensive use of natural stone finishes
- Clean and easy to manage space
- Superbly presented throughout
- Prime residential location
- Excellent site area affording privacy and protection
- Quality build with no expense spared
- Separate single storey detached guest/au pair / leisure suite accommodation (approx 45sq.m.)
- Ample parking



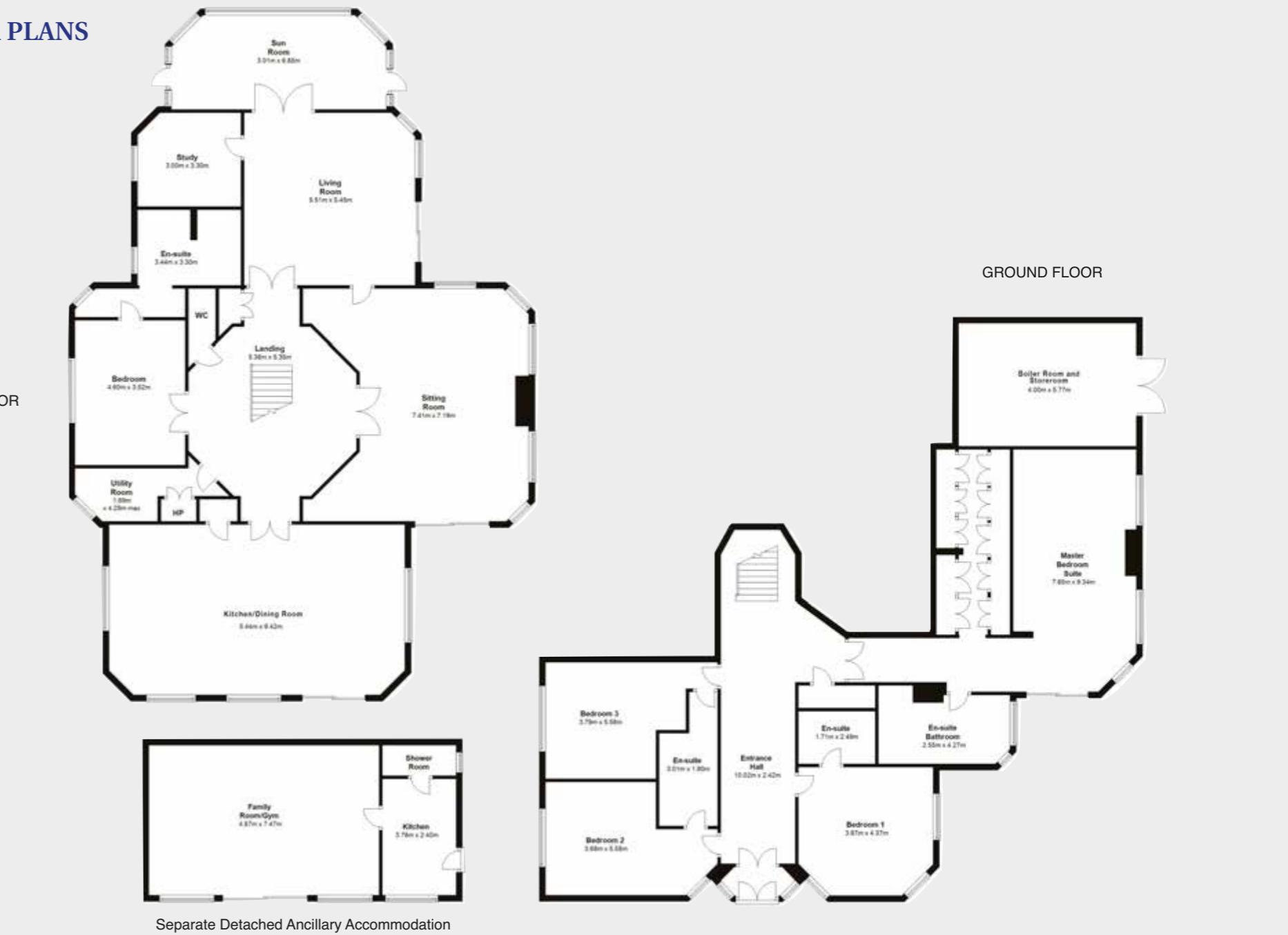
## EXTERNAL

Las Rocas is afforded considerable privacy due to its elevation and the mature hedging surrounding the property. Approached through iron security gates, the property is accessed via a curving, paved driveway bordered by beautifully maintained gardens. The grounds offer a colourful montage over the course of the year with attractive flowering beds and shrubberies. Keen gardeners will appreciate the variety of planting including stunning rhododendrons and flowering climbers which tumble down the rock face. Of the water features within the garden, the most eye-catching is a pumped waterfall, effortlessly cascading down the quarry face to the rock pool below. The sloping site is home to meandering pathways and strategically-placed benches, offering the opportunity to appreciate a space full of tranquillity and serenity, yet with enough trees and shrubbery for children and adults of all ages to enjoy exploring or a game of Hide and Seek. Of particular note is the south and west facing wrap around patio, with built in barbecue and ample space and seating to enjoy one of Dublin's most exceptional views. Las Rocas is a glorious and tranquil secluded space to watch the sun pass over Dublin City and Bay to its setting in the west.





## FLOOR PLANS



## LOCATION

Sutton is an enviable and much sought after Dublin suburb, offering charming village living whilst also being very accessible to Dublin City and its surrounding environs. The established and quaint villages of Sutton, approximately 2.5 km, and Howth, approximately 4 km from Las Rocas include a charming selection of cafes, restaurants, shops and boutiques.

There are excellent schools in the area: in addition to Scoil Mhuire, St. Fintan's National School and Burrow School at primary level and St. Fintan's High School for boys and Santa Sabina for girls at secondary level, Sutton Park independent, co-educational school is located just 5 mins walk away on St Fintan's Road.

Las Rocas is located on the Howth Peninsula where there are splendid scenic walks throughout Howth Head as well as being easily accessible to an abundance of sports and leisure activities such as; Sutton Lawn Tennis Club, excellent golf clubs at both Howth Golf Club and Portmarnock Golf Club and, for sailing enthusiasts, the nearby Sutton Dinghy Club and Howth Yacht Club are of the highest standard.

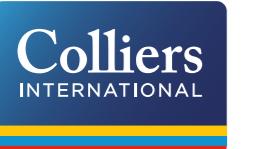
## SERVICES

- Mains electricity and water
- Zoned thermostat oil fired heating
- Central vacuum system
- Monitored burglar alarm

## VIEWING

Strictly by Appointment.

## CONTACT



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