



BELGREE HOUSE

Kilmartin Lane, Hollystown, D15 W9R9

BER C2



EXCLUSIVE ASSOCIATE OF





BELGREE HOUSE, KILMARTIN LANE, HOLLYSTOWN, D15 W9R9



BELGREE HOUSE IS LOCATED ON THE PERIPHERY OF THE DUBLIN CITY IN THE COUNTRYSIDE SETTING OF KILMARTIN LANE IN HOLLYSTOWN, DUBLIN 15. THIS SPACIOUS FAMILY HOME IS LOCATION ON APPROX. 1.67 HECTARES (4.12 ACRES) OF SUPERB GROUNDS WITH EQUESTRIAN FACILITIES.

Approximately 363 Sq.m (3,907 sq.ft)

For Sale by Private Treaty

BER C2 | BER Number: 118660877 | EPI: 192.29 kWh/m²/yr



BELGREE HOUSE

Belgree House is a modern and spacious family home, set on approx. 1.67 hectares (4.12 acres) of beautifully maintained gardens and grounds on the outskirts of Dublin City. Offering generous accommodation, versatile living spaces, and excellent equestrian facilities, it is the perfect blend of suburban convenience and country lifestyle.

ELEGANT INTERIORS

A welcoming entrance hall sets the tone for this warm and inviting home. To the left, the light-filled family and dining room overlook the front gardens, creating the ideal setting for everyday living or formal entertaining.

At the heart of the home lies the kitchen, fitted with ample high and low-level cabinetry and complemented by a convenient utility room with garden access. A family bathroom is also positioned nearby.

The drawing room, centrally located, is a superb entertaining space, complete with a feature fireplace and solid wooden floors. This versatile room is perfectly suited for hosting gatherings or enjoying quiet evenings by the fire.

GENEROUS BEDROOM ACCOMMODATION

The main bedroom is a large front-facing double with en suite bathroom. Four further double bedrooms offer ample family accommodation, including one additional en suite, while a spacious family bathroom completes the bedroom wing.

On the lower level, a self-contained one-bedroom apartment provides valuable additional accommodation, ideal for extended family, guests, or private rental use. To the rear, an impressive entertaining space with a fully fitted bar offers endless potential for parties, events, or leisure pursuits.

GARDENS, GROUNDS & EQUESTRIAN FACILITIES

The gardens surrounding the house have been carefully maintained, offering privacy and maturity with established trees and boundary hedging. Beyond, the 1.67 hectares (4.12 acres) provide excellent scope for equestrian or hobby farming use.

With separate road access, the paddocks are ideal for grazing and can be divided for rotational use. An American-style barn with six loose boxes and hay storage completes the excellent equestrian facilities.

The land also holds potential for future development (subject to the necessary planning permissions).





LOCATION

Tucked away in the peaceful northwest reaches of Dublin, Hollystown is a thriving suburban enclave that perfectly blends modern living with a tranquil, countryside atmosphere. Ideally positioned just beyond Blanchardstown and close to Tyrrelstown, this charming location offers a rare balance of calm residential living and city accessibility—making it one of Dublin 15's most desirable addresses.

Once a quiet rural area, Hollystown has seen thoughtful development in recent years, evolving into a vibrant community while retaining its open green feel. Stylish new neighbourhoods like Hollywoodrath, Bellingsmore, and Kilmartin Grove have added contemporary housing options that appeal to first-time buyers, growing families, and those seeking a peaceful place to call home—without compromising on convenience.

Residents enjoy excellent connectivity, with quick access to the M50, N2, and N3 road networks, as well as frequent Dublin Bus services linking directly to the city and nearby commercial hubs. Blanchardstown Shopping Centre, one of Ireland's largest retail destinations, is just a short drive away, offering a full range of shops, services, dining, and entertainment options.

Hollystown: Where serenity meets city life.

DISTANCES

Hollystown to:

Dublin City Centre: approx. 23km

Dublin International Airport: approx. 12km

Blanchardstown Shopping Centre: approx. 5km

Ashbourne: approx. 12km

Clonee: 7km

(all distances are approx.)

TECHNICAL INFORMATION

SERVICES | Mains electricity, oil fired central heating, mains water and septic tank foul drainage.

SALE METHOD | Private Treaty.

FIXTURES & FITTINGS | All carpets, blinds, any integrated items, and light fittings (excluding Chandeliers) are included in the sale.

VIEWING | Strictly by Private Appointment.









FLOOR PLANS



363 / 3907 Sq M / Sq FT
Measurements and layout are approximate and
for illustration purposes only





EXCLUSIVE ASSOCIATE OF



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