



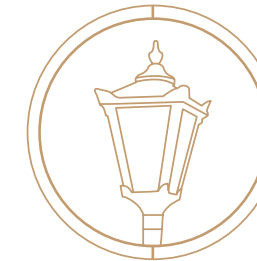
# TRESILLIAN HOUSE

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BRIGHTON ROAD, FOXROCK, DUBLIN 18, D18 X0E4

APPROX. 1 ACRE





## TRESILLIAN HOUSE & GATE LODGE

BRIGHTON ROAD, FOXROCK, DUBLIN 18, D18 X0E4  
APPROX. 1 ACRE

20-minute drive from Dublin City Centre • Dublin International Airport 35 km • Dublin City 11 km • Dundrum Town Centre 9 km • Blackrock 4.9 km • Sandyford 3.3 km

A truly magnificent Victorian Villa style family home with superb period features. Standing two storeys over garden level on just under an acre of private manicured mature lawns featuring flower beds, herbaceous borders protected by mature trees. Located in a quite leafy cul-de sac off Brighton Road, close to the centre of Foxrock village, Tresillian House is truly an outstanding property of elegant proportions offering the discerning purchaser an idyllic family home. The residence is accessed through electric wrought

iron gates which lead along a curved lantern lit driveway to the imposing and visually impressive granite stepped entrance. This fine family home comes with the added benefit of a modern detached two-bedroom Gate Lodge extending to 112sq.m (1200sq.ft). The Gate Lodge is in close proximity to Tresillian but not overlooked by Tresillian or surrounding properties and benefits from its' own separate vehicle entrance also protected by secure electronic gates.





## FOXROCK'S FINEST

This magnificent family home extending to 414 sq.m (4,455 sq.ft) is a superb example of Victorian architecture of its time believed to have been built c. 1860. Tresillian House is a 'Grand' house in every aspect, with rendered elevations, extended eaves, box bay windows and striking headed casements to the windows and front door. The house stands proud on a private site with a backdrop of beautiful south west facing manicured mature gardens incorporating, tennis court, lawns, shrubberies, flowerbeds, wooded pathways, and a large glazed greenhouse.

Situated on a quiet tree lined cul de sac off Brighton Road in prime Foxrock, the house, Gate Lodge and gardens enjoy an enviable south west aspect and total privacy. It is a perfect example of how to celebrate the period charm of such a house while providing ample space for relaxed family life. The location is within a short stroll from the heart of Foxrock Village which is home to a comprehensive choice of restaurants, bespoke boutiques, and specialist shops and yet only a 20-minute drive from Dublin City Centre.



# TRESILLIAN HOUSE

414 SQ.M (4,455 SQ FT)  
APPROX. 1 ACRE

## HALL LEVEL

Entrance Hall  
Drawing room  
Dining room  
Sitting room  
Kitchen breakfast room  
Guest cloak room with WC

## GARDEN LEVEL

Family room  
Storeroom  
Wine cellar  
Chefs kitchen  
Bedroom 5 / Study

## FIRST FLOOR LEVEL

Formal landing  
Family bathroom  
Principal bedroom  
Dressing room  
Second bedroom with en-suite bathroom  
Guest bedroom  
Bedroom 4  
Separate shower room

## ANCILLARY BUILDINGS

Boiler House  
Storerooms  
Out Houses  
Glazed Green House

## OUTSIDE

Tennis Court  
Oil fired central heating

# SPECIAL FEATURES

Stunning hand crafted De Voyske Joyce  
carpet to hall stairs landing and drawing  
room

Working shutters, beautiful ceiling roses,  
dado rails and cornices

Beautiful proportioned dual aspect  
reception rooms with feature fireplaces

Drawing room with Adam style fireplace

Sitting room and formal dining room with  
feature fireplaces

Dalkey Design kitchen with red AGA

Family entertainment room with access to  
garden

Chefs kitchen

Feature wide staircase with mahogany  
banister rail

The stunning private grounds wrap around  
the house with extensive gardens in a  
secluded wooden sylvan setting

Private access to separate Gate Lodge  
extending to approx. 112sq.m (1200 sq.ft)



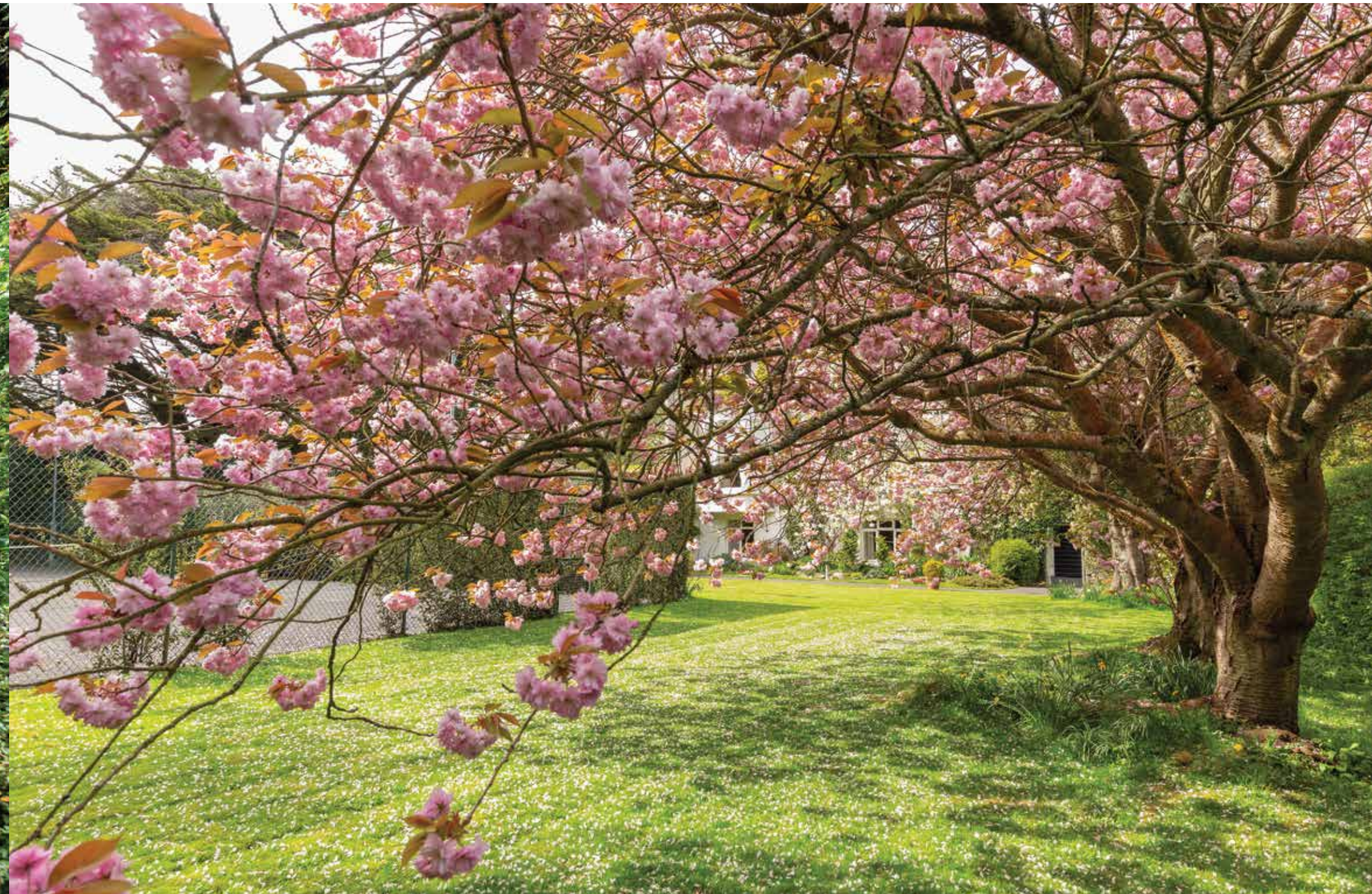










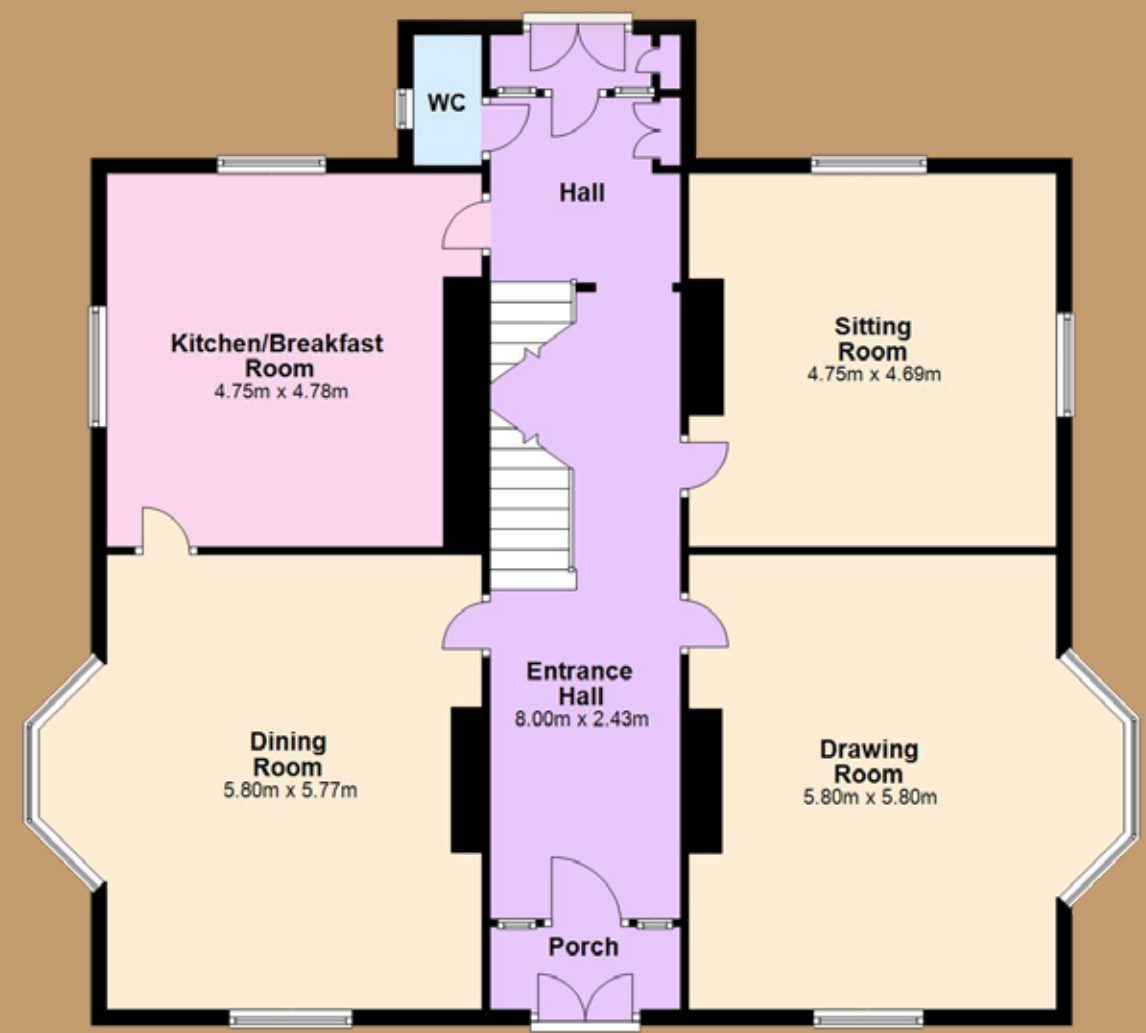




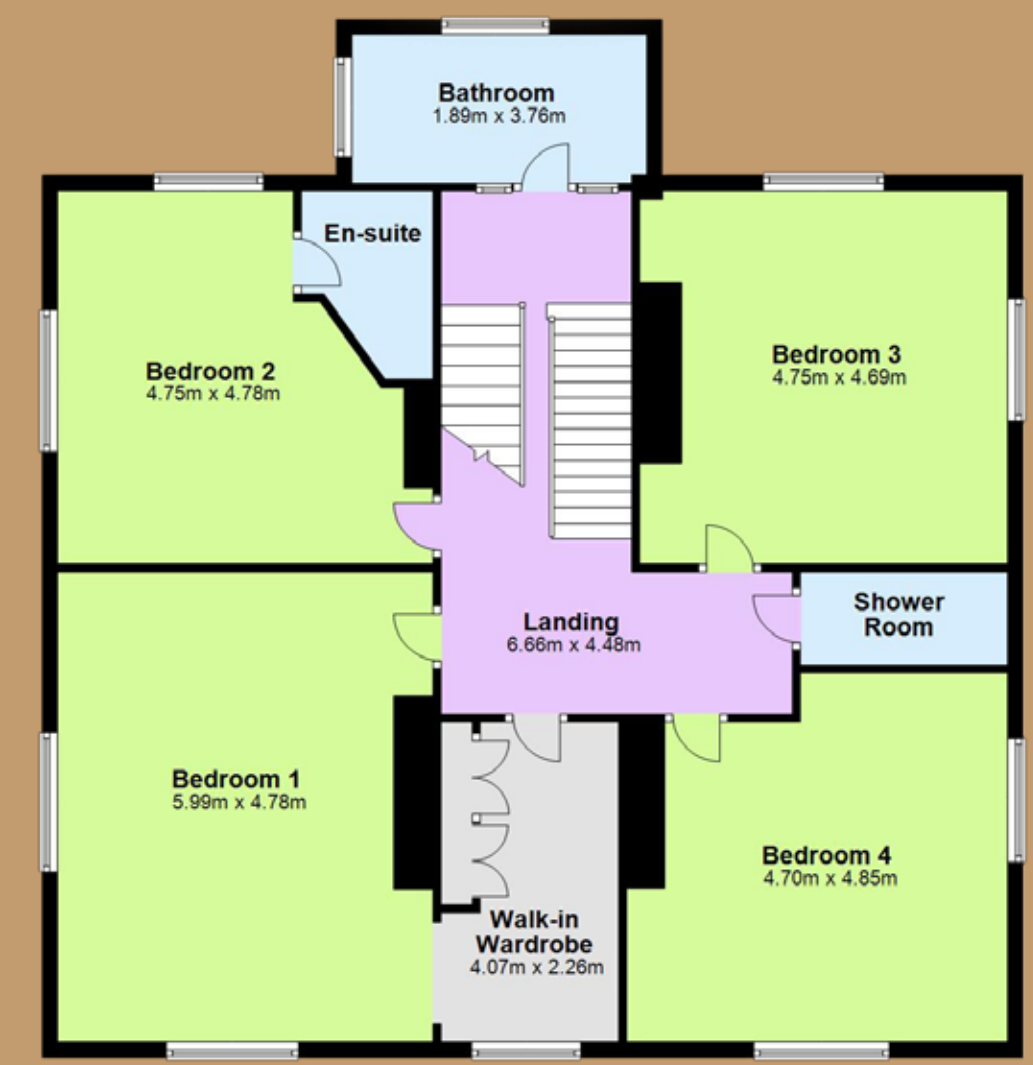
FLOOR PLANS – Main House



GARDEN LEVEL



GROUND FLOOR



FIRST FLOOR



ADDITIONAL LIVING

## THE GATE LODGE

112 sq.m (1200 sq.ft)

A superb separate two-bedroom Gate Lodge with its own vehicle entrance comes with the property offering options for guest, staff, or extended family accommodation away from Tresillian House. Situated on a quiet tree lined lane off Brighton Road in prime Foxrock, built in 1986 The Gate Lodge and gardens enjoy an enviable south west aspect and privacy. It is a perfect example of how to embrace the period charm of the 'Grand' house while providing ample space for relaxed family life.



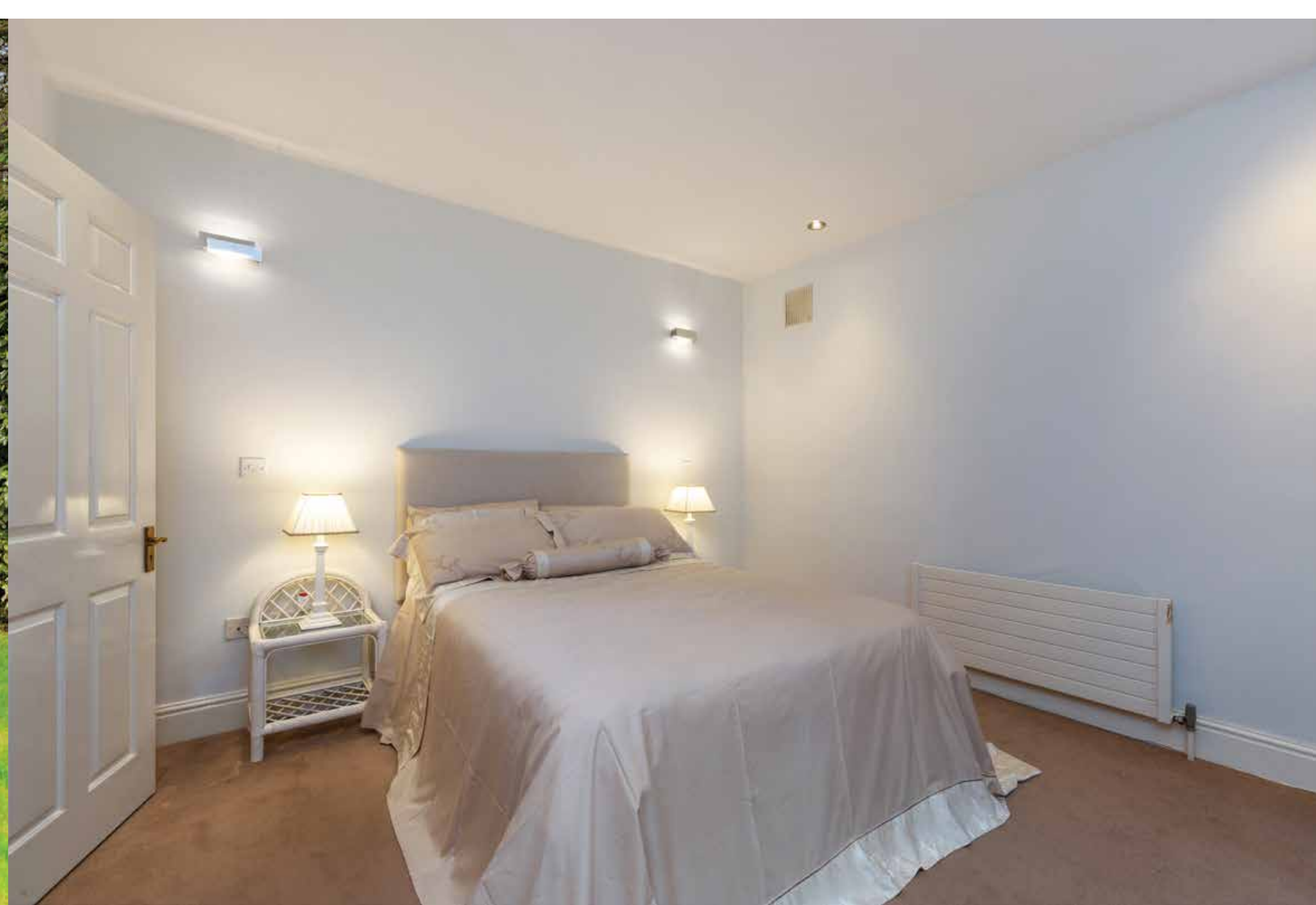
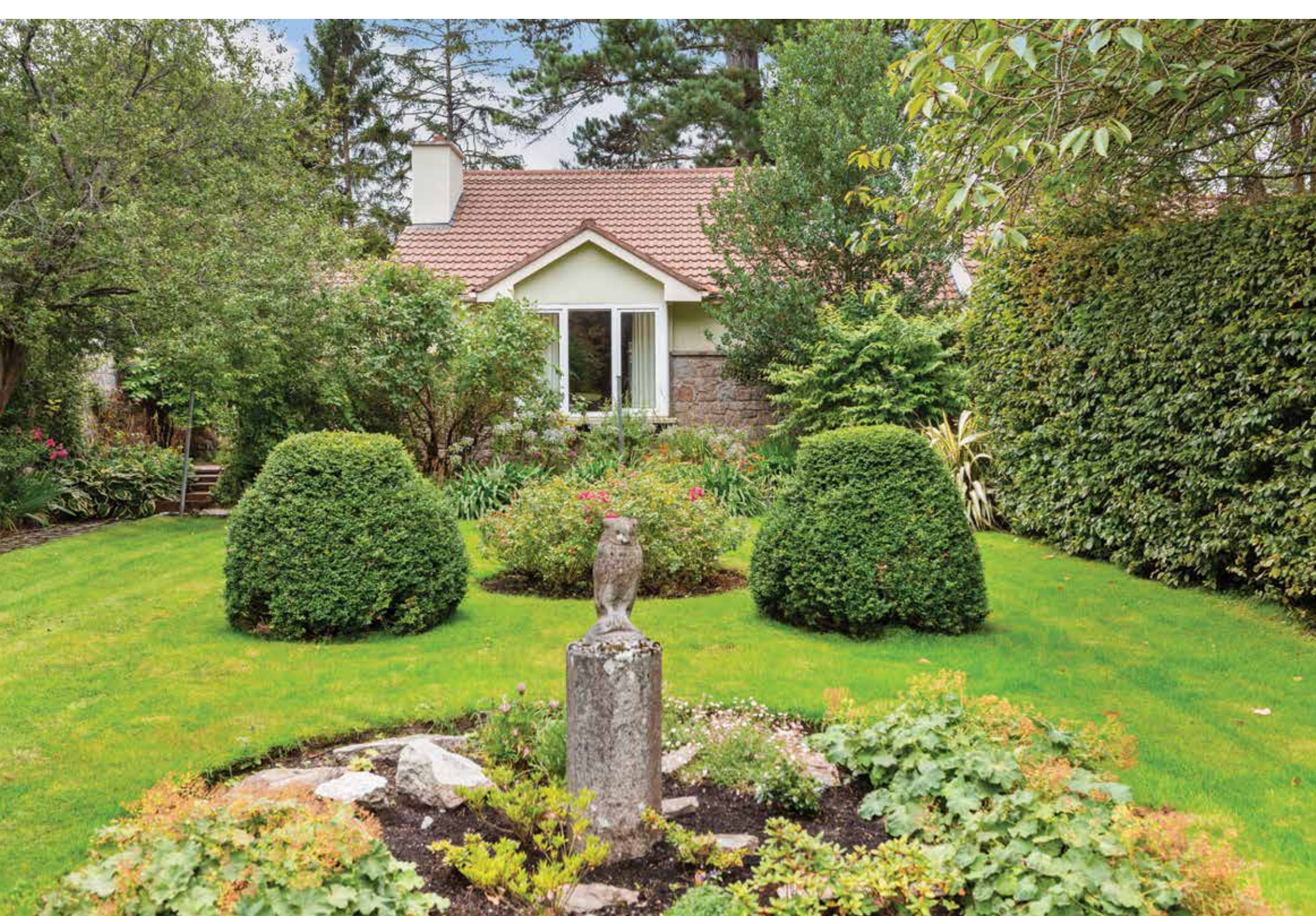


## THE GATE LODGE FEATURES

Electric gate  
Private gravelled forecourt  
Entrance hall  
Internal courtyard  
(potential to access to garden)  
Living room  
Kitchen breakfast room  
Principal bedroom with full bath en-suite  
Second bedroom  
Shower room  
Gas Fired Central Heating

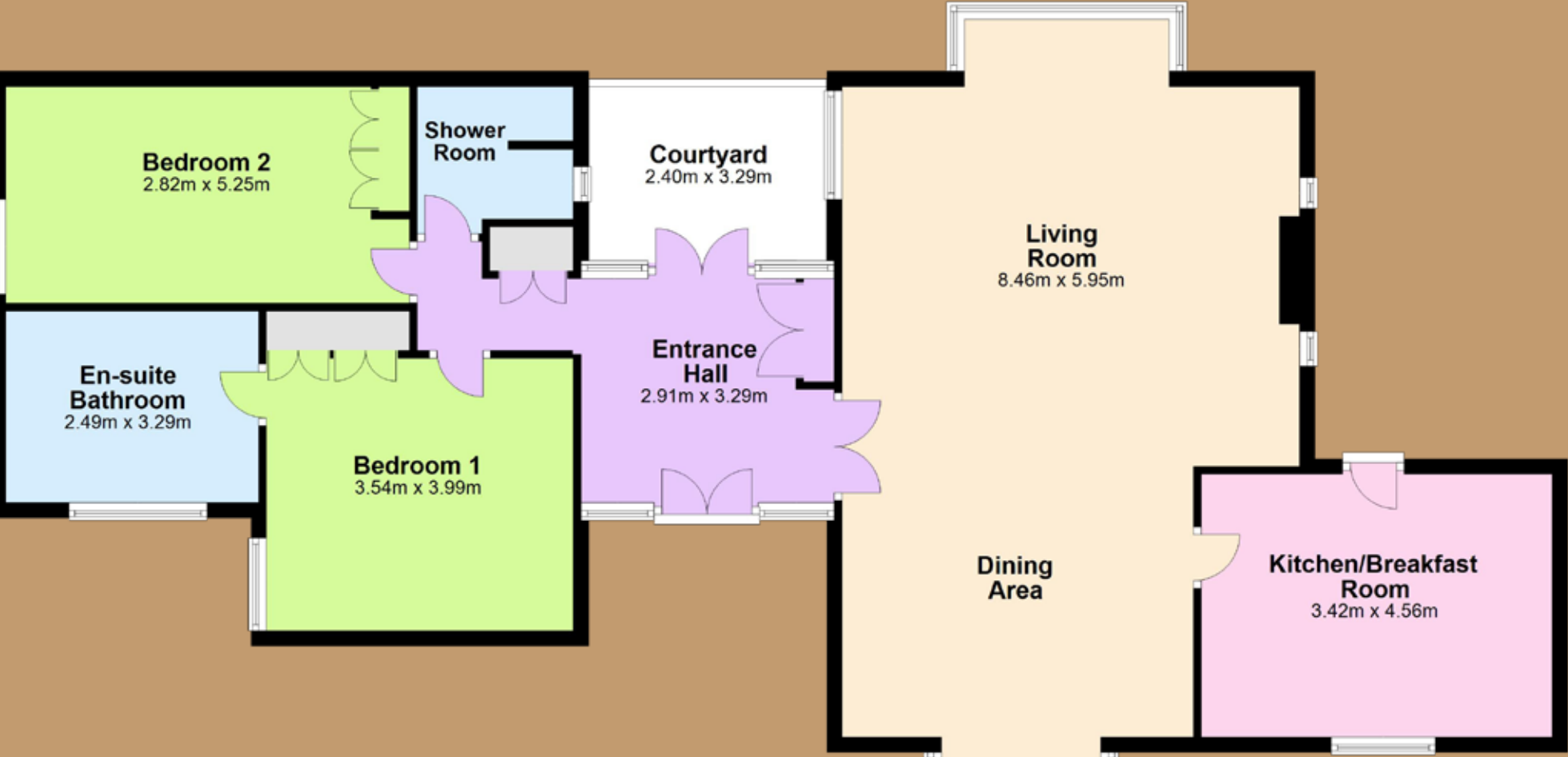








# FLOOR PLANS – The Gate Lodge



# LOCATION

The location is prime Foxrock situated off the sought after and much acclaimed Brighton Road. The location is within a short stroll from the heart of Foxrock Village home to comprehensive choice of restaurants, boutiques, and specialist shops. Cornelscourt and Stillorgan Shopping Centre, Blackrock and Cabinteely Villages are all within easy reach and Dundrum Town Centre is a short drive away.

Transport links close by include the LUAS at Carrickmines and Sandyford, the N11 (QBC) provides easy access to Dublin Business District and St Stephens Green. The proximity of Junction 13 on the M50, Dublin Orbital Motorway affords easy access to Dublin International Airport and the principle Irish Road network. Recreational facilities abound in the area with such entities as Carrickmines Lawn Tennis Club, Leopardstown Golf Centre, Leopardstown Racecourse, Foxrock Golf Club and Westwood Gym. Water based activity at Dun Laoghaire Harbour with its Yacht clubs and walking in Cabinteely Park with its woodland walks are all within easy reach. There are also several local rugby, football, GAA and hockey clubs close by.

Many of south Dublin’s top schools located close by including Holly Park and St Brigid’s national schools, Kill of the Grange national school, Nord Anglia International School, Loreto College Foxrock, Blackrock College and Mount Anville, to name but a few. UCD and Trinity College are easily accessible.





# TRESILLIAN HOUSE & GATE LODGE

## TENURE

The property is Freehold

## LOCAL AUTHORITY

Dun Laoghaire Rathdown

## SOLICITOR FOR CARRIAGE OF SALE

Frank Murphy Solicitors  
fmurphy@fmlaw.ie 01 283 5252

## VIDEO

Tresillian House: <https://youtu.be/NmCCUWSUK8o>

Gate Lodge: <https://youtu.be/lvcmFCxAyfM>

## VIEWING

Viewing strictly by private appointment with Colliers

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