



# Glenthorne

4 Temple Gardens, Rathmines, Dublin 6

## Glenthorne, 4 Temple Gardens, Rathmines, Dublin 6

A most impressive Edwardian red brick period property wonderfully located on this leafy tree lined road, in the heart of Dublin 6. Benefiting from a highly sought after location being only a short walk from Palmerston Park and Dunville Avenue. This wonderful home offers practical and generous family orientated accommodation of approximately 344sqm (3703 sqft). Complemented by truly delightful lawned and planted gardens and also offers generous gated off-street parking. Glenthorne which has been in the same family for 70 years, with only two owners and guardians to date, it really is a truly special property for any discerning buyer to secure their forever family home.

Approached by a gated entrance, this wonderful ivy clad home is well set back from the road, screened with mature planting and offering ample parking for multiple cars on a low maintenance pebble driveway. This impressive family home stands on approximately 0.3 acres of beautifully landscaped gardens to front and rear. Entered through a truly magnificent reception hall, laden with rich period detail characteristic of the era. The very practical layout of this home offers wonderful and generous accommodation. At hall level there are two very impressive reception rooms, ideal for hosting gatherings and entertaining or perfectly suited for day-to-day use. These elegant rooms of generous proportions all feature the characteristic period details found in homes of this era, flooded with natural light from the generous windows throughout. A small flight of stairs leads down to the family room, the kitchen and the working part of the house to include a pantry, utility and downstairs toilet facilities. On the first floor there are four superb

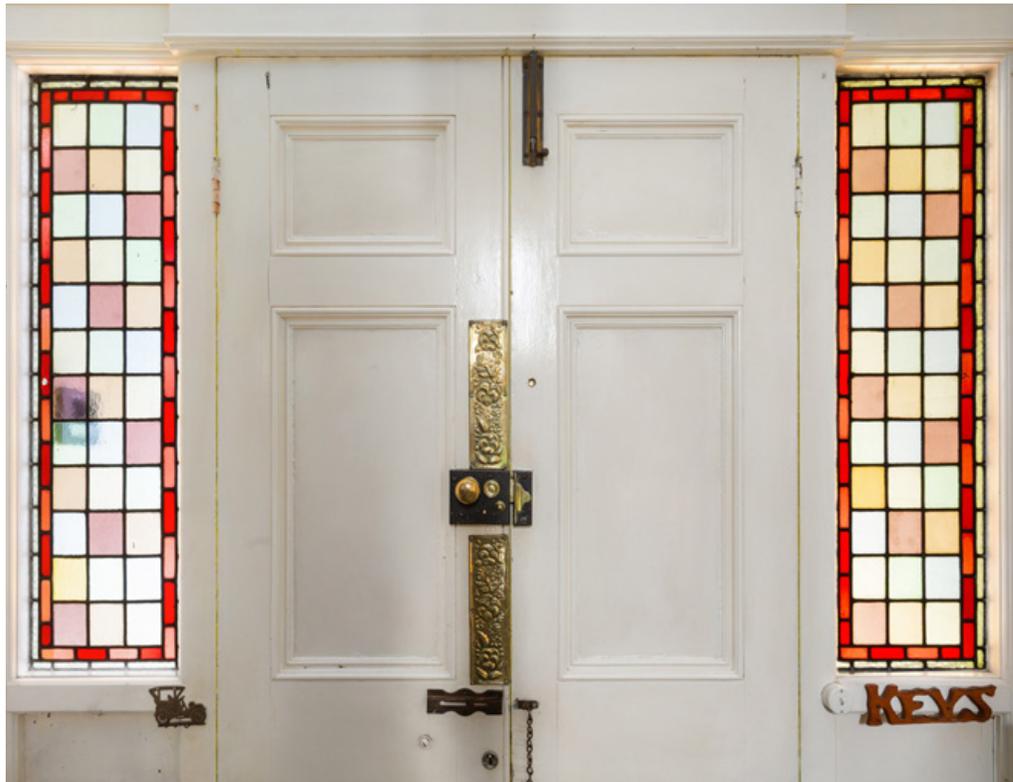
bedrooms with the main bedroom located to the front. This room features a bay window and benefits from ensuite shower facilities. A family bathroom and walk-in hot press complete the accommodation at this level. A further flight of stairs leads to the very top of the house part of the original footprint of the house, where there are two further bedrooms with fireplaces and picture windows. An important selling feature of this magnificent property is the delightful rear garden of approximately 130 ft, which has been lovingly created and is stocked with a wonderful array of mature shrubs & trees. The property is further enhanced by a large garage and gated side access. The hen house and glass house are a nod to a by gone era, a time when hens roamed freely and home grown vegetable and fruit were the norm.

The location is certainly an asset of this very fine property being within a short walk of Rathmines, Ranelagh and Rathgar. With local shopping available on Dunville Avenue as well as a wide range of specialist shops, restaurants and coffee shops. This deservedly popular and exclusive residential location is only 3km south of St. Stephen's Green and the magnificent Palmerston Park is only a stone's throw away. Temple Gardens is one of the most exclusive residential roads in Dublin. This tree lined road features an array of wonderful Edwardian family homes, meaning the popularity of this location is undeniable given the array of amenities available in the immediate vicinity. Importantly, the house is easily accessible to some of Dublin's most sought-after schools as well as being within walking distance of the Cowper Luas stop, providing an effortless commute to Dublin City Centre.



## Features

- Outstanding Edwardian detached family home, with accommodation extending to approximately 344sqm (3703 sqft).
- Generous well-proportioned accommodation, including three delightful reception rooms and six bedrooms with impressive features of it's era including high ceilings, large sash bay windows and fireplaces.
- Truly delightful private lawned and planted rear garden 130ft in length offering plenty of room to further extend the existing accommodation, should the new owner wish to do so. Standing on approximately 0.3 acres.
- Highly sought-after and convenient location being only a short walk of Dunville Avenue, Rathmines and Ranelagh.
- Large double garage with gated side pedestrian entrance.







## Accommodation

**Hall:** 2.2m x 6.5m (7'3" x 21'4") ceiling coving, centre rose and inner arch.

**Drawing Room:** 4.9m x 5.2m (16'1" x 17'1") bay window to front, ceiling coving, cast iron, painted fireplace with tiled insert and tiled hearth, wall lights.

**Dining Room:** 4.5m x 5.1m (14'9" x 16'9") two large sash windows to the front, ceiling coving, cast iron painted fireplace with tiled insert and tiled hearth.

**Family Room:** 4.8m x 3.9m (15'9" x 12'10") painted fireplace with marble hearth and surround, large picture window overlooking the rear garden, panelled wall.

**Kitchen:** 4.5m x 3.9m (14'9" x 12'10") superb range of kitchen cupboards and units, sash windows to rear, wood panelled ceiling with spotlights, stainless steel sink with drainer, single oven, stoves single oven, four ring gas hob, dishwasher, door into a

**Utility Room:** 1.9m x 3.4m (6'3" x 11'2") Cork tiled floor, sash window to rear, washing machine, stainless steel sink and range of cupboards, door that leads out to

**Side Passage:** enclosed with door to front with access directly to the rear garden, steps up into a

**Pantry:** shelved for storage.

**Guest WC:** with WC, WHB and sash window.

### First Floor

**Bedroom 1:** 3.9m x 4.9m (12'10" x 16'1") painted fireplace with tiled insert, sash window to rear, built-in wardrobes.

**Bathroom:** 3.2m x 2.4m (10'6" x 7'10") sash window, WC, WHB, bath, shower, access to an attic, part-tiled wall.

**Bedroom 2:** 4.6m x 5.5m (15'1" x 18'1") bank of storage, two sash windows to the front, painted fireplace with tiled insert.

**Bedroom 3:** 4.9m x 5.3m (16'1" x 17'5") bay window, ceiling coving, painted fireplace with tiled insert, door into

**En-Suite:** 2.2m x 2.8m (7'3" x 9'2") WC, WHB, corner Mira shower unit, sash window to the front.

**Bedroom 4:** 4.9m x 4.2m (16'1" x 13'9") painted fireplace, sash window to rear.

### Landing

**Bedroom 5:** 4.3m x 5.3m (14'1" x 17'5") window to front, painted fireplace.

**Bedroom 6:** 4.7m x 3.7m (15'5" x 12'2") window to side and water tanks, exposed timber floors.

**Outside:** The railed front garden is hedged and planted with mature trees and shrubs whilst complemented by a pedestrian gate. The lawned front garden also includes feature ivy over the hall door. The expansive and pebbled driveway provides excellent off-street parking whilst the truly delightful rear garden of approximately 130ft in length. Lovingly created over many years by the present owner and boasts a wealth of mature specimen bushes, shrubs and trees with a paved patio that is perfectly situated to take full advantage of the westerly sun. Milltown Path runs along the side of the house with a locked private lane at the very rear. Standing on a generous site of 0.3 acres.

## BER Information

BER: Exempt

## Eircode

D06 R8P0









FLOOR PLANS Not to scale - for identification purpose only.

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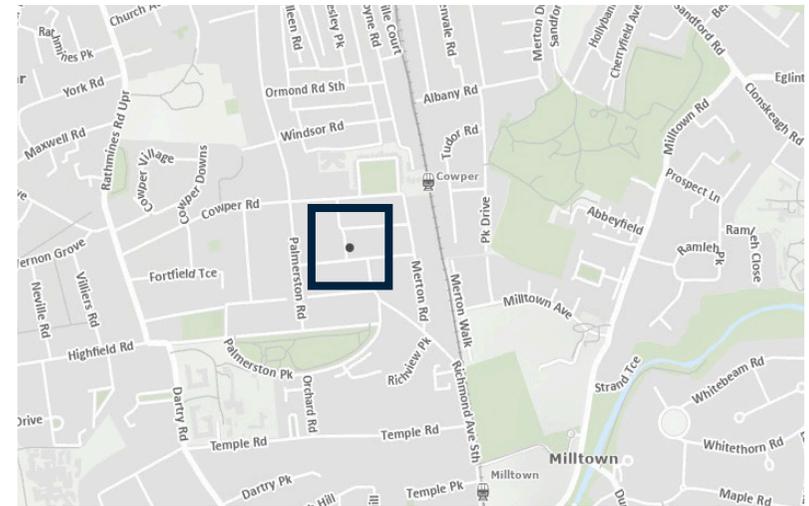
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First Floor



First Floor

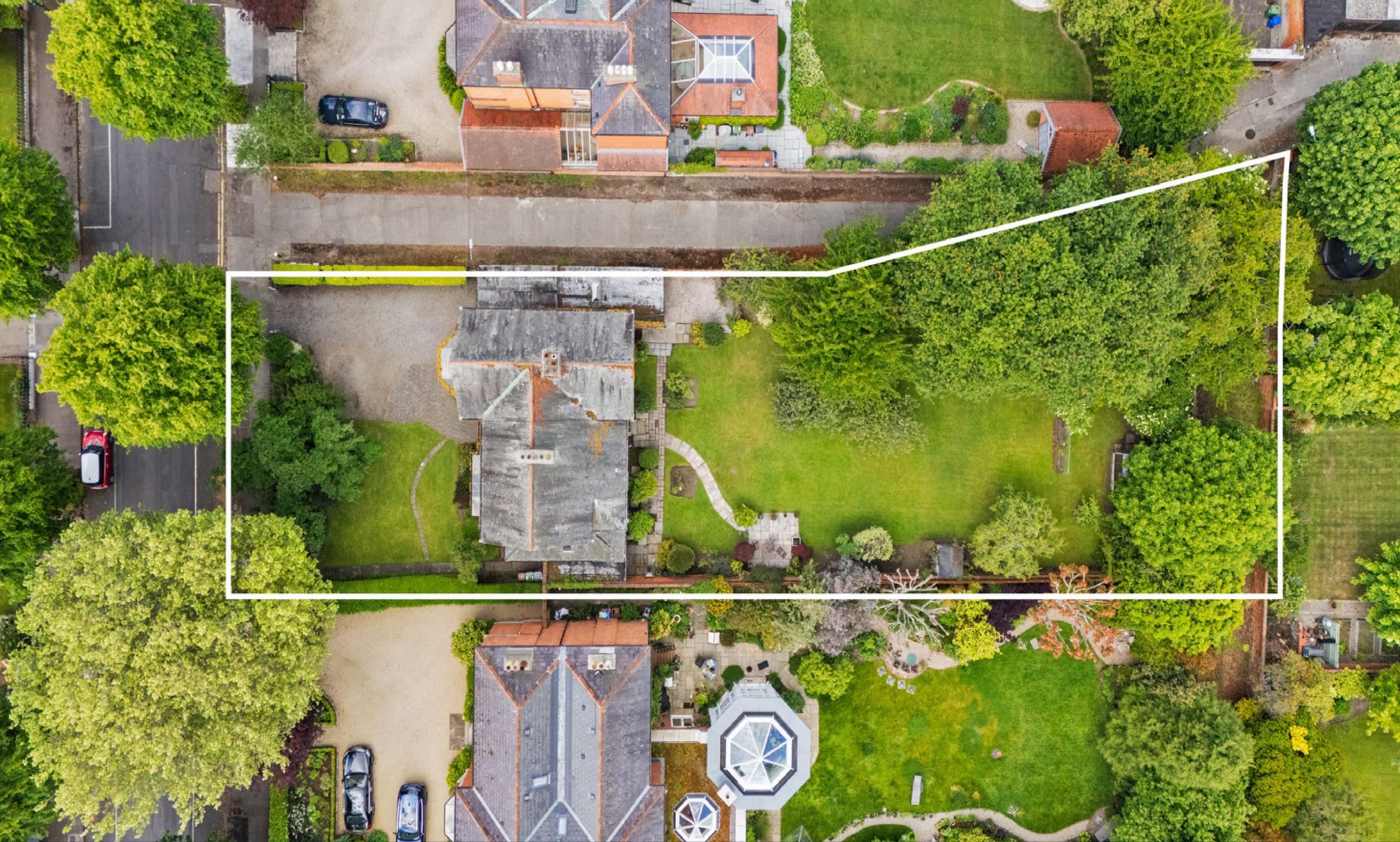


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