



'Hermitage', Hainault Road,  
Foxrock, Dublin 18

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ESTATE AGENT

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# For Sale by Private Treaty

Hunters Estate Agent is truly honoured to present 'Hermitage' to the market. A magnificent 5 bed detached family home, sitting on c. 0.45 acre of manicured gardens, nestled neatly on the corner of Westminster and Hainault Road in the heart of Foxrock.

This superbly appointed family home, originally constructed in c.1906 retains many features of the Edwardian era including high ceilings, ornate cornicing, porthole windows and fireplaces, to name but a few and has been meticulously maintained by its present owners over the years. 'Hermitage' extends to a very generous 342sq.m/ 3,681 sq.ft and exudes charm and elegance both inside and out while providing generous and comfortable family accommodation.

The property is approached via a private gated entrance. An entrance porch with period tiled flooring leads to a large reception hall which provides a warm welcome and enjoys period features aplenty. A gracious drawing room, dining room and family room are located off the hallway, all boasting period fireplaces and ornate cornice work. There is a large light filled kitchen / breakfast room which offers plenty of storage space, all modern conveniences and a central island. There is a utility room off the kitchen area. A back hall provides access to a guest suite, incorporating a double bedroom with bay window and ensuite bathroom.

A sweeping staircase leads up to the first floor. Four bedrooms and the family bathroom radiate from a large bright and airy landing. The master suite incorporates two walk-in wardrobes and an impressive ensuite bathroom. Bedroom two also enjoys an ensuite shower room.

'Hermitage' sits proudly on c. 0.45 acres of landscaped gardens, superbly maintained and a true garden lovers' paradise. An entertaining will be a joy, with a perfect patio area and raised deck area, ornate water feature, gravelled pathways, mature planting and an abundance of flowering beds. Children will have hours and hours of fun in these large gardens and summer house, ideal for hide and seek and family fun. There is also a garage, a greenhouse, garden shed, fuel store and outside w.c.

Conveniently located a minutes' stroll from the heart of Foxrock Village with its bijou eateries, boutiques and delicatessens all ready to tempt. Cabinteely, Cornelscourt, Stillorgan and Blackrock Villages are all within easy reach and provide further retail and dining options. Dundrum Town Centre is a 10-minute drive away.

Transport links close by include the Luas at Carrickmines, the N11 (QBC) and the M50 (exit 13) provides easy access to the city centre and the surrounding hinterland.

Sports and recreational facilities are in abundance locally, including Carrickmines Lawn Tennis Club, Leopardstown Golf Centre, Foxrock Golf Club and Westwood Gym. Woodland walks can be enjoyed at the local Cabinteely Park and marine activities at nearby Dun Laoghaire. Equestrian activities can also be found locally at Kilternan and Carrickmines. There are several local rugby, football, GAA and hockey clubs close by.

Several of Dublin's top rated schools are within the vicinity including St Brigid's and Holly Park girls and boy's national schools, Loreto College Foxrock, Kill of the Grange national school, Blackrock College and Mount Anville, to name but a few. UCD and Trinity College are easily accessible also.

Viewing of this property is highly recommended.

## SPECIAL FEATURES

- » Truly charming detached 5-bedroom family home
- » Extending to 342 sq.m/ 3,681 sq.ft
- » Superbly presented throughout
- » Reroofed and all windows replaced with hard wood double glazing in recent years
- » Sitting on c. 45 acres of beautifully maintained gardens
- » Gas fired central heating
- » Exceptionally well appointed interiors of superior quality with many period features
- » A short stroll to Foxrock Village and its bijou eateries, boutiques and delicatessens
- » Pedestrian access to Westminster Road
- » Several highly regarded local junior and senior schools nearby
- » Excellent transport links, including LUAS, N11, QBC and M50
- » Many local sporting and recreational facilities

# ACCOMMODATION

## PORCH

3.92m (12'8") x 1.83m (6')

With tiled floor

## ENTRANCE HALL

6.03m (19'7") x 1.54m (5')

Ceiling cornice work, feature port holes, steps up to:

## RECEPTION HALL

4.83m (15'8") x 4.02m (13'1")

Marble fireplace with gas fire, tiled hearth, feature port holes, ceiling coving, recessed lighting.

## INNER HALL

4.87m (15'9") x 2.06m (6'7")

Picture rail, recessed lighting.

## DRAWING ROOM

7.06m (23'1") x 4.65m (15'2")

Mahogany fireplace, slate inset, open fire and tiled hearth, ceiling coving, recessed lighting, telephone point, picture rail.

## DINING ROOM

5.94m (19'4") x 5.27m (17'2")

Fireplace with tiled inset and hearth, gas fire with brass hood, ornate ceiling cornice work and picture rail, recessed lighting, polished parquet floor, pantry.

## FAMILY ROOM

4.84m (15'8") x 3.52m (11'5")

Fireplace, gas fire with copper hood, tiled surround and hearth, picture rail, ceiling coving, bookshelf, t.v. point, recessed lighting.

## KITCHEN BREAKFAST ROOM

6.87m (22'5") x 3.61m (11'8")

Range of built-in units, worktop, integrated sink unit, fitted oven, 5 ring gas hob, extractor fan over, integrated fridge freezer, dishwasher, centre island with timber worktop. Sliding door to storage incorporating a gas fired boiler. Recessed lighting, tiled floor, telephone point, intercom handset.

## UTILITY ROOM

3.65m (11'9") x 1.79m (5'8")

Built-in units, worktop, stainless steel sink unit, tiled splash back, plumbed for washing machine and tumble dryer. Door to garden.

## BACK HALL

3.77m (12'3") x 3.15m (10'3")

Tiled floor, vaulted ceiling, cloakroom and double doors to front.

## GUEST SUITE

5.01m (16'4") x 4.67m (15'3")

Double bedroom, ceiling coving, recessed lighting, bay window. Door to:

## ENSUITE BATHROOM

4.67m (15'3") x 1.79m (5'8")

Bath with shower attachment over, step-in shower unit, pedestal wash hand basin, fitted mirror and light over, w.c., bidet and heated towel rail. Partially tiled walls, tiled floor, extractor fan and recessed lighting.

## STAIRCASE TO FIRST FLOOR

## LANDING

8.36m (27'4") x 2.72m (8'9")

Fitted bookshelves, recessed lighting, feature porthole window, alarm panel and intercom handset.

Hotpress with ample shelving.

## MASTER BEDROOM / BEDROOM 1

4.68m (15'3") x 3.88m (12'7")

Telephone point, recessed lighting.

## WALK-IN WARDROBE

1.65m (5'4") x 1.36m (4'4")

With ample hanging space.

## WALK-IN WARDROBE

2.28m (7'4") x 1.23m (4')

With hanging and shelf space.

## ENSUITE BATHROOM

4.53m (14'8") x 1.69m (5'5")

Bath with shower attachment over, vanity unit with storage under, mirrored cabinet over, w.c. and bidet. Recessed lighting, tiled floor and partially tiled walls, heated towel rail.

## BEDROOM 2

4.54m (14'8") x 3.98m (13')

Built-in wardrobes. Recessed lighting, telephone point and feature portholes.

## ENSUITE SHOWER ROOM

2.8m (9'1") x 1.73m (5'6")

Step-in tiled shower unit, pedestal wash hand basin with fitted mirror and light over, w.c., partly tiled walls and tiled floor.

## BEDROOM 3

5.94m (19'4") x 4.54m (14'8")

Dual aspect, fireplace with cast iron inset and tiled surround, recessed lighting, telephone point and access to attic.

## BEDROOM 4

4.84m (15'8") x 2.74m (8'9")

Built-in book shelves, access to balcony, recessed lighting, telephone point.

## BATHROOM

4.54m (14'8") x 1.97m (6'4")

Jacuzzi bath with shower attachment, separate shower unit, w.c., vanity unit with storage under, mirrored cabinet with light over, bidet, heated towel rail, recessed lighting, partly tiled walls and tiled floor.

















## OUTSIDE

'Hermitage' is approached through a pair of electric gates with intercom and providing ample secure parking to the front. The property is perfectly position on c. 0.45 of landscaped gardens, superbly maintained by its' current owners, a true garden lovers' paradise, enjoying a south westerly aspect with a patio area and summer house with a raised deck, ornate water feature, rolling lawns bordered by mature planting and an abundance of flowering beds. There is also a detached garage, greenhouse, garden shed, fuel store and outside w.c.

## DIRECTIONS

Coming from Foxrock Village take the second right onto Hainault Road. 'Hermitage' is on the left hand side, beside the junction with Westminster Road.

## BER Details:

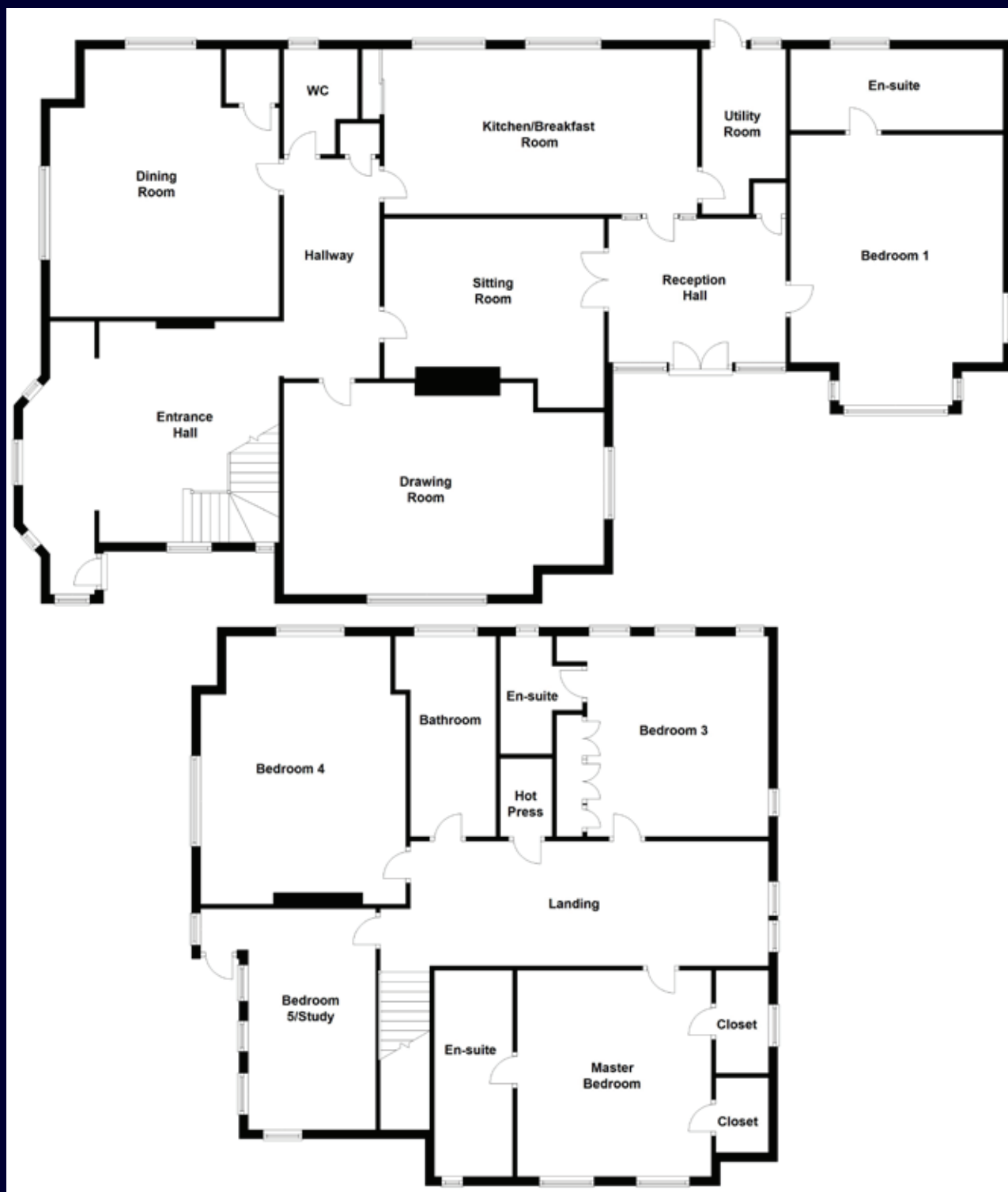
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BER Number 109035535

Energy Performance Rating 386.9 kWh/m<sup>2</sup>/yr

## VIEWING

Strictly by appointment with sole selling agents. Hunters Estate Agent Foxrock 01 2897840. Or email: foxrock@huntersstateagent.ie



 **HUNTERS**  
ESTATE AGENT

T 01 289 7840

E foxrock@huntersstateagent.ie W www.huntersstateagent.ie

2 Brighton Road, Foxrock, Dublin 18

4 Castle Street, Dalkey, Co. Dublin

St. Martin's House, Waterloo Road, Dublin 4



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