



ROBIN HILL

Glen Road, Delgany, Co. Wicklow, A63VH73

BER A3

Sherry
FitzGerald



Robin Hill is situated just a stroll into the beautiful Delgany village and directly opposite the Delgany Golf Club, being a short drive from all the amenities of Greystones. Taking full advantage of c. one acre of landscape, Robin Hill is cleverly concealed within its setting, revealing itself slowly as you enter through the electronic gates and explore down the winding drive through wonderfully maintained mature gardens.

Robin Hill is a stunningly appointed contemporary detached residence that combines among other features: distinctive elevations and rooflines, an archway leading under the main residence and bespoke glazing to deliver a truly unique and impressive home.

Delgany, one of the most picturesque villages in North Wicklow, is a great place to reside with a host of amenities on ones doorstep. A choice of schools, churches, boutiques and eateries is to

hand in Delgany and nearby Greystones Town Centre. Leisure amenities abound locally including sailing, rugby, bridge, soccer, tennis and golf. The M50 makes the environ city very accessible including Dundrum Shopping Centre, Dublin airport and the ferry ports. The Dart station in Greystones, regular bus service from Delgany village and Aircoach make for seamless commuting.

Main House: 400 sq m / 4,300 sq ft (approx.)

Mews Building: 173 sq m / 1,864 sq ft (approx.)

For Sale by Private Treaty

BER A3 | Number: 100312156 | EPI: 61.82kWh/m2/yr

ROBIN HILL, GLEN ROAD, DELGANY, CO. WICKLOW



Designed and certified by renowned architect AJ Whittaker, Robin Hill's main property extends to a generous 400 sq m / 4,300 sq ft (approx.). Completed c. 2008, the BER rated A3 structure is brick veneered being solid concrete throughout both levels.

The layout maximises the use of space and its southern orientation, producing stunning light infused internal living spaces and delivering breathtaking views of the surrounding valley from virtually all rooms. All ground floor rooms have seamless access to the extensive tiered sun terraces and gardens.

Magnificently presented internally, there is impeccable attention to detail in both its design and high specification finishes. Distinctive features include: open plan living, three reception rooms that interconnect across the home, high vaulted gallery spaces in the hall and main reception room, solid oak and Crema Marfil Travertine flooring with quality carpeting covering the upstairs, five generously proportioned bedrooms, three luxuriously apportioned bath/shower rooms and a comprehensive custom fitted kitchen.





All this, together with a state of the art under floor heating system and the highly efficient and beautiful floating sealed wood burner in the main reception room, ensure your optimum enjoyment and comfort all year round. Other key technical features include: extensive satellite and internet communications cabling, water management systems and front gate controls, all of which are housed in a dedicated plant room.

The main gardens are beautifully secluded and sun drenched, containing a multitude of mature specimen plants. The rear gardens are set out over two tiers providing a generous fenced lawn, as well as your own forest walk bordered to the rear by the Three Trout stream.

The facing valley forms part of the local protected 'green-belt', providing a strong sense of privacy. The home is surrounded by an abundance of wildlife.

A wonderful addition to this fine home is the separate mews building of some 173 sq m/1,864 sq ft providing the ideal space for guests, an au-pair or family members needing their own space. On the ground floor is a single and a double garage as well as a large studio/games room, with ensuite. The second floor is devoted to a fully self-contained apartment consisting of a large open plan kitchen / living space and a spacious double bedroom with ensuite

SPECIAL FEATURES

- Separate Detached mews with independent OFCH system
 - High A3 BER rating
 - Thermia heat pump Geothermal Heating system
- Monitored alarm systems for both main house and mews
 - Stovax Studio 2 wood burning in-wall cassette
 - Stainless steel, glass and oak staircase
- Crafted solid oak internal timber doors, skirtings & architraves
 - High quality argon filled double-glazing throughout
 - Crema Marfil Travertine tile and solid oak flooring
- Parking space for up to 5 vehicles on grounds, plus 2 in garage
 - Wired for surround sound in all 3 main reception rooms
 - Recessed low voltage LED lighting throughout
- Plumbing & electrical systems return to dedicated plant room



ACCOMMODATION

Covered portico style driveway leading to the ground floor:

Entrance porch feature with porthole window and double glass paneled doors leading to entrance hallway

Cloakroom with recessed cistern WC, Roca WHB with mixer tap and storage cabinet, fully tiled walls and floor, with wall mirror and additional cabinet

Entrance hallway having a most impressive double height vaulted ceiling with atrium, glazed feature stainless steel and oak staircase with glass sides to first floor

Living room is a generous triple aspect room having triple height windows and part vaulted ceiling. Recessed Stovax Studio 2 cassette wood burning stove, two sets of sliding glazed doors to sun terrace. Solid oak floor. Gallery landing overhead. Wired for surround sound

Door leads in to:

Family room featuring a marble fireplace and hearth, wired for surround sound, with two sliding glazed doors to the gardens

Dining room is entered via the double glass paneled doors from hall. Triple aspect overlooking the patio and gardens with sliding doors to sun patio

Kitchen provides a comprehensive range of cream high gloss floor and eye level cabinets and bar counter. Incorporating soft close drawers and cabinets, extensive Corian work surfaces, under counter stainless steel sink unit (SSSU), integrated spray tap, 5 ring ceramic hob, integrated Gourmets Pride electric oven and Bosch dishwasher. Sliding doors to sun terrace

Utility room also contains cream high gloss cabinets, SSSU and provision for a Siemens double fridge freezer, a washer and a dryer. Coat hanging wall hooks. Rear door to outside

TV/Playroom leads directly off the kitchen, is wired for surround sound and has two sets of sliding glass doors leading out to the gardens.





The unique feature stainless steel, solid oak staircase leads to the upper floor:

Bright and spacious **gallery landing** with vaulted ceiling, allows light to flood down to the entrance hallway through four large 'Velux' roof lights. Triple height windows again flood the hall and landing with natural light. Feature glazed cube lightwell to hallway and glazed balustrade to living room below

Main bedroom is a magnificent restful room enjoying stunning views through two dormer windows of the valley and rear gardens. Separate 'His and Hers' walk-in closets incorporating wardrobe, shelving, hanging and drawer spaces

En-suite is luxuriously proportioned with vaulted ceiling, fully tiled walls and floor, incorporating extra-large wet room-shower with rain and second portable shower heads, jacuzzi bath, Roca WHB with monotap, WC and bidet

Bedroom 2 is a spacious dual aspect room, eaved ceilings and fitted wardrobes

En-suite has fully tiled walls and floor, shower cubicle with double sliding door and electric shower with recessed Roca WC and WHB, as well as a vanity mirror and shelf

Bedroom 3 again is a large double bedroom with part eaved ceiling, fitted wardrobes containing hanging space and drawer units

A stunning glazed "bridge" gallery leads over the living room to:

Bedrooms 4 and 5 are both double sized rooms that overlook the Glen, as with virtually all rooms in the home. Fitted wardrobes incorporating hanging space, shelving and drawer units

Main bathroom enjoys fully tiled walls and floor, wet room-shower with rain and second portable shower heads, jetted air bath tub. Roca WC, bidet and pedestal WHB







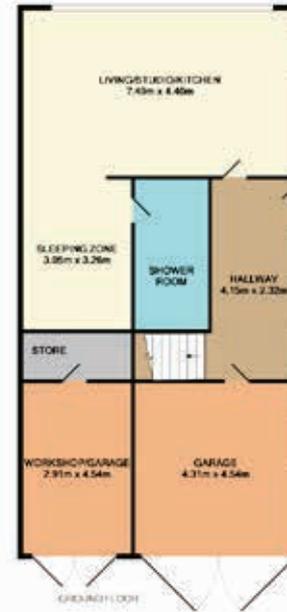
SERVICES

The house is heated by an electric heat pump geothermal unit housed in the dedicated plant room. The system retrieves heat from two deep rock bores and takes advantage of a night rate electricity meter to achieve very low running costs. The house is generously wired to cat5e standard cabling for maximum access and use of technology. All wiring returns to the plant room. The house is plumbed throughout with a pumped pressurised system. All plumbing returns to the plant room where the intelligent controls, heating, pumps, expansion vessels etc are housed and supply is sourced. The house and mews are fully alarmed and monitored, as well as wired for Sky HD services. All cabling and electricity returns to the plant room for distribution as appropriate. The electronic gates run on the highest quality Came gear and are themselves of solid cedar mounted on galvanized steel. Motion detected lighting surrounds the main house, and the property is further surrounded by a mix of exterior lighting. Outside tap.

FLOOR PLANS



GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



FIRST FLOOR





MEWS BUILDING

Entrance hallway with solid oak floor and door leads to:

The dual aspect large **studio** that includes an oversized picture window overlooking the lower gardens and stream. It contains fitted floor cabinets, SSSU and work surfaces, as well as having downlight tracks

En-suite shower room with tiled floor, shower cubicle with double sliding door, Triton electric shower, WC and pedestal WHB, with vanity mirror

Stairs from the entrance hallway lead to first floor:

Cloakroom with tiled floor, WC and WHB

Apartment incorporating: living/dining/kitchen with a dual aspect, timber flooring, eaved ceilings with windows overlooking gardens. Fitted floor level cupboards incorporating 4 ring ceramic hob, provision for oven, circular SSSU, integrated Electrolux washer/dryer and under counter integrated fridge

Bedroom consists of two dormer windows overlooking the gardens and Glen, fitted wardrobes and vanity unit with side drawers and wall mirror

En-suite has a tiled floor, WC, pedestal WHB, glazed shower cubicle with electric shower, wall mirror and down-lighting, as well as a high gloss medicine cabinet

Single and Double garages both spacious and protected by double folding doors

The Mews is separately heated via an OFCH system (combination of underfloor and radiator)







GARDENS

A tarmac driveway sweeps down from the electric gates to the portico and continues to the double garage and parking apron to the side of the house. There are lawns with perineal planting of shrubs and trees on each side of driveway. Cut railway sleepers leading to a granite capped wall serve as a divide to the wrap around sun drenched terrace running the full length of the home facing over the fenced lawn to the Glen.

To the side, sleeper steps lead down to the lower garden interspersed with colourful shrubs and trees which is bordered by the babbling Three Trout stream running across its full width. Wildlife is in abundance – robins, otter, pheasant, squirrel and kingfisher among others are regular visitors and in the summer months the gardens are a riot of birdsong. All in all, a truly wonderful outdoor living environment.





DIRECTIONS

Travelling south on the N11 take exit 10 for Delgany and first exit at roundabout at end of ramp. Proceed towards Delgany Village and pass stone entrance to Delgany Golf Club on left. Robin Hill is the very next gateway on the right (cedar/steel gate)





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