

# The Hollow, Tibradden Road, Rathfarnham, Dublin 16



BER D1

For Sale by Private Treaty  
**€1.25m**

The Hollow, a superlative modernised detached house, originating as a Georgian farmhouse, forge, creamery and stables, was remodelled, refurbished and extended with great attention to detail in 2004 and the integrated space now comprises 372m<sup>2</sup>/4,000ft<sup>2</sup> of luxurious and flexible accommodation which oozes character.

Accessed via electric gates and on private grounds of 1.3 acres with an all day sunny orientation, this landmark family home enjoys an idyllic setting with glorious views over surrounding countryside up to the Pine Forest. It will undoubtedly appeal to discerning families seeking a rural and tranquil lifestyle only 7 miles from the city centre, and 5 minutes to Marley Park or 10 minutes to Dundrum Town Centre or Rathfarnham Village.

The flexible accommodation now comprises 3 reception rooms, kitchen/breakfast room, 5 double bedrooms (2 ensuite), family bathroom, utility room,

downstairs wc, extensive family room, open plan home office/gym and the benefit of 2 staircases to serve the house.

Outside there is a large garage, two barbecue deck areas, woodstore or carport, and stone built boilerhouse and workshop. The driveway leads to parking areas for 5 cars.

There is an incomparable selection of schools within close proximity – Rockbrook Secondary School, St. Columba's College, Edmonstown National School, Wesley College and Colaiste Eanna to name but a few. Excellent recreational amenities include Cruagh, Tibbradden, Massy's Wood and Hellfire Club walking trails, Edmonstown and Rathfarnham Golf Clubs, Merry Ploughboy Gastro Pub and the Dundrum South Dublin Athletics Club.

The property is on the 161 bus route which connects with Dundrum.

## FEATURES

- 3 reception rooms, kitchen/breakfastroom, very large family room, utility, 5 bedrooms (2 ensuite), family bathroom
  - Overall area 372m<sup>2</sup> (4,004ft<sup>2</sup>) excluding garage, workshop and outbuildings
    - Full double glazing throughout
    - Oil fired central heating
  - Completely rewired and replumbed in 2005
- 1 Gigabyte Sky Ultrafast Fibre with Multi Room Boosters and Sky Q installation
  - Junckers solid oak flooring to main reception rooms
- Bespoke shaker style kitchen units with polished granite countertops and porcelain floor tiles
  - Scope to create a self contained suite for family member or guests if required
    - Two separate barbecue deck areas each in its own courtyard
  - Electronically controlled gated entrance
    - Large garage
  - Stone workshop/storage/boiler house
- On 1.3 acres of south facing grounds with wonderful views up to the Pine Forest









## DETAILS OF ACCOMMODATION:

### ENTRANCE HALL

4.2m x 1.85m cloaks closet, ceiling covings

### DINING ROOM

4.69m x 4.65m fireplace with marble surround and brass inset, oak flooring, ceiling cornices, serving hatch to breakfastroom.

### SITTING ROOM

5.00m x 4.65m cast iron fireplace surround with tiled inset, oak flooring, ceiling cornices, door to kitchen.

### KITCHEN

6.75m x 2.75m porcelain tiled floor, shaker style high and low level cabinetry with polished granite countertops, LED downlighters, Franke sink, Neff double oven, Neff 5 ring gas hob, extractor unit, reconditioned Rayburn solid fuel range, original door to rear hall, square arch to

### BREAKFAST ROOM

4.44m x 2.75m porcelain tiled floor, shaker style cabinets and displays with polished granite countertops, downlighters, half glazed stable door to deck area.

### SECONDARY HALL

7.5m x 2.36m cloakroom with w.c. and w.h.b., tiled floor. Pine secondary staircase, doors and skirtings.

### ENTERTAINMENT ROOM

(The Forge) 7.1m x 4.65m ceiling cornicework, solid oak Junckers flooring, glazed double doors to private deck area, glazed double doors to secondary hall.

### REAR HALL

5.1m x 2.36m half glazed stable door to deck area, and leading to

### OPEN PLAN ENTERTAINMENT ROOM

10.32m x 3.28m exposed stonework walls, timber panelled ceiling, solid fuel stove, projector and screen, glazed double doors to rear graveled area.

### UTILITY ROOM

porcelain tiled floor, range of high and low level cabinets with hardwood countertops, plumbed for washing machine, belfast sink unit .



### SHOWER ROOM

porcelain tiled floor, Triton T90si shower booth, w.c., w.h.b.

### BEDROOM 5

4.58m x 3.28m timber panelled vaulted ceiling with velux and access to attic store.

### UPSTAIRS

#### MAIN LANDING

4.65m x 1.8m

### MAIN BEDROOM

7.62m x 4.57m dressingroom ensuite, vaulted ceiling, downlighters

### ENSUITE SHOWER ROOM

porcelain tiled floor with underfloor heating, half tiled walls, shower booth, vanity unit w.h.b., w.c., heated towel rail, downlighters.

### REAR LANDING

Spacious and presently used as a home office. Walk in hotpress

### BEDROOM 2

(front) 4.72m x 4.11m extensive range of mirror fronted wardrobes.

### BEDROOM 3

(front) 4.66m x 4.13m extensive range of mirror fronted wardrobes.

### BEDROOM 4

(rear) 4.55m x 2.87m built in wardrobes.

### FAMILY BATHROOM

4.22m x 1.81m porcelain tiled floor with underfloor heating, tiled walls, vanity unit w.h.b., w.c., luxurious slipper bath, shower booth, heated towel rail, LED downlighters.

### OUTSIDE

Access via electronically controlled gates over a gravelled area providing parking and containing a car port/timber store and giving access to a raised decked barbecue and recreation courtyard. The driveway sweeps around to the rear of the property to a large garage (7.25m x 4.74m) with roller shutter and secondary sliding timber doors, before opening out on to completely secluded and serene grounds, mainly in lawn and bounded by stands of mature trees, affording beautiful southerly views over adjoining farmland and countryside up to the Pine Forest.

There is a second decked and paved barbecue/leisure veranda accessed off the breakfast room, which also provides passage to the original stone built workshop/boiler room (12.7m x 3.95m).

BER: D1

ASKING PRICE: €1,250,000

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Plans not to scale, for identification purposes only

























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