

BER A3



Beechville House

French Furze, Crosshaven Road

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Beechville House

Beechville House, located on the highly sought-after Crosshaven Road in Brookwood, represents a rare opportunity to acquire a truly exceptional family home set within a private and picturesque setting. Extending to over 5,000 square feet and positioned on approximately 1.7 acres, this magnificent five-bedroom detached residence effortlessly combines luxury living with modern energy efficiency, all surrounded by stunning natural beauty.

From the moment you arrive, the sense of space and tranquillity is unmistakable. The property is enveloped by mature woodland, with scenic walks weaving through the grounds, offering a peaceful retreat from the pace of everyday life. This unique feature not only enhances privacy but creates an idyllic environment for families and nature lovers alike.

Internally, Beechville House is equally impressive. Upon entering, you are greeted by a striking entrance hall with a dramatic 20-foot ceiling, setting the tone for the rest of the home. A multi-fuel stove forms the centrepiece of this space, creating an immediate sense of warmth and understated luxury. The design throughout is both elegant and functional, with generous living areas that are perfectly suited to modern family living and entertaining.

The home boasts five spacious double bedrooms, four of which feature their own en-suite bathrooms, ensuring comfort and privacy for all occupants. A well-appointed main bathroom

on the ground floor adds further convenience. Each room has been thoughtfully designed to maximise natural light while maintaining a high level of finish throughout.

A key highlight of Beechville House is its impressive A3 Building Energy Rating, reflecting its outstanding energy performance. The property is equipped with solar panels and a geothermal heating system, complemented by underfloor heating, resulting in a highly efficient and environmentally conscious home. These features not only reduce energy costs but also provide a comfortable living environment year-round.

Despite its peaceful setting, the property benefits from excellent connectivity. It is ideally located within close proximity to both Carrigaline and Crosshaven, offering easy access to a wide range of amenities including schools, shops, restaurants, and recreational facilities. This balance of rural charm and urban convenience makes Beechville House particularly appealing to families seeking both space and accessibility.

Beechville House is a truly outstanding residence that delivers on every level—space, style, sustainability, and location. It is a home that must be experienced to be fully appreciated, offering a unique blend of luxury living within a serene and beautifully landscaped setting.

Features

- Geo thermal heating
- Underfloor heating
- A3 Ber rating
- Solar panels
- Turnkey throughout
- Circa 1.7 acres
- Great privacy
- 5,038 sqft









Accommodation

Hallway: Tiled floor with 20 ft ceiling, multi fuel stove and magnificent panelled walls.

Dining Room: Wood flooring with bay window overlooking front garden and driveway.

Kitchen: Tiled floor with modern cream kitchen with floor and eye level units, marble worktop. High quality appliances with double neff oven and American style fridge.

Sitting Room: Wood flooring, triple aspect windows, sliding door to patio facing south west. Bioethanal fire with beautiful fireplace surround.

Library/Playroom: Wood flooring with bay window to the front of the property.

Home Office: Located to the rear with built in storage and great space.

WC: Tiled floor with modern vanity unit and dark panelling. Luxury finish throughout.

Two piece suite.

Tv Room: Open plan with high ceilings, built in storage.

Games Room: Tiled floor with pool table overlooking rear patio. Double door leading to outside.

Utility: Tiled with ample storage.

Boot Room: Tiled floor with large storage area and back door leading to parking area.

Garage: Electric door, washing machine plumbed and sink.

Bedroom 5: Large double bedroom with carpet flooring, double aspect window.

Bedroom 4: Double room with built in wardrobe, modern panelling and wood flooring.

Ensuite: New bathroom with fully tiled floor and walls, walk in shower with rain head shower. Modern finish throughout.

Bedroom 3: Double room with carpet flooring to the rear.

Ensuite: Tiled with power shower and extra storage space.

Bedroom 2: Double room to the rear with carpet flooring.

Ensuite: Fully tiled with power shower.

Master Bedroom: Double room with carpet flooring and 6ft bed.

Walk in Wardrobe: Carpet flooring and ample storage.

Ensuite: Tiled floor, power shower, built in storage with modern vanity unit.

BER Information

BER: A3.

BER No: 113798946.

Eircode

P43 K277

Joint Agent Details

Philip Hosford,

H Property, 82 South Mall

Cork











FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



OFFICES

1 South Mall,
Cork, T12 CCN3
T: 021 427 8500
E: cork@lisneysir.com

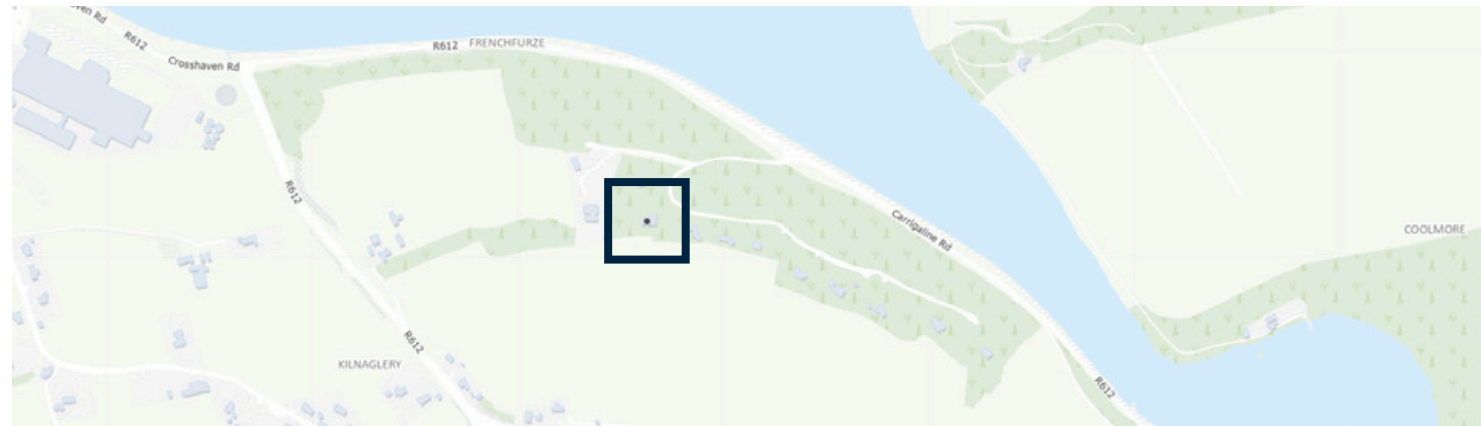
51 Mount Merrion Avenue,
Blackrock, Co. Dublin,
A94 W6K7.
T: 01 280 6820

8 Railway Road, Dalkey,
Co. Dublin, A96 D3K2.
T: 01 285 1005

103 Upper Leeson Street,
Ballsbridge, Dublin 4, D04 TN84.
T: 01 662 4511

29 Dunville Avenue,
Ranelagh, Dublin 6, D06 K283.
T: 01 662 4511

St. Stephen's Green House,
Earlsfort Terrace,
Dublin 2, D02 PH42
T: 01 638 2700



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