

“St Patrick’s Well”, Enniskerry Road, Kilternan,
Co. Dublin D18 FW 31



For Sale by Private Treaty
Excess €1.8 million

DESCRIPTION

St. Patrick's Well is a fine residence set on approx. 16.8-acre countryside expanse, boasting fabulous vistas of Dublin Bay. This historic double-fronted detached residence, named after a holy well located on the grounds, has seen thoughtful expansions over the years, and is now looking for a new custodian.

Accessed through private gates on Enniskerry Road, a sweeping drive leads to the house and gardens. There is detached a garage and a number of out LOT 3 THE ENTIRE buildings together with an enclosed tennis court. The house exudes charm and character, retaining numerous original period elements such as panelled internal doors, high ceilings, and multiple ornate fireplaces.

The lands start at the roadside and raise up to surround the house with a further 3 fields behind the house. Zoned B 'To protect and improve rural amenity and to provide for the development of agriculture, given the location the land may have long term development potential.

Situated on the outskirts of Stepside village, the property is within 5 minutes walk of local shops and amenities. The LUAS is a 25 minute walk, the M50 motorway a 5 minute drive, and both Dundrum Town Centre and Carrickmines Retail Park are within easy reach.

A wide variety of leisure facilities are also on the doorstep with superb hill walks in the Dublin/Wicklow mountains a short distance away. Leopardstown Racecourse, Kilternan Ski School, Westwood and Crossfit gyms and numerous golf courses are also within a stone's throw along with Sandyford and Cherrywood Business Campuses.

The well laid out accommodation, which is both bright and spacious briefly comprises, reception hallway, living room, dining room, lounge, study room, kitchen/breakfast room, guest wc, utility room & upstairs four double size bedrooms, en suite and main bathroom.

The sale of St Patrick's Well represents a truly unique chance to buy a spacious family home on a large plot of land close to the city. Viewing which is recommended is strictly by appointment only.

AVAILABLE IN ONE OR THREE LOTS

LOT 1 HOUSE ON APPROX. 11.2 ACRES

LOT 2 APPROX. 5.6 ACRES OF ROADSIDE LANDS





FEATURES

- DETACHED DOUBLE-FRONTED PERIOD RESIDENCE
 - MAIN HOUSE APPROX. 300 SQ.MT
- FOUR BEDROOMS & FOUR RECEPTION ROOMS
 - GARAGE AND OUT-BUILDINGS
 - TENNIS COURT
- STUNNING VIEWS OVER DUBLIN BAY

DETAILS OF ACCOMMODATION

PORCH ENTRANCE: Tiled floor **RECEPTION HALLWAY:**

(c.8.03m x 3.47m) **GUEST WC/WHB.**

LOUNGE: (c.5.18m x 3.71) + bay window (c. 2.49m x 1.29m) Varnished timber floor, fitted bookshelves and presses, solid wood burning stove and tv point.

DINING ROOM: (c. 3.88m x 3.77m) Attractive brick surround fireplace with wood burning stove, hatch to kitchen, fitted presses and drawers.

DRAWING ROOM: (c. 4.93m x 4.33m) + Bay (c.2.86m x 1.05m) Marble surround fireplace, fitted bench,

STUDY ROOM: (c.3.72m x 2.89m) Tiled floor, fitted shelves and tiled fireplace

KITCHEN / BREAKFAST ROOM (c. 6.03m x 5.12m) – Fully fitted kitchen, double drainer stainless steel sink, tumble dryer, dishwasher, washing machine, Aga cooker, fridge/freezer.

PANTRY/UTILITY – (c.3.17m x 2.82m) Fitted counter-top and presses, oil fired boiler – door to side yard.

FIRST FLOOR:

LANDING: (c.4.15m x 3.37) – Roof light/window, fitted press, extended landing area – walk in hot press.

BEDROOM: 1 (c.6.06m x 5.31m) Varnished timber floor, fitted double wardrobes and shelves, en-suite (c.2.60m x 2.38m) Double size shower, triton electric shower, cabinet whb, wc, bidet, radiator towel rail, recess lights, tiled floor and walls.

BEDROOM: 2 (5.45m x 3.72m) + Bay (c.2.46m x 2.20m) whb, access to eaves storage area, corner position bedroom with front and side garden views.

BEDROOM: 3 (4.45m x 4.23m) Fireplace, whb, view onto rear garden.



BEDROOM: 4 (c.4.56m x 4.13m) + bay (2.58m x 1.15m) Attractive surround fireplace, fitted presses, access to attic, view to front garden.

MAIN BATHROOM: Large bath with shower attachment, separate shower cubicle, wc, whb, tiled floor and walls, skylight/window, eaves storage access.

OUTSIDE: Tennis Court, Detached lofted stables with two loose boxes (c.5.12m x 4.54m) + (c.4.21m x 4.02m), detached double size garage: (c.8.77m x 4.69m), Detached coal shed: (c.9.59m x 4.06m), and misc. small sheds

EXCESS: €1.8m

ZONING B

To protect and improve rural amenity and to provide for the development of agriculture'



Permitted In Principle

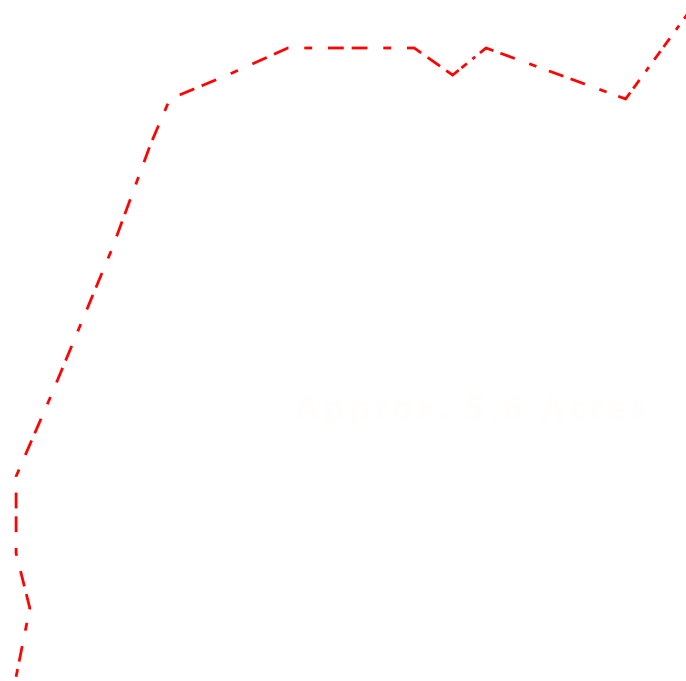
Allotments, Agricultural Buildings, Boarding Kennels, Caravan/Camping Park/Holiday, Cemetery, Community Facility, Concrete/Asphalt (etc.) Plant in or adjacent to a Quarry, Home Based Economic Activities, Industry- Extractive, Open Space, Place of Public Worship, Public Services, Rural Industry-Cottage, Rural Industry-Food, Travellers Accommodation.

Open For Consideration

Carpark, Craft Centre/Craft Shop, Childcare Service, Cultural Use, Doctor/ Dentist etc., Education, Enterprise Centre, Garden Centre/Plant Nursery, Guest House, Heavy Vehicle Park, Hospital, Hotel/Motel, Refuse Transfer Station, Residential, Restaurant, Science and Technology Based Industry, Shop-Neighbourhood, Sports Facility, Tea Room/Café, Transport Depot, Utility Scale Photovoltaic (Solar farm), Veterinary Surgery.



Revenue Growth





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