

# Hot Property



*A grand house in an exclusive area but with a homely feeling*

## PATINA HALL

Mart Lane, Foxrock, Co. Dublin

**PRICE: €2,900,000**

**FOR SALE**

**S**OME people have a checklist of what they expect in a grand house... extensive grounds with rose gardens, sweeping staircase, library, four-poster beds. Well, today's property has it all, as you would expect for a residence in exclusive Foxrock in Dublin.

But it also has a homely feel and is decorated and fitted out in warm colours and furnishings.

Patina Hall is built on a generous south-facing site of about half an acre of mature gardens with a large detached double garage and a gated electronic entrance. It is in excellent walk-in condition.

This grand house was built in 2001 by the present owners who are downsizing from this 425sq.m house.

Patina Hall boasts five bedrooms and five reception rooms and has high ceilings throughout. There is an ornate staircase, fine detailing, marble bathrooms and Portland stone



floors in the hall and kitchen areas. It also features luxury marble and Pewter fireplaces.

The master bedroom is particularly impressive. Double doors from landing open to a very large master bedroom suite.

That suite has a French antique marble open



fireplace, glazed French doors to the balcony and extensive built-in wardrobes and a dressing room.

This property really benefits from the gardens all facing southerly with pretty rose gardens, mature trees and a large children's



treehouse. Excellent manicured lawns are surrounded by an array of shrubs and bushes of all varieties.

It is close to Foxrock village and the N11.

The agents are Finnegan Menton. Contact (01) 6147900,

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