



Druid Hill

Brennanstown Road, Carrickmines, Dublin 18



Druid Hill, Brennanstown Road, Carrickmines, Dublin 18

Features

- Standing proud on a magnificent, south facing elevated site of approximately 0.33 acre
- Beautiful views over the Dublin mountains
- Well-proportioned accommodation extending to 237 sq.m (2,551 sqft)
- B Energy Rating
- Gated sweeping driveway with motorized security gates
- Delightful wrap around gardens
- Digital alarm with CCTV
- Gas fired central heating.
- Bespoke Rhatigan & Hick designed kitchen/living/dining room.
- Two ensuite bathrooms
- Fitted carpets, curtains and kitchen appliances included in the sale.
- Close to the Green Luas Line and M50

Nestled in a tranquil, sylvan setting, Druid Hill is a truly unique red brick detached residence offering luxury, space and breathtaking views over the Dublin mountains. Set on an elevated south facing 0.33-acre site, the property is framed by charming granite walls with a sweeping driveway leading up to the house, accessed by electric gates. Its peaceful and private location is complemented by a beautifully landscaped gardens featuring mature shrubs and trees and a spacious lawn. A south facing raised terrace offers the perfect vantage point to enjoy the spectacular mountain views.

Spanning a generous 237 sq.m (2,551 sqft), Druid Hill boasts bright, exceptionally well-proportioned spaces, designed to take full advantage of the properties stunning natural surroundings. The high ceilings throughout create an airy voluminous feel with large windows filling the home with natural light. The accommodation briefly comprises of an elegant entrance hallway with high ceilings setting the tone for the spacious accommodation that follows, a beautiful, large and elegant dining room with expansive windows offering beautiful views over the Dublin mountains, a state of the art kitchen/living/dining area being dual aspect space and featuring a luxury Rhatigan & Hick kitchen, ideal for both everyday living and entertaining, a comfortable and cosy family room, a guest wc and utility room, along with four excellent bedrooms on the first floor, the principal being an indulgent retreat featuring an ensuite bathroom and dressing room along with sweeping views and a second ensuite bedroom with its own seating area and peaceful views over the Dublin mountains. Bay windows feature throughout the property providing charm and additional natural light. A sweeping driveway offers excellent off-street parking to the front and the rear and there is a delightful lawn area bordered by mature plants, shrubs and trees. The raised south facing terrace is ideal for outdoor dining, relaxation and taking in the sylvan setting.

Druid Hill is ideally located in the exclusive suburb of Carrickmines, close to many amenities and excellent transport links. The Luas green line is available close at hand making access to the city centre easy. The M50 motorway is also within very close proximity opening up the national road network and providing easy access to the airport and beyond. A superb selection of excellent primary and secondary schools are available in the location including those in Foxrock, Blackrock and Cabinteely. The charming villages of Foxrock and Cabinteely offer boutique shopping, gourmet dining and friendly local pubs. Cornells court shopping centre is only a short drive away for convenient grocery shopping and retail therapy. Cabinteely Park with it's a hundred acres of green space is also within a short drive making for enjoyable leisurely walk, family outings and recreational amenities in one of Dublin's most beautiful parks. Druid Hill offers a rare opportunity to acquire a home of exceptional quality in a highly sought-after area. The combination of spacious well-appointed accommodation, stunning views and tranquil setting makes this property a must see for those seeking both luxury and lifestyle.





Accommodation

Entrance Hallway 1.7m x 6.7m (5'7" x 22') with timber floor, ornate ceiling coving, folding doors through to the drawing room

Drawing Room 5.3m x 4.15m (17'5" x 13'7") with timber flooring, beautiful ornate ceiling coving, marble Adams style fireplace with raised granite hearth and three picture windows enjoying a magnificent sylvan outlook to the front.

Kitchen/Living/Dining Room 5.2m x 9.5m (17'1" x 31'2") with wide plank walnut flooring, beautiful bay window overlooking the front, door to the front, recessed downlighting, television point, magnificent Rhatigan & Hick bespoke kitchen with large central island, an excellent range of floor and eye level units, display units, saucepan drawers and a Rangemaster gas oven with induction hob with Airforce extractor hood over, marble worktops and upstands, one and a half bowl Frankie stainless steel sink unit, integrated siemens dishwasher, beautifully fitted larder press with recessed downlighting, integrated siemens freezer, fridge, second large larder press, intercom to front door

Utility Room 2m x 2.7m (6'7" x 8'10") with tiled floor, plumbed for washing machine and dryer, stainless steel sink unit, work surfaces and window overlooking rear

Downstairs Cloakroom 3.18m x 2.2m (10'5" x 7'3") with tiled floor, frosted windows to the rear, wc, whb with storage underneath, sliding door wardrobes with excellent cloak hanging

Family Room 3.2m x 4.2m (10'6" x 13'9") with beautiful bay window overlooking the front garden, with ceiling coving, fireplace with marble surround and granite hearth, a flight of stairs leads to the first floor

Principal Bedroom 4.2m x 9.8m (13'9" x 32'2") (measurement to incorporate the ensuite and dressing room). Beautiful bay window with fabulous views over the Dublin mountains, excellent range of built in sliding door wardrobes, ceiling coving, door to walk in wardrobe with built in Sliderobes, window overlooking rear. door to

Ensuite Bathroom with tiled floor, tiled walls, dual sinks, wall mounted mirror, frosted window to the side, wc, fully tiled step in shower, hatch to hot press, expel air,

Hot press Good range of shelving

Bedroom 2 2.7m x 3m (8'10" x 9'10") To the rear

Bedroom 3 4.3m x 3.8m (14'1" x 12'6") with two windows overlooking the front and a good range of built in wardrobes

Family Bathroom fully tiled floors and walls, bath with telephone shower attachment, opaque window, wc, fully tiled step in shower, expel air, wall mounted mirror and shaving socket

Bedroom 4 4.19m x 7.3m (13'9" x 23'11") (measurement to incorporate the ensuite and seating area). There are lovely views overlooking the Dublin mountains to the front, wide plank laminated floor, good range of built in wardrobes. Delightful seating area with large bay window enjoying beautiful views. Door to

Ensuite Bathroom with tiled floors and part tiled walls, concealed cistern, whb set into tiled worktop, heated towel rail, fully tiled step in shower

BER Information

BER: B3. BER No: 101300036.

EPI: 137.44 kWh/m²/yr.

Eircode

D18 X7X6





OFFICES

51 Mount Merrion Avenue,
Blackrock, Co. Dublin,
A94 W6K7.
T: 01 280 6820
E: blackrock@lisneysir.com

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

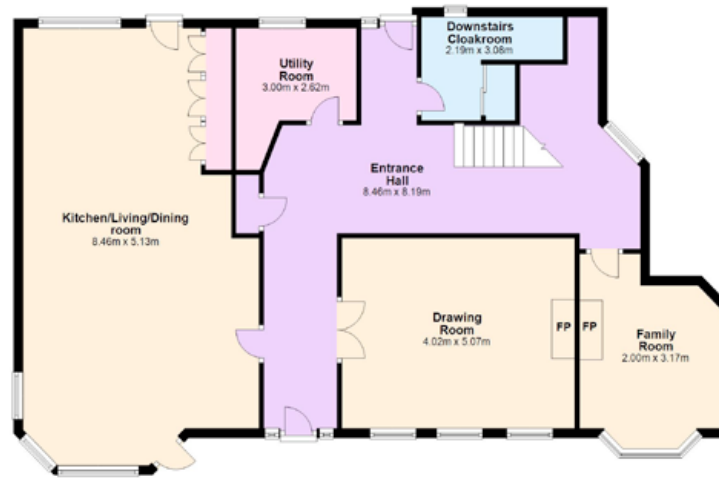
55 South Mall,
Cork, T12 RR44
T: 021 427 8500



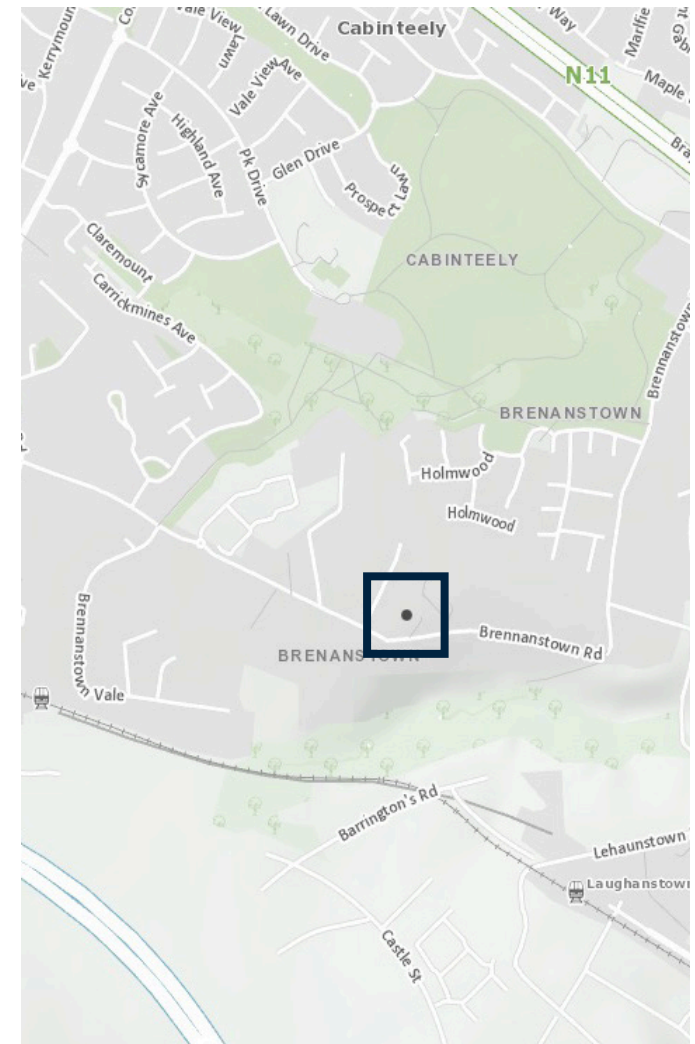
lisneysir.com

FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



Copyright © Talite Eireann - Surveying
Licence No. CYAL50423359

Lisney Sotheby's International Realty is an Independently Owned and Operated Company.

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney Sotheby's International Realty, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney Sotheby's International Realty as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney Sotheby's International Realty as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney Sotheby's International Realty, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney Sotheby's International Realty. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848.





© 2022 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. This material is based upon information which we consider reliable but because it has been supplied by third parties, we cannot represent that it is accurate or complete and it should not be relied upon as such. All offerings are subject to errors, omissions, changes including price or withdrawal without notice. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Equal Housing Opportunity.

Lisney | Sotheby's
INTERNATIONAL REALTY