



FOR SALE BY PRIVATE TREATY

**Bower House, Fancourt,  
Balbriggan, Co. Dublin.**

AMV €675,000

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## DESCRIPTION:

A once in a life-time opportunity has presented itself to acquire a lavish, detached, seaside family residence along a quiet cul de sac. Bower House, has been meticulously maintained, modernised and upgraded since construction (1989), creating an atmosphere that is both welcoming and relaxing throughout its ample accommodation. Situated on the coast line, water is the dominant feature of this location and Bower House captures the most spectacular, uninterrupted, panoramic coastal vista. The views and sensory delights of this coastal retreat greet you from every angle.

‘That the sea is one of the most beautiful and magnificent sights in Nature, all admit.’ John Joly

All of this is presented on elevated, landscaped, gardens enclosed by fabulous high stone walls and complimented by a bespoke timber electric gate maintaining privacy whilst enhancing the vista before you.

### ENTRANCE TO HOUSE

From landscaped gardens, a generous porch eases your access into the spacious, double height, entrance hall. Natural light floods through upper and lower level windows to illuminate the hall where the stairs invites you onto a spacious mezzanine balcony landing with feature window seating from where you can enjoy your coastal surroundings.

The main reception room has parquet flooring, wood burning stove, access through to the dining area and a French door to the rear garden. A separate, private, lounge is dual aspect with magnificent maritime views. The McNally Kitchen is dual aspect with bi-fold doors accessing the gardens. The office and gym, which interconnect, are both located to the front of the property enjoying spectacular sea views. The downstairs accommodation also includes an auxiliary kitchen/wash room and two guest water closets.



Upstairs are five graciously proportioned bedrooms, two of which have en-suite shower rooms and all of which feature suites of fitted Cawley wardrobes. Whilst there is no small bedroom, it would be remiss not to mention the master suite extends comfortably in excess of 400 sq ft including an En-suite featuring Jacuzzi shower with sauna function. There is a beautifully tiled family bathroom and all of the wet rooms throughout the house are finished and tiled to the highest standards.

Bower House is approached by a cobble lock driveway with parking for everyone! Indian sandstone surrounds the house and provides patio areas with access to the Bar B Que Hut and Shanette Shed. Lawns compliment the raised flower beds and soften the sandstone. To properly appreciate this coastal jewel viewing is essential.

## FEATURES:

The house is nicely centred on its site with generous sized, stone wall enclosed, gardens to the front side and rear. The front garden has an extensive cobblelock driveway which can cater for a fleet of cars raised flower beds and a grassed dining circle. Indian sandstone circles the house and provides for an excellent patio area to the rear with storm drains for those unwelcome cloud bursts. Occasional garden furniture complements the Bar-B-Que hut, whilst a Shanette Shed provides for winter storage. There is a nice stretch of lawn and ample, external water taps and power sockets.

### SOME FEATURES INCLUDE

- An exceptional, detached family home with many modern conveniences.
- Attractive Amtico and Parquet flooring throughout downstairs.
- Generously proportioned reception rooms.
- Inviting, dual aspect, windows in lounge with wrap around sea views.
- Stylish McNally kitchen with granite work surfaces and backing.
- McNally Joinery hardwood windows & doors to front with 15 year guarantee.
- Fitted "Cawley" wardrobes in all bedrooms.
- Private cul de sac location – overlooking spectacular coastline.
- Private stone wall enclosed site with electronic gates, intercom & CCTV (internal & external) – G4S monitored burglar & fire alarm (90 day video back up).
- Office, GYM, Ancillary Kitchen can facilitate independent living quarters .
- Sunny Westerly facing rear garden with Indian sandstone patio and BBQ hut.
- External sensor wall lighting with feature lights - 360 degrees of the property.





## ACCOMMODATION:

### GROUND FLOOR

<b>Entrance Porch</b>	with feature bevelled glass
<b>Hallway</b> 4m x 3.8m	Amtico flooring, under stairs storage & intercom
<b>Guest WC</b>	Wall & floor tiles, toilet & whb.
<b>Livingroom</b> 5.3m x 5.3m	Parquet flooring, French door to rear garden, marble fireplace, granite hearth & built in wood burning stove, opening to;
<b>Dining room</b> 3.3m x 4m	Amtico flooring & separate entrance from the reception hall.
<b>Lounge</b> 4.6m x 4.3m	parquet flooring, dual aspect with panoramic coastal and sea views, bi-fold doors to side patio, recessed lighting and coving, TV point.
<b>Kitchen / Breakfast room</b> 6.4m x 3.6m	Amtico flooring, Modern fitting McNally kitchen with raised granite worktops and backing, Neff built in double oven and microwave, Gaggenau fridge freezer, built in Neff hob with 4 induction rings, two side rings & hidden fryer, breakfast bar, intercom, TV point and bi-fold doors to side patio& rear gardens.
<b>Office</b> 3.5m x 2.8m	with parquet flooring, bay window, phone & data points, door to;
<b>GYM</b> 6.6m x 3.4m	porcelain tiled flooring, large windows looking out to sea, data points and independent door from garden.
<b>Auxiliary Kitchen</b> 4.5m x 3.3m	tiled flooring, modern fitted kitchen units, recessed lighting, Stira stairs to attic with flooring and power points
<b>Guest WC</b>	with cloaks area, tiled floors toilet & whb.

**NOTE** Office, GYM & Ancillary Kitchen can facilitate an independent living unit.

## FIRST FLOOR

<b>Landing</b>	Spacious balcony landing with feature window seat providing a stunning coastal vista, hotpress, stira stairs to floored attic with lighting & sockets.
<b>Master Suite</b> 6.5m x 6m	Double doors access this fabulous, dual aspect, room with an extensive suite of fitted Cawley furniture, and beautiful sea views.
<b>Ensuite</b>	meticulously tiled, feature two seat Jacuzzi shower (sauna function) double sink unit, toilet, heated towel rail.
<b>Suite 2</b> 4.1m x 4.25m	impeccably finished suite with extensive furnishings.
<b>Ensuite</b>	fully tiled with toilet, whb & shower cubicle (water fall shower head).
<b>Bed 3</b> 3.9m x 4.9m	sea views & a suite of Cawley wardrobes with vanity unit.
<b>Bed 4</b> 4.1m x 2.8m	fitted wardrobes and presses.
<b>Bed 5</b> 3.3m x 3.4m	fitted wardrobes, work station and wall shelving.
<b>Main Bathroom</b> 4m x 2.8m	impeccably tiled, heated towel rail, feature sink cabinet, oversized bath with shower facility and toilet.



## OUTSIDE

The house is approached via a cobble locked driveway that provides extensive parking facilities. High stone walls surround the perimeter of the property and are complimented by electric timber gates. The gardens are a delight with raised flower beds interspersed with carpet lawns & sandstone patios. Power sockets, external lighting and water sources are never far away. The sandstone patios & perimeter walkways provide access to the BBQ hut and garden shed. All of this is set against a backdrop of water – be prepared for sensory overload!



## ASKING PRICE

€675,000

## VIEWING

Strictly by prior appointment with the sole agents.

### Contact:

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