



LECONFIELD

Silchester Road, Glenageary Co. Dublin A96 R6Y2



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For Sale by Private Treaty

SPECIAL FEATURES

- Charming Victorian residence set on 0.6 acres approx of mature and private gardens
- Original features such as ornate ceiling plasterwork, fireplaces and bay windows intact
- Elegantly proportioned accommodation extending to 356 sqm. approximately
- Self-contained apartment easily reintegrated back to main house
 - GFCH and Alarm
- Highly sought after residential road walking distance to the DART & Glashule village
- Tremendous potential to extend/develop subject to planning permission

DESCRIPTION

Leconfield is a most handsome Victorian family residence dating from the 1870s that has been lovingly cared for by the current owners over the last 50 years. From the moment one enters the sweeping driveway through the granite pillars, the property's elegant grandeur and wonderfully private gardens are immediately apparent. This is a home of significant charm and presence, offering both architectural beauty and exceptional privacy.

Ideally located on Silchester Road, named after Lord Silchester of the distinguished Longford/De Vesci family, the property enjoys a setting on what is widely regarded as one of South County Dublin's most desirable and sought-after residential addresses. The road is synonymous with exclusivity, mature surroundings, and substantial period homes.

Set on an impressive site of approximately 0.6 acres, Leconfield offers outstanding potential. The generous grounds provide obvious scope to extend the existing accommodation or to pursue the development of additional residences, as many neighbouring properties have successfully done, subject to the necessary planning permission.

A wealth of original period features is evident throughout the graciously proportioned living accommodation in Leconfield, which extends to approximately 356 sq m. Tall ceilings are adorned with intricate ceiling cornicing and elegant centre roses, while stunning deep three-sided bay windows allow natural light to flood the interior. Original fireplaces remain in-situ, further enhancing the charm, character, and timeless appeal of this wonderful period residence.

A flight of granite steps ascends to the front door, which

opens into an entrance vestibule. Double doors lead into the entrance hall, where one is immediately struck by the exceptional ceiling height of approximately 13' and the beautifully detailed ceiling cornicing.

Off the entrance hall lies the elegant drawing room, which enjoys a glorious dual aspect through stunning bay windows overlooking the front and side gardens. A connecting door leads from the drawing room into the dining room, which may also be accessed directly from the entrance hall, making it ideal for both family living and entertaining.

To the end of the hallway is a guest WC, beyond which lies the spacious kitchen/breakfast room, enjoying a lovely outlook over the rear garden. Off the kitchen is a utility room, complete with a side door providing direct access to the garden.

From the entrance hall, a graceful staircase with a mahogany handrail rises to the first-floor landing. Here lies the principal bedroom, complete with a Jack & Jill ensuite bathroom. Also on this level is a further double bedroom, along with a magnificent drawing room that spans the full width of the property and is drenched in natural light from two large bay windows complemented by an additional sash window.

The second floor provides further accommodation, comprising a guest WC, a shower room, and a third generous double bedroom.

The garden level is currently arranged as a self-contained apartment and could very easily be reconfigured to integrate back into the main house, should one desire. The accommodation at this level comprises two bedrooms, a living room, a kitchen/breakfast room, a guest WC, and a bathroom, offering excellent flexibility for extended family, guests, or independent living.

The gardens are a particularly noteworthy feature of Leconfield, extending to an impressive site area of approximately 0.6 acres. The property enjoys a tremendous sense of privacy, enhanced by its beautiful sylvan setting and mature boundaries.

The gardens have been thoughtfully nurtured and meticulously maintained by the current owners. They are richly stocked with mature trees and shrub planting, providing colour, structure, and interest throughout the changing seasons. A wide side garden with detached garage leads to the rear garden where lawns, planting, and natural screening combine to create an exceptional outdoor environment that is both tranquil and secluded.

As previously mentioned, there is obvious potential to extend the existing residence or to pursue a small development of one to four houses, as neighbouring properties have successfully done, subject to the necessary planning permission. In this case the particularly wide side garden would provide a generous access point limiting any detrimental effect to the main house.

A tranquil escape just 8.5 miles south of Dublin City Centre, the location offers the very best of both worlds, combining peaceful surroundings with exceptional convenience. The property is within easy walking distance of the quaint coastal villages of Glashule, Sandycove and

LECONFIELD, SILCHESTER ROAD, GLENAGEARY, CO. DUBLIN A96 R6Y2

Dalkey a bit further away, renowned for their selection of restaurants, specialist delicatessens and chic boutiques. The nearby seafront provides scenic coastal walks and access to an extensive range of marine leisure facilities, including the four yacht clubs in Dun Laoghaire. Killiney Hill and the People's Park are closeby and Glenageary Tennis Club is just across the road. Glenageary DART Station, situated just around the corner on Station Road, offers a swift and efficient commute to the city centre. The area is also exceptionally well served by a number of notable schools, with the DART line providing easy access to Holy Child Killiney, St Andrew's College and Blackrock College to name but a few. School admission policies are subject to change and should be verified.

This is a rare opportunity to acquire a distinguished Victorian home on a substantial site in a premier location, combining heritage, privacy, and future potential in equal measure.

ACCOMMODATION

Entrance vestibule: monochrome tiled floor, intricate ceiling cornicing, centre rose, detailed architrave with glazed double doors opening into:

Entrance hallway: intricate ceiling cornicing with centre roses, arched alcove with ornate plaster work above, stripped and polished timber floor.

Living room: overlooking the front garden, dual aspect with two deep bay windows, marble fireplace with tiled inset and hearth, detailed ceiling cornicing, centre rose, picture rail. Door leading to:

Dining Room: overlooking the side garden, marble fireplace with tiled inset and hearth, ceiling cornicing, picture rail, door leading to the entrance hall.

Guest WC: partly tiled walls, tiled floor, WC, wash hand basin inset in vanity unit with vanity mirror over, glass fitted shelves.

Understairs storage cupboard: fitted shelves.

Kitchen/breakfast room: deep bay window overlooking the rear garden, cream Siematic fitted kitchen with stainless steel countertop and splashback, integrated fridge freezer, Miele induction hob, Siemens integrated electric microwave, Zug integrated electric oven, centre island with stainless steel countertop, Amtico tiled floor, ceiling coving and recessed lighting. Door to:

Utility room: overlooking the rear garden, Miele washing machine, Bosch dryer, cream Siematic wall and floor units, tiled splashback, Amtico tiled floor. Door leading to the rear garden.

FIRST FLOOR RETURN

Bedroom one: deep bay window overlooking the rear garden, wall to wall fitted wardrobes, ceiling coving. Door to:

'Jack & Jill' bathroom: overlooking the rear garden, fully tiled walls, tiled floor, bath with shower attachment, double shower cubicle with sliding glass door, WC, bidet, twin pedestal wash hand basins with mirrored vanity units over. Door to landing.

FIRST FLOOR

Bedroom two: overlooking the side garden, built-in wardrobes, detailed cornicing, centre rose.

Drawing room: two deep bay windows and additional sash window overlooking the front and side gardens, ornate ceiling cornicing, centre rose, marble fireplace with tiled inset and gas fitted stove, stripped and polished timber floor.

SECOND FLOOR

Guest WC: WC, wash hand basin, partly tiled walls and tiled floor.

Shower room: shower cubicle with sliding glass door, pedestal wash hand basin with mirrored vanity unit over, partly tiled walls and tiled floor.

Bedroom three: overlooking the rear garden, wall to wall fitted wardrobes.

GARDEN LEVEL

Entrance hall: laminate floor, recessed lighting, door to under-steps storage.

Bedroom four: overlooking the front of the property, fitted wardrobe.

Bedroom five: overlooking the front of the property, wash hand basin inset in vanity unit with mirror and light over.

Sitting room: overlooking the side garden, feature raised fireplace with exposed brick detail.

Inner hallway: hot press with dual immersion. Storage cupboard with fitted shelves.

Guest WC: Zanussi washing machine and dryer, WC, pedestal wash hand basin with vanity mirror over, tiled floor.

Bathroom: overlooking the rear garden, partly tiled walls and tiled floor, bath with Mira shower and glass screen, pedestal wash hand basin with mirrored vanity unit over, bidet, WC, alcove with fitted glass shelves.

Kitchen/breakfast room: overlooking the rear garden, laminate floor, cream wall and floor mounted units, Electrolux integrated electric hob, Zanussi integrated electric oven, Bosch dishwasher, Beko fridge freezer. Door to rear garden.







FLOOR PLANS





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