



# HILL OF THE GRANGE

KILTERNAN, CO. DUBLIN, D18 KF43.



## THE PROPERTY

Constructed in 1998 Hill Of The Grange is a beautifully maintained and well-proportioned five bedroom detached residence, measuring approx. 275 sq.m in size (338 sq. m. including the rear garage / workshop and office.) and is situated on this elevated site of approx. 1.61 ha (4 acres), cleverly divided in to four separate paddocks and sand arena, of which there are two to the front and a further two to the rear of the property.

Hill of the Grange also has the additional benefit of a detached American style stable with 4 loose boxes and tack room. This elevated position offers not just enormous privacy but the most spectacular sea views down over Killiney, Dalkey and right across Dublin bay. The property is approached via a private driveway and there is ample parking outside the property for 8 / 12 cars. The gardens are meticulously maintained with hedges and the entire site is bordered by mature trees offering shelter and privacy.

In terms of location the property is 11 km from Dundrum Town Centre, 4.3 km from The Park Carrickmines, 6.8 km to Leopardstown race course, 8.3 km to the Beacon Hospital, hotel and shopping centre in Sandyford and 17 km to St. Stephens Green. Dublin airport is a 35 min drive around the M50 which is 4.8 km from Hill Of The Grange. The closest LUAS Green line is located at The Gallops, Murphystown Road.



## ACCOMMODATION

**Entrance Porch:** With ornate tiled floor.

**Entrance Hall:** Entered through double doors this is a large and welcoming reception hall and ideal for additional entertaining space. With a sandstone effect tile floor, feature brick surround fireplace with a solid fuel stove inset (piped for gas), recessed lighting and attractive ceiling coving.

**Kitchen / Breakfast / Family room:** The main heart of the house is this impressive room which looks directly out to sea and across the gardens of the property from the large picture windows to the front and side. The main feature of this room is the large feature cut stone fireplace with stove inset. There is also a fitted country style kitchen with a gas leisure range with extractor hood over and Belfast sink unit. The flooring is a beautiful Chinese slate throughout. There is recessed lighting and phone and cable point. Door leads through to

**Pantry / Inner Hallway:** With fitted shelved presses and Chinese slate flooring throughout. Living room: Situated to the rear of the property this quaint and cosy living room has wood flooring, and a gas stove. There is also a phone and TV point and doors leading through to the; Sun Room ideal for evening time with the sun setting and double doors which lead out to the sheltered gardens and bar-b-cue area with a very impressive feature cut stone outside fireplace.

**Bedroom 1:** A double bedroom located to the front of the property with wooden flooring and direct sea views.

**Bedroom 2:** A double bedroom located to the rear of the property with wooden flooring.

**Bedroom 3 / Master bedroom:** A large double bedroom with dual aspect overlooking both the side and rear gardens of the property with wood flooring and fitted slider robes.

**En Suite:** With large walk in power shower, bath, wc, whb and recessed lighting.

**Bedroom 4:** Double bedroom located to the front of the property.

**Shower room:** With tiled floor, large walk in shower, wc, whb. Located to the front of the property benefitting from sea views.

**Bedroom 5:** Double bedroom located to the front of the property with wood flooring and sea views.

**Rear of property:** Door through to WC WHB & Utility room space.

**Store room / Office:** Located to the rear of the property.



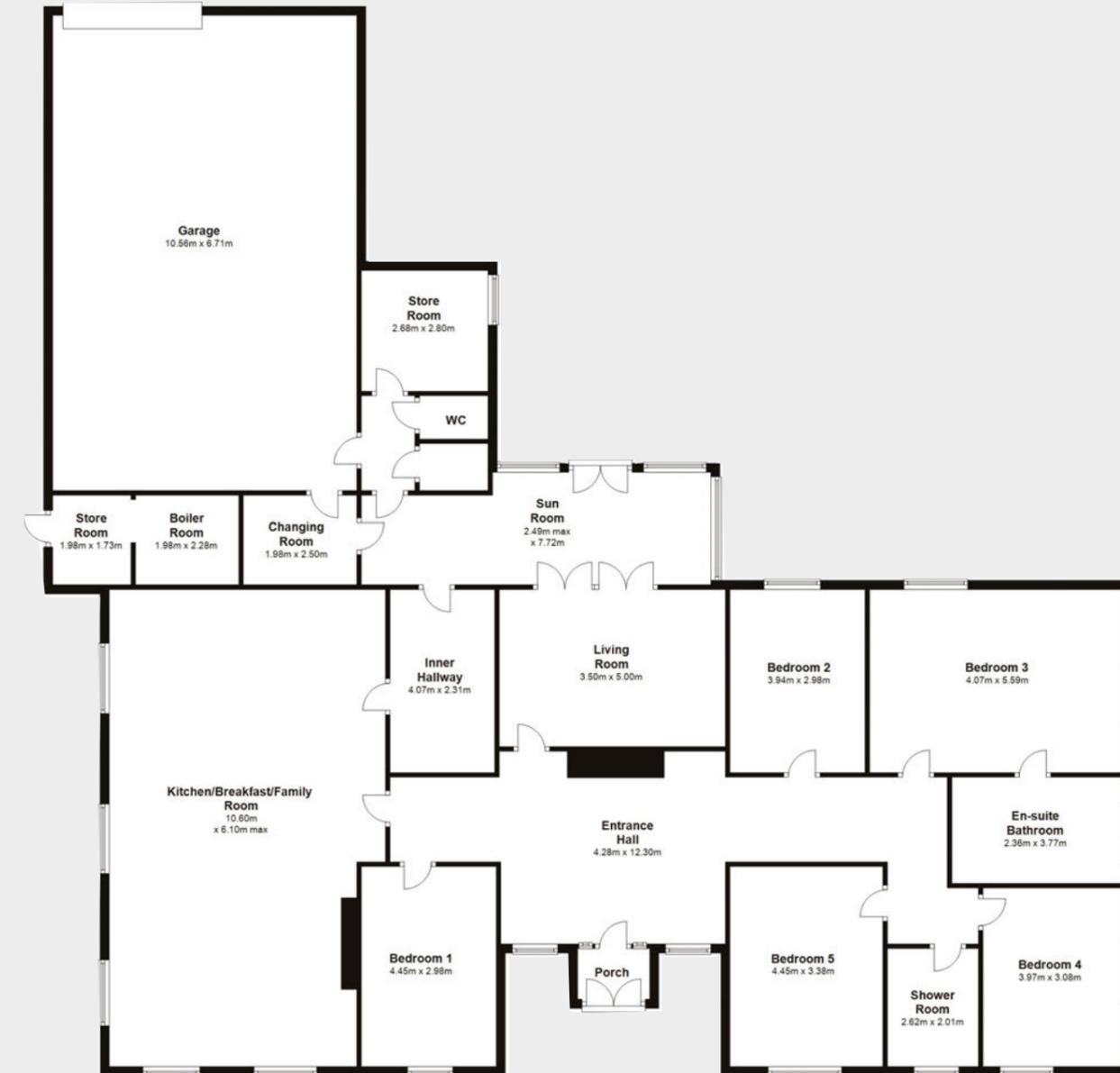
## SPECIAL FEATURES

- Detached five bedroom residence, approximately 275 sq.m in size (approximately 338 sq.m including rear garage/ workshop and rear office)
- Set on approx. 1.61 ha (4 acres)
- 4 separate paddocks / sand arena
- Detached American style stable with 4 loose boxes and tack room
- Oil fired central heating throughout
- Elevated position with spectacular sea views
- Constructed in 1998.





## FLOOR PLANS



## WORKSHOP / GARAGE

A magnificent room located to the rear of the property with an up and over garage door, panelled walls and ceiling, multiple power points and three phase electricity, wired and plumbed. This great space lends itself to a host of alternative uses such as a games room, home gymnasium, cinema room, work room, garage for cars or workshop, guest accommodation and or a catering space of which it first started out as.

## GARDENS

This beautiful elevated setting on approx. 1.61 ha (4 acres) is cleverly divided up giving two fenced front paddocks and two rear sand arenas. The driveway which leads out on to Barnaslingan lane is ideal for the gentle hacking directly up to the led mines and across to Enniskerry.



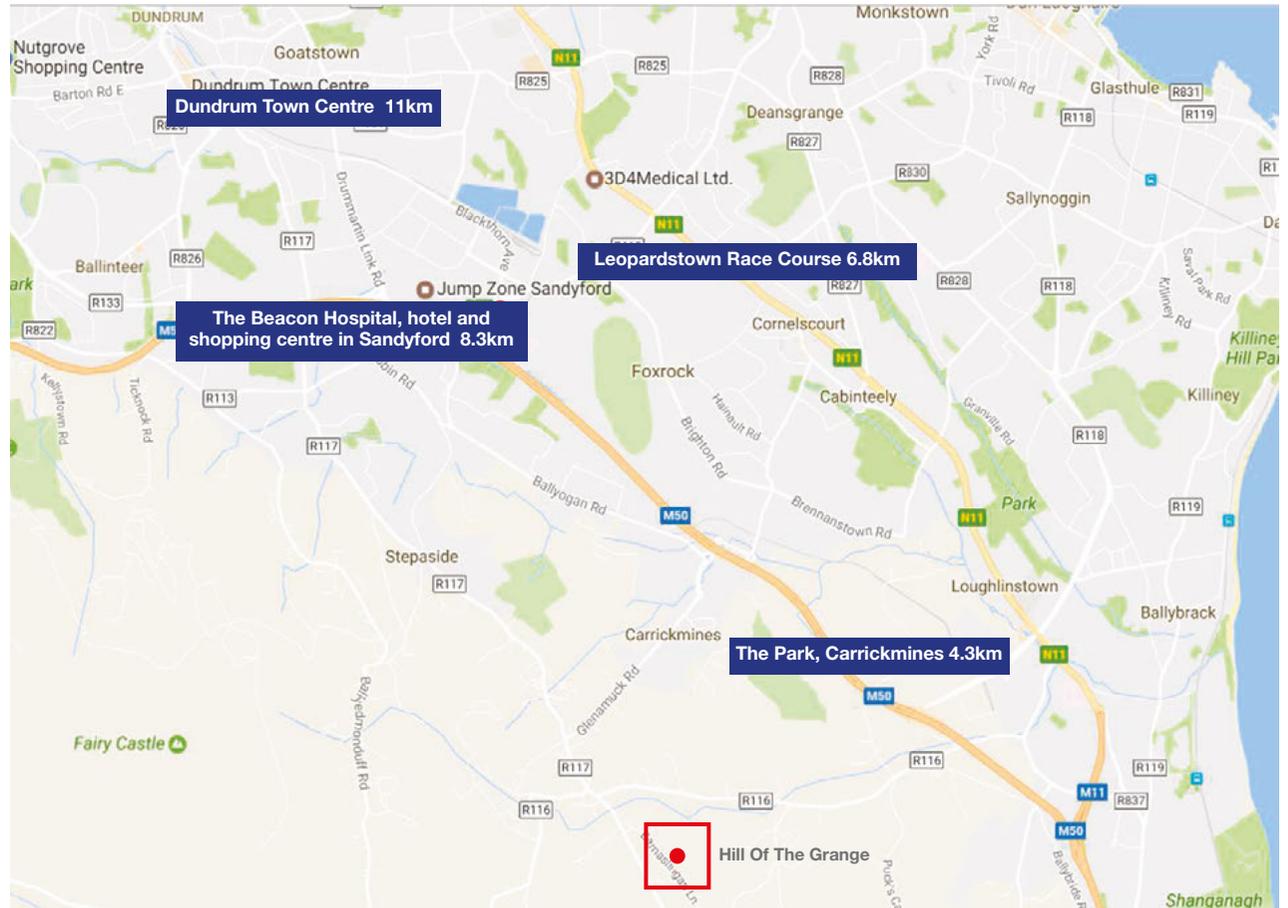
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VIEWING

Strictly by Appointment.



## CONTACT

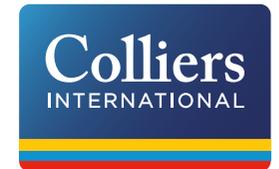
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