

Pinefield House, Ballyedmonduff Road, Glencullen, Dublin 18



BER C1

For Sale by Private Treaty  
**€1.95m**

Pinefield House, built by a master craftsman, is an exceptional detached residence (360m<sup>2</sup>/3,875ft<sup>2</sup>) of individual design in a stunning sylvan setting, on majestic and completely private grounds of 2.1 acres, with breathtaking and magnificent panoramic views over surrounding countryside, the city of Dublin, Howth and beyond to the Mourne Mountains.

Approached through electrically operated cast iron security gates via a long tree lined gravel and granite sett driveway, the house features large rooms of generous proportions with high ceilings and exacting high specification finishes throughout, complemented by expansive wrap around patio areas, detached garaging, workshops and ancillary stores.

This splendid home features all a family desires, with the tranquility of the countryside complemented by easy access to the city, major traffic routes,

LUAS and shopping at Stepside, Carrickmines, Sandyford and Dundrum, for example the following distances listed below from the property:

M50	5.0 km
LUAS (The Gallops)	3.8 km
Dundrum SC	5.7 km
Stepside	2.39 km
Carrickmines Retail Park	6.11 km
Sandyford office parks	5.2 km
Dublin Airport	40 km

## FEATURES

- INDIVIDUALLY DESIGNED RESIDENCE (3,875 FT<sup>2</sup>) ON 2.1 ACRES
- ELECTRONICALLY CONTROLLED GATED ENTRANCE
- SUPERLATIVE PANORAMIC VIEWS OVER DUBLIN, HOWTH AND BEYOND
- HIGH SPECIFICATION FINISHES THROUGHOUT
- 4 RECEPTIONS, KITCHEN/BREAKFASTROOM, BESPOKE CONSERVATORY, 4 BEDROOMS (2 ENSUITE)
- OIL FIRED CENTRAL HEATING
- NORDAN DOUBLE GLAZING
- HARDWOOD FLOORING
- SUBSTANTIAL DETACHED GARAGING AND STORAGE FACILITIES





## DETAILS OF ACCOMMODATION:

### GROUND FLOOR

#### ENTRANCE HALL

2.81m x 2.42m tiled floor, ceiling cornicework, glazed double doors to reception hall.

#### CLOAKROOM

2.81m x 1.04m w.c., w.h.b., tiled floor, half tiled walls

#### RECEPTION HALL

5.16m x 4.73m herringbone flooring, double height timber varnished vaulted ceiling with downlighters, feature bifurcated staircase, storage under stairs.

#### LIVING ROOM

6.64m x 4.63m oak flooring, ceiling cornicework, downlighters, glazed double doors to hall, two display niches, antique marble fireplace surround with cast iron and tiled inset, polished granite hearth, double doors to

#### FAMILY ROOM

6.67m x 3.48m tiled flooring, ceiling cornicework, downlighters, built in storage and display cabinets, door to diningroom, solid fuel stove with tiled hearth, sliding door to sun terrace, feature glazed double doors to

#### KITCHEN/BREAKFAST ROOM

6.72m x 4.25m tiled flooring, ceiling cornicework, downlighters, bespoke cabinetry and larder with polished granite countertops, sink unit, Stanley 5 ring gas cooker, Whirlpool microwave oven, Fisher and Paykel double drawer dishwasher, door to utility room with plumbing for washing machine, glazed double doors to

#### CONSERVATORY

6.1m x 6.05m underfloor heating, central fan, two double doors opening out on to sun terrace.

#### DINING ROOM

5.54m x 5.15m polished hardwood flooring, ceiling cornicework, french door and feature picture window out to terrace, two doors to hall, door to

#### SITTING ROOM

8.36m x 4.17m carpeted floor, ceiling cornicework, glazed french doors to terrace and garden, feature corner windows at each end of the room, Adam style fireplace surround in marble with polished granite hearth, door to reception hall.



## UPSTAIRS GALLERIED LANDING

### BEDROOM 1

5.63m x 5.14m polished hardwood flooring, ceiling cornicework, downlighters, comprehensive range of built in wardrobes, picture windows and glazed sliding door opening on to juliette balcony.

### ENSUITE SHOWER ROOM

2.8m x 2.05m tiled flooring and walls, downlighters, shower enclosure with Mira Elite unit, w.c., w.h.b. in vanity unit, storage cupboard.

### BEDROOM 2

5.2m x 4.23m picture window with views out to Howth, storage cabinets, hatch to floored attic space

### ENSUITE BATHROOM

4.17m x 1.83m half bath with overhead shower attachment, w.c., w.h.b. in vanity unit with polished granite counter, tiled flooring.

### BEDROOM 3

4.75m x 4.23m dual aspect, comprehensive range of built in wardrobes, built in storage units, downlighters, door to

### DRESSING ROOM

3.82m x 2.96m polished wood flooring, built in wardrobe, built in cabinets and chests of drawers.

### BEDROOM 4

4.05m x 3.43m polished oak flooring, built in wardrobes and bookcase.

### FAMILY BATHROOM

2.89m x 2.69m tiled flooring and walls, downlighters, bath, w.c., w.h.b., power shower booth.

Hotpress and storage closet on landing.

## OUTSIDE

The gardens, extending to 2.1 acres, are a delight and laid out mainly in lawns incorporating a small orchard and private barbecue/al fresco space that has all encompassing views over Dublin and beyond. Around the house there is a

substantial wraparound terraced area bounded by low retaining walls. The property is accessed via a winding tarmacadamed and gravelled driveway with granite setts leading to turning circle.

### DETACHED GARAGE

7.95m x 6.1m with electrically operated roller shutter. It also incorporates two stores and outside w.c. together with a workshop with double timber doors to the driveway. Large oil tank.

### DETACHED TIMBER DOUBLE GARAGE

5.95m x 5.2m with double door access leading out to substantial parking area.

Ancillary drive leading to

### TIMBER GARAGE

10m x 2.54m with double door access.

Just inside the main entrance there is a laneway leading to two storage sheds (each with power supply) and lean to timber storage shed.

VIDEO: <https://youtu.be/z6Edb4IPnMw>

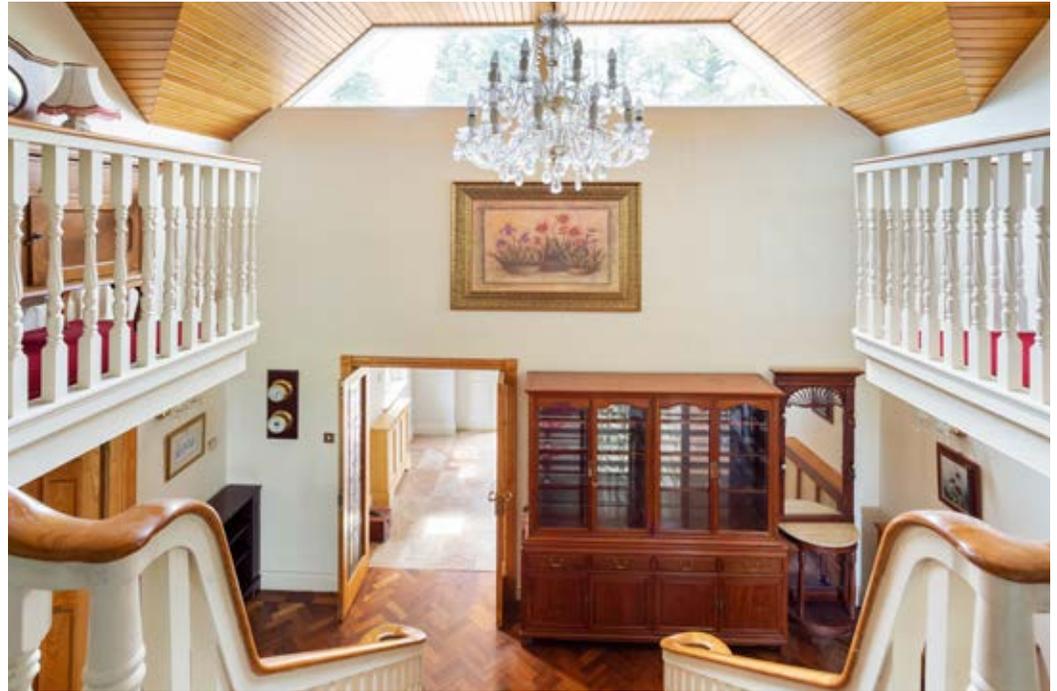
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ASKING PRICE: €1,950,000

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GROUND FLOOR



FIRST FLOOR



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we'll take you home



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