

Hamptons

INTERNATIONAL



The Piers, Cruagh, Rockbrook, Rathfarnham, Dublin 16, D16DF20

4  2  3 

GUIDE PRICE

£1,090,000

(€1,250,000)

Property details



Attributes




-  **Garage**
-  **Near golf course**
-  **With land**
-  **Garden**

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Description

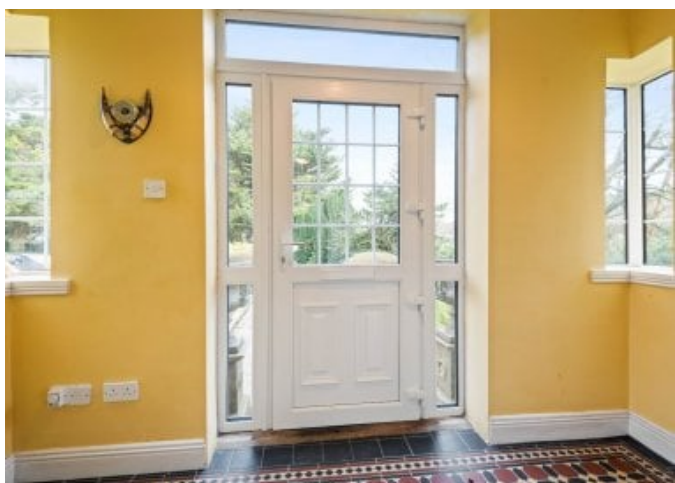
4 bedroom house for sale "The Piers" Cruagh Lane Rockbrook is an elegant Period family home with floor area of 222 sq.m. 2,390 sq. ft. - on circa 0.33 hectares - 0.82 acres of landscaped lawns and gardens. This is a rare opportunity to acquire a home that blends timeless period architecture, modern comfort, and a superb location, offering both lifestyle and legacy - a country home of elegance. The house which was constructed circa 1880 has been occupied and cared for by the same family since the late 1950's maintaining many of the elegant features of the period. You enter the property by a winding gravel avenue from the junction with Cruagh Lane & Cruagh Road leading to this elegant residence. Entering by the outer hallway into a reception hallway with which leads to the light filled lounge which has patio doors to the gardens at the eastern side. Off the hallway through double glass panel doors, you reach the dining room, there is an inner hallway which brings you to a family room which opens into a spacious kitchen & utility area. On the first floor there are four bedrooms and bathroom, with en-suite from the main bedroom. To the rear of the property is a two-storey building which lends itself to facilitate a studio/home office, while to the side there are stores and a workshop, there is also a garage to the eastern side of the property. The gardens to the front of the property including the tree lined driveway with the sweeping manicured lawns to the entrance gate offer a magnificent setting, on circa 0.33 hectares - 0.82 acres. The Piers nestled via a private driveway as you climb towards the Dublin Mountains via the Pine Forest is less than 12 kilometres to the city centre and 6 kilometres to Rathfarnham Village. Perfectly positioned for families, with a choice of excellent local schools including Edmondstown National School and Rockbrook Park nearby, with Terenure College, Our Lady's School Terenure, and Loreto High School Beaufort. There are many sporting facilities close by including Edmondstown & Rathfarnham Golf Clubs, Gaa Clubs, Soccer, and recently open Athletic & Rugby Facilities on Tibbradden Road. There are also excellent walking & hiking facilities through Cruagh Lane towards the historic Massey's Wood and further on the trail through the Pine Forest which leads towards the Sally Gap via the Military Road. Transport connections linked by the 161 which connects with bus routes at Ballyboden, including the 15B 74 & S8 providing frequent and direct access into the city centre and beyond. The M50 motorway is also within easy reach, ensuring excellent connectivity.

GROUND FLOOR Entrance Hall Double doors to....Reception Hall 4.9m x 4.3m With stone fire place Lounge 5m x 4.3m Marble fireplace and cast-iron inset, patio doors to side garden, double glass panel doors from reception hall to...Dining Room 5.9m x 4.3m With tiled fireplace, door leading to....Family Room 2.8m x 4.3m With wood burning/solid fuel stove leading to....Kitchen 5.7m x 4.3m With vaulted ceiling, large selection of pine fitted kitchen units. Stanley range & gas hob & oven, tiled floor Utility Room 2.6m x 1.4m With tiled & plumbed for washing machine Inner Hallway 9.1m x 1.4m With store, cloakroom with w.c. & w.h.b.

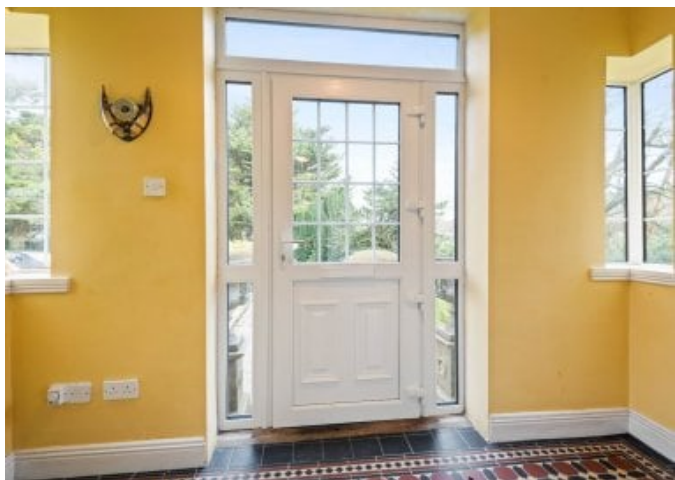
FIRST FLOOR Landing 2.1m x 6.8m Bedroom 1 5.3m x 4.9m With built in wardrobes and tiled fireplace En-suite Bathroom 2.6m x 1.6m With walk in mains shower, w.c. & w.h.b. tiled floors & walls Bedroom 2 3m x 2.7m With built in wardrobes Bedroom 3 3.1m x 3.5m With built in wardrobes Bedroom 4 3.7m x 4.9m With built in wardrobes Bathroom 2.8m x 1.5m Part tiled walls w.c. & w.h.b. telephone shower

STUDIO/HOME OFFICE Ground Floor 9.62m x 4.5m

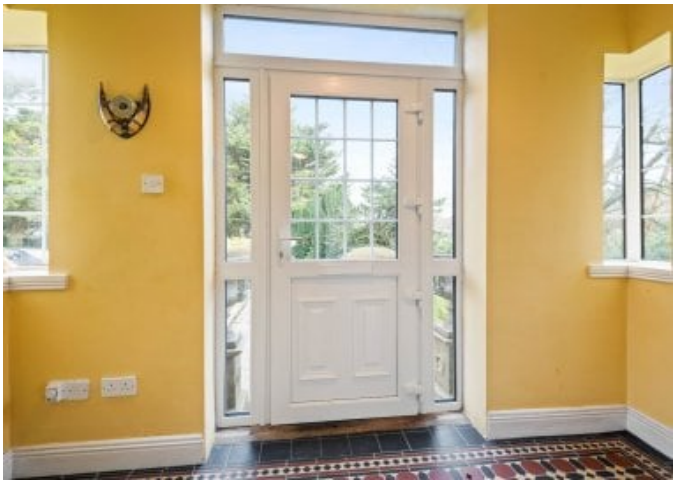
FIRST FLOOR Utility Room 1.04m x 0.79m Hallway 2.07m x 1m Room 1 3.85m x 4.14m Bathroom 2.48m x 1.5m With w.c. & w.h.b. Room 2 3.07m x 4.14m Garage Work Shop 4.74m x 5.21m Store 1 3.44m x 2.83m Store 2 3.44m x 2.9m













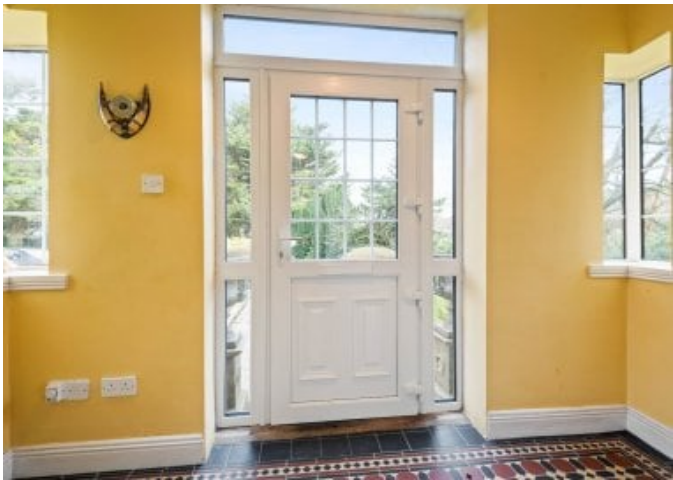












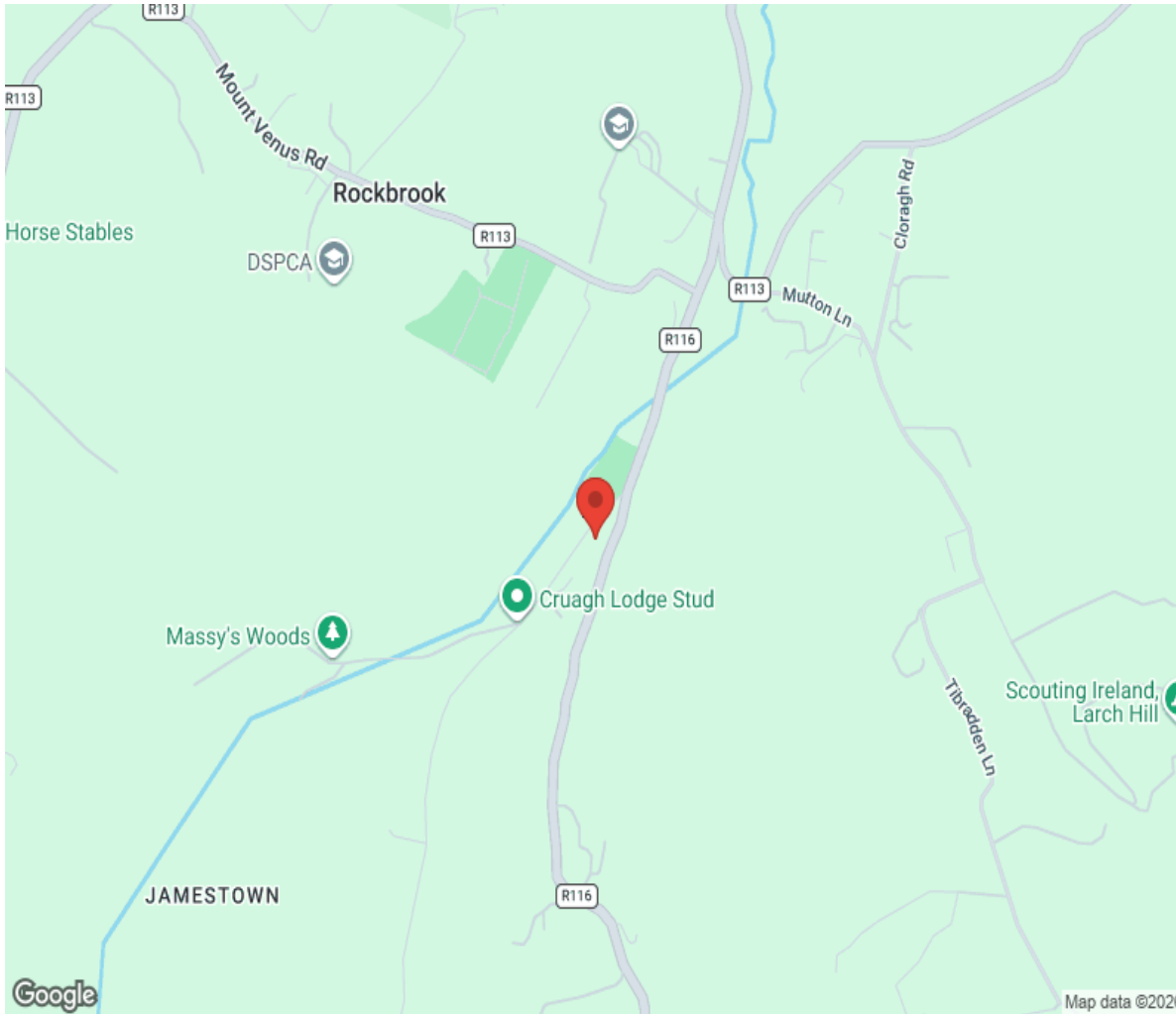




Floor plan



Location



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