

For Sale By Private Treaty



Patina Hall

Mart Lane, Foxrock,
Dublin 18

5 Bedroom Tudor Revival Style family home in Old Foxrock on a generous south facing site of mature gardens.

c.425sq.m. / 4,575sq.ft.



Description:

Patina Hall is a modern Tudor Revival Style family home in Old Foxrock. On a generous south facing site of c.0.595 acres / c.0.24 ha of mature gardens with a large detached double garage and a gated electronic entrance this private residence is in excellent walk-in condition.

Patina Hall built in 2001 by the present owners who are downsizing from this large c.425sq.m. / c.4,575sq.ft. house with 5 bedrooms and 5 reception rooms with high ceilings throughout, ornate staircase, fine detailing, marble bathrooms, Portland stone floors in hall & kitchen areas, luxury marble & Pewter fireplaces, decorative coving and plaster wall mouldings, elegant Tudor features to include high chimneys, steeply pitched roofs, half timbering stud framed beams and red clay roof tiles to name a few special features.

This property really benefits from the gardens all facing southerly with pretty rose gardens, mature trees and a large children's tree house. Excellent manicured lawns surrounded by an array of shrubs and bushes of all varieties.

Location:

Beautiful tree lined road of private houses and St. Brigids Boy's National School is close by as is Foxrock Village. Mart Lane connects Westminster Road to the Bray Road at the junction of AIB Bank, both connect directly onto the Stillorgan Road (N11). Patina Hall on Mart Lane is only c.800m to centre of Foxrock Village.



Accommodation:

Total Floor Area: c.425sq.m. / 4,575sq.ft.

GROUND FLOOR

Entrance Porch c.1.59m x 1.80m

Portland stone flooring. Handcrafted custom Tudor Wood double doors with iron knobs and knockers, the entrance porch is a wonderful design feature with covered entrance and clay tiled roof. Double doors leading to:

Entrance Hall c.8.80m x 3.80m

Entrance hall with generous ceiling height and freshly painted walls contrasting with the tall timber panelled doors, elegant cast Pewter fireplace with black marble hearth with coal effect gas fire inset, under floor heating, decorative ceiling cornice work and centre rose, Portland stone flooring with under floor heating, decorative plaster mouldings walls, high ceilings up to 4m, cloakroom under stairs with intercom to gate.

Garden View Hall c.5.00m x 2.47m

Floor to ceiling glazed windows and double doors feature open onto the garden terrace patio area, height ceiling 4m, Portland stone flooring and under floor heating.

Kitchen / Breakfast Area c.7.95m x 3.65m

Hand painted cream timber fitted kitchen with polished granite counter tops and granite splashbacks. Portland stone flooring with under floor heating, glazed French double doors open onto the garden terrace, range of high and low level kitchen cabinet units, island unit, vaulted timber ceiling, Belling ceramic hob unit, Belfast sink, Neff double oven, Smeg 5 ring gas hob unit, Zanussi fridge / freezer, walk-in shelved pantry is a wonderful design feature and very practical, intercom to gate, alarm panel, thermostat control and telephone point.

Utility Room c.3.17m x 1.92m

Washing machine & tumble dryer, tiled floor, door to garden.

Guest WC c.3.59m x 2.43m

Polished mahogany timber flooring, wc, bidet, whb, splash back marble tiles, coving & centre rose.

Dining Room c.7.95m x 3.65m

Large dining area could easily entertain a dozen people comfortably sitting with a wonderful antique French carved stone fireplace surround with gas fire and basket inset, decorative plasterwork, polished mahogany flooring, ceiling cornices & two centre roses, arched display alcoves either side of the fireplace, generous ceiling height c.3.7m.

Study c.4.00m x 3.66m

Polished mahogany timber flooring, tv point, coving & centre rose.

TV Room c.4.17m x 3.69m

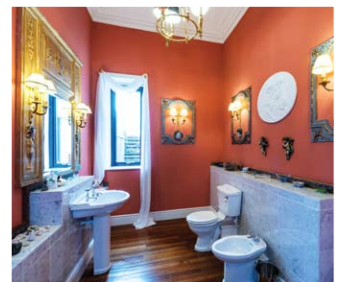
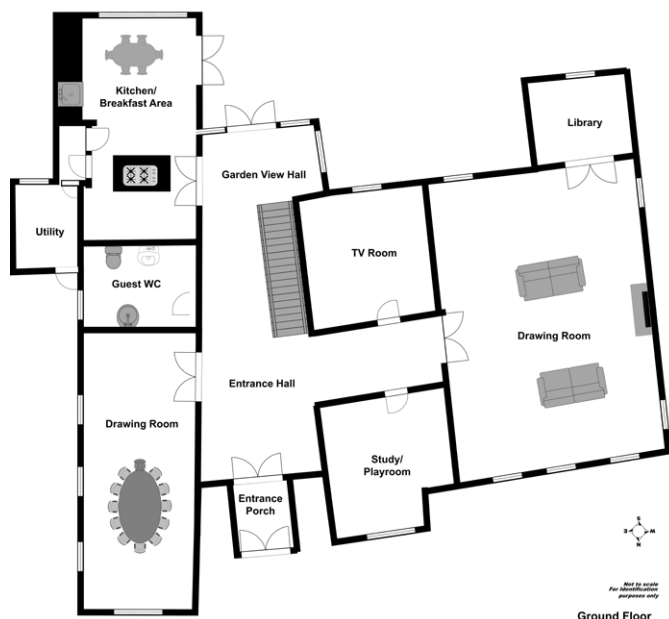
Carpet flooring, tv point, coving and centre rose.

Drawing Room c.7.81m x 6.40m

White marble fireplace by Belle Cheminée this amazing open fireplace with a fire basket and brick back, high ceilings and centre rose. Large room with 6 separate windows. Carpet flooring, decorative architraves, expansive room currently laid out with large couches, baby grand piano and coffee tables

Library c.3.00m x 3.00m

Fully fitted library bookcase included, polished mahogany timber floor, decorative coving, book lined framed window feature looking onto the garden with pelmet and curtain.



FIRST FLOOR

Galleried Landing c.5.00m x 5.00m

High quality carpet flooring, bright space, cornices and centre rose, velux, alarm panel & intercom to gate.

Bedroom c.4.59m x 3.84m

Polished timber floor, built in wardrobes.

Family Bathroom c.3.17m x 2.59m

White high quality sanitary ware suite with a roll top bath, w.c., bidet, w.h.b, shower unit, marble tiled walls, timber beam ceiling, polished timber floor.

Bedroom c.3.93m x 3.55m

Corner bedroom with a great dual aspect view of Mart Lane, carpet floor, high ceiling with mezzanine area, fitted wardrobes.

Ensuite c.1.96m x 2.59m

Marble floor and walls, white high quality sanitary ware with wc, whb, bidet, shower.

Bedroom c.3.32m x 3.94m

Polished timber floor, high ceiling with mezzanine area, fitted wardrobe.

Bedroom c.3.11m x 2.75m

Polished timber floors, built in wardrobes.

Master Bedroom c.8.06m x 7.65m

Double doors from landing, very large master bedroom suite, French antique marble open fireplace by Belle Cheminée fireplaces, glazed French doors to balcony, extensive built-in wardrobes, tv & telephone point, alarm point, carpet flooring, door to:

Dressing Room c.3.02m x 2.46m

Extensive built-in wardrobes, vanity units & dressing table.

Ensuite c.2.83m x 3.22m

White high quality sanitary ware suite comprising roll top bath, w.c., w.h.b., bidet, shower unit, marble floor and walls.



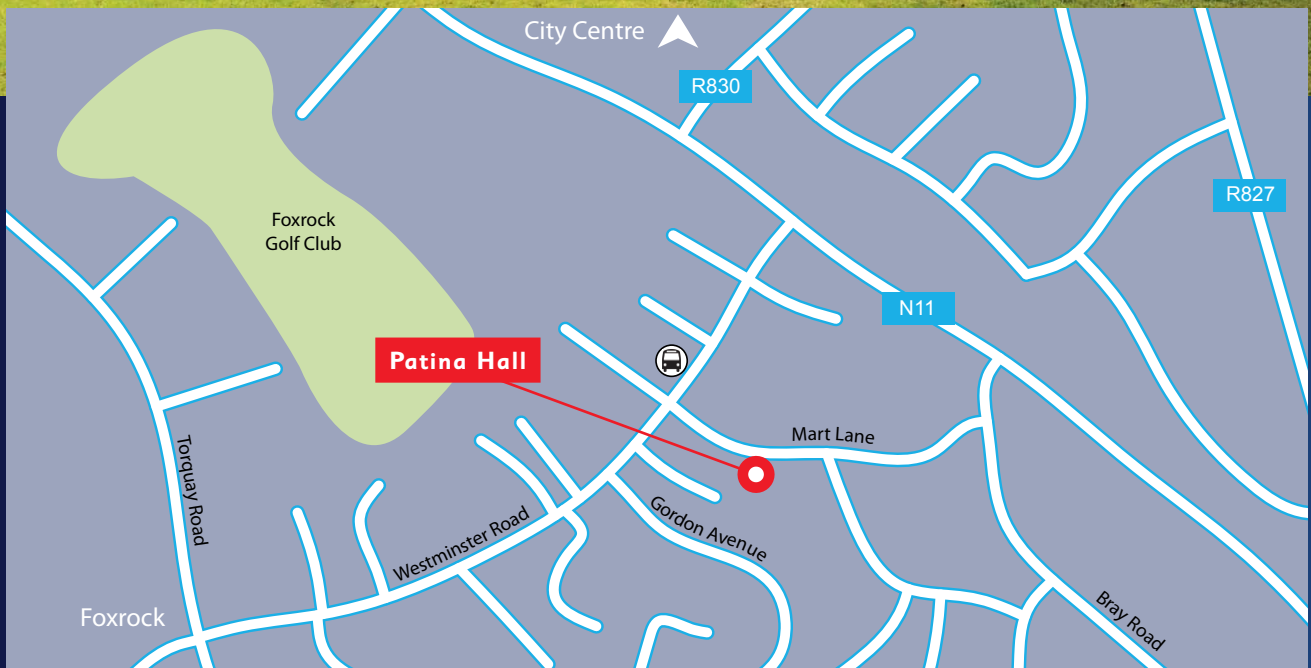


Garden:

South facing, mature trees to include lawned garden, patio area, garden walkway, landscaped and well maintained private grounds, pedestrian gate and vehicular gate onto Mart Lane, outside garden lighting, gardeners tool shed, external tap, rose beds and tree house. The garage boasts timber double doors and sensor light with space for 2 cars.

Features:

- Tudor Revival Style family home c.425sq.m. / c.4.575sq.ft.
- 5 reception rooms and 5 bedrooms detached residence.
- Large mature gardens & grounds extending to c.0.595 acres / c.0.24ha. (all south facing)
- Large double car garage with timber doors.
- Elegant black beamed gabled Tudor Style home.
- Foxrock Village approx 800 metres. (5 minute walk)
- Hardwood Tudor black double glazed windows.
- Portland Stone halls & kitchen breakfast area.
- Honduran mahogany doors and timber work throughout.
- Close to St. Brigids Boy's National School (1 minute walk), Loreto Foxrock and Hollypark.
- Convenient for Dundrum, Cornelscourt, Carrickmines and Stillorgan Shopping Centres.
- Close to Foxrock Golf Club & Leopardstown Race Course.
- Gas fired and Oil Central Heating.
- Walk-in condition.
- Amazing landscaped gardens.
- High ceilings throughout.
- Electronic entrance gates and separate pedestrian gate.
- French coving and plaster ceiling roses by Atelier Sedap company.
- Lighting fixtures are period reproductions pieces by Lucien Gau



Directions:

From Dublin on the N11 turn right after Foxrock Church onto Westminister Road. Take first left onto Mart Lane and Patina Hall is on the right hand side.

BER:

B.E.R.: C1 164.2kWh/m2/yr
B.E.R. Number: 109058891

Heating:

Gas fired and Oil Central Heating.

Viewing:

By appointment only with sole agents Finnegan Menton
Contact Glenn Burrell on 01 614 7900

Price:

On Application.



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