

RUSHEEN

WESTMINSTER ROAD • FOXROCK • DUBLIN 18



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Rusheen is a charming detached five bedroom residence with distinctive turret and Liscannor slate roof detail discreetly located on Westminster Road just a stone's throw from Foxrock Village.

Originally the gate lodge for the Sir Horace Plunket Estate the property was built c. 1905 and was later carefully extended by its current owners in 1980 in keeping with the overall character of the house. The house was designed by a Swedish architect and exudes an overall rustic, New Forest charm with deep leaded windows and timber beamed ceilings in the kitchen and living room. The house occupies a generous site of approximately 0.62 acres / .25 hectares of delightfully mature gardens richly landscaped with mature trees, notably Beech, Birch & Larch trees and specimen plants. The accommodation extends to approximately 319 sq.m. / 3,433 sq.ft. and comprises of a semi-circular porch with lead panelled door and side windows opening up to the main hallway with guest wc. From here there is access to the family/TV room. This snug room has a coal effect electric fire with period fireplace featuring blue and white ceramic tiled surround. There is a door from here (the original entrance) to the side of the house. The dining room is a generous sized room conveniently located beside the kitchen complete with an open period fireplace with oak surround and marble inset and a delightful picture window with window seat enjoying views of the garden to the rear. The kitchen is well fitted with wall and floor pine units, marble worktop and terracotta floor. There is a Miele dishwasher and microwave, Neff double oven and Siemens American style fridge freezer. Off the kitchen is a well-appointed Norman Pratt cedar wood conservatory. The new wing of the house provides for a spacious inner hallway and two exceptionally well proportioned reception rooms.





The room to the front of the house is ideal for use as an entertainment room for growing teenagers whilst the drawing room to the rear provides for a delightful bright and inviting formal room ideal for entertaining. Steps lead down to this room which provides the wow factor with a most impressive bow-shaped lead panelled window complete with window seat which stretches for the most part the width of this room affording maximum light and delightful views of the mature garden to the rear. French doors to the side of this room provide discreet access to the rear and a charming, understated exposed brick fireplace with wood burning stove completes the picture.

There are two separate bedroom wings on the first floor. One accessed from the original part of the house and the second from the new wing. The original part has two equally proportioned double bedrooms with a separate shower room and wc off the landing serving both of these rooms. The new wing has three double bedrooms and a luxuriously appointed family bathroom complete with corner bath, separate shower, wc, bidet and twin basins in a vanity unit. The main bedroom is dual aspect built into the eaves with a bathroom en-suite with separate roll top bath whb and wc and is fully tiled. The house has been very well maintained over the years.

Outside

The gardens are a very special feature of this delightful property. They provide shade and privacy with a distinctive Arbutus tree to the front carefully screening the house from the main road and providing a delightful canopy under which cars can park. Electric gates open to a gravelled driveway with double detached garage and parking for several cars. To the rear the garden opens out to a magnificent informal, private country style garden. The understated landscaping is informal in style and punctuated with water features to include a delightful lily pond and impressive lush landscaping.





An irregular gravelled path meanders purposefully to reveal the tennis court discreetly tucked away to the back of the garden. Closer to the house a path with crazy paving skirts around the house to the side entrance and garage. The garden is exceptionally well stocked with mature Pine, Beech, Birch, Larch, Yew, Cherry & Holly trees, specimen shrubs and flowers. Many varieties of mature Camellias, Rhododendrons, Azaleas, Fuchsias, Hydrangeas, Bamboo and Roses. Climbers: Wisteria and Clematis. Specimen mature Tree Fern, Magnolia, Mahonia & Bottle Brush. Many perennials, including spectacular Romneya on the south wall of the house, also various herbs, with a mature Fennel at the conservatory door.

Location & Amenities

Rusheen has the distinct advantage of being within walking distance of Foxrock Village. This charming Village has a selection of popular eateries, restaurants and specialist food shops serving this upmarket suburb. For more extensive shopping facilities Dunnes Stores at Cornelscourt and the Park Retail Centre are closeby. Foxrock Golf Club is a short distance away as is the driving range at Leopardstown Golf Club and Carrickmines Croquet and Lawn Tennis Club. An excellent selection of schools are nearby such as Hollypark Boys and Girls National School, St. Brigid's Boys and Girls National School and many of South County Dublin's Secondary Schools to include Blackrock College, Mount Anville, Loreto Foxrock and St. Andrew's College are just a short commute away. Cabinteely Park with its 96 acres of parkland and large children's playground is also nearby.

Transport

The property is accessible to the LUAS stop at Sandyford. Access to the M50 via Exit 15 is just five minute drive away. The QBC route running along the N11 provides a swift and easy commute to and from the city centre.



Features

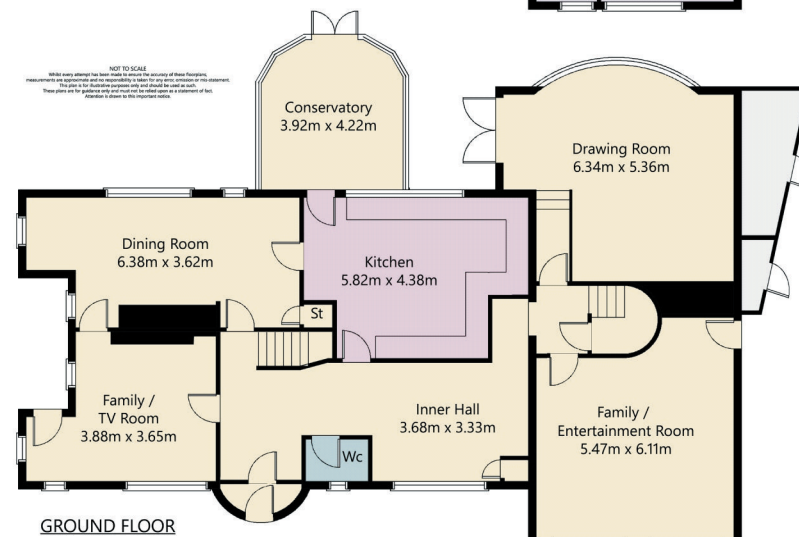
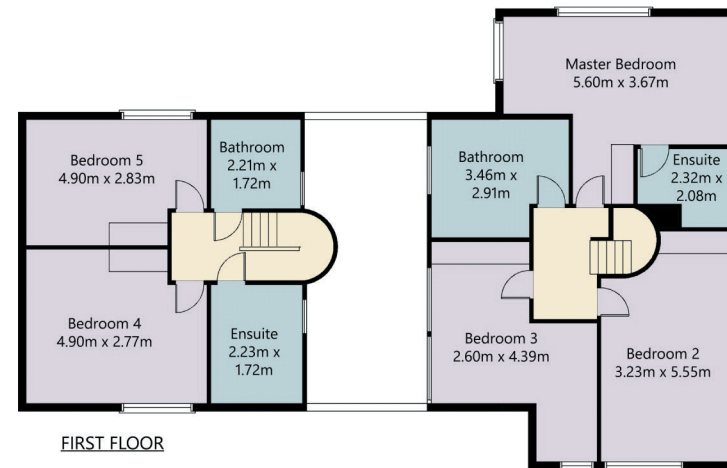
- Oil Fired Warm Air Central Heating
- Leaded windows
- Tennis Court
- Double Detached Garage
- Private south facing rear garden
- Site Size .62 ac / .25 ha (approx.)
- Water irrigation system in garden

BER: F

BER No: 109872499

Energy Performance Indicator: 419.76

Approximate Floor area: 319 sq.m. / 3,433 sq.ft



01 634 2466
20 -21 Upper Pembroke Street
Dublin 2

Contact:

Rena O'Kelly
Rena.OKelly@ie.knightfrank.com

Guy Craigie
Guy.Craigie@ie.knightfrank.com

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