

TRESILLIAN HOUSE

Brighton Road, Foxrock, Dublin 18

FOR SALE



BEREXEMPT



TRESILLIAN HOUSE

Built in the 1860's, Tresillian House (Formally Kerrymount House) is a magnificent Victorian property of elegant proportions with timeless grandeur.

This unique family home extending to approx. 414 sq. m / 4,455sq.ft sits proudly on a approx. 1 acre of private southwest facing walled gardens. Set back from the road, Tresillian house is accessed via attractive wrought iron gates and a sizeable parking area. The gardens incorporate wooden pathways, superb lawns, shrubbery, flowerbeds and herbaceous borders protected by mature trees. A tennis court and large glazed greenhouse can also be found in the grounds.

A flight of Granite steps leads one to the hall door, the main entrance hall is sumptuously carpeted and decorated, this leads us to the dining room on the left and immediately behind is a fully fitted kitchen/breakfast room.







ACCOMMODATION



To the right of the hall are both the drawing room and another reception room both of which are gracious rooms with all the period features one would expect to include decorative cornicing, centres roses, and feature period fireplaces. A guest w.c completes the accommodation on this level. Two flights of stairs lead to the first floor. There are four good sized double bedrooms one of which the main bedroom is ensuite and a main family bathroom in the return. At garden level there is a double reception or party room fitted with a purpose-built bar, a fifth bedroom, bathroom, caterer's kitchen, a wine cellar and separate store.

This fine residence combines with a modern detached 2 bedroom mews extending to 112 sq. m / 1,200 sq. ft. provides flexible accommodation for a variety of family uses. The accommodation includes entrance hall, living room, fully fitted kitchen / breakfast room, two bedrooms (one ensuite) and a separate shower room. It overlooks south facing gardens and has a separate vehicular entrance with ample parking to the front of the mews. The mews is accessed via a leafy lane to the rear of the main property.



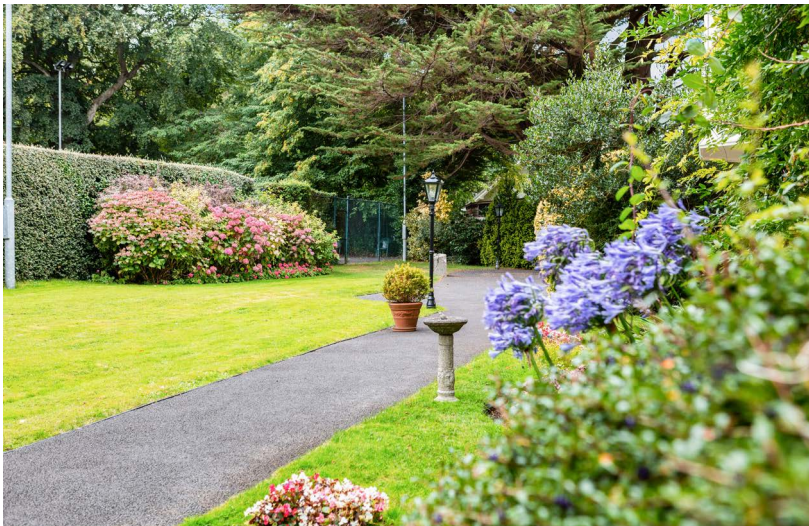
ACCOMMODATION







G R O U N D S





GARDENS & LOCATION

Tresillian House is very well located in Foxrock approximately 12km from St Stephen's Green and only a short distance from the Village itself. This quaint village enjoys a selection of bistros, restaurants and specialist food shops serving this upmarket suburb. For more extensive shopping facilities, Dunnes Stores at Cornelscourt and the Park Retail Centre are close by. 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. These include 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,

Lycée Français d'Irlande as well as the recently opened Nord Anglia International School and St. Andrew's College are just a short commute away.

The Quality Bus Corridor on the N11 and the LUAS as Carrickmines provides easy access to and from Dublin City Centre.



FEATURES

- Period features throughout
- Timber sash windows with working shutters
- Drawing room with Adams style fireplace
- Dalkey Design kitchen with AGA
- Chefs Kitchen
- Set on approx. 1 acre of private mature grounds
- Private access to separate Gate Lodge

 4  5  4





DETAILS

BER Main House: Exempt

BER MEWS: E1 / 336.65 KWh/m²/yr

BER Number: 113850622

Approx. Main House: 414 sq. m / 4,456 sq. ft.

Mews: 112 sq. m / 1,200 sq. ft.

Viewings: By Appointment / Virtual Viewing

THINKING OF SELLING?

If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please get in touch with our team of experts.

CONTACT



Tara Jerman
Senior Sales Advisor
ASCSI / ARICS
tara.jerman@ie.knightfrank.com



Peter E. Kenny
Director of Prime Residential
MSCSI / MRICS
peter.kenny@ie.knightfrank.com

+353 1 634 2466

residential@ie.knightfrank.com

FLOOR PLANS



NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of these floorplans, measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to this important notice.



20-21 Upper Pembroke Street
Dublin 2
Tel: +353 1 634 2466

[KnightFrank.ie](https://www.knightfrank.ie)



PSRA Registration Number:
001880

Subject to Contract/ Contract
Denied/ Without Prejudice

CONDITIONS TO BE NOTED

These particulars are issued by HT Meagher O'Reilly Limited trading as Knight Frank on the understanding that all the negotiations are conducted through them. These particulars do not constitute, nor constitute any part of an offer or contract. All statements, descriptions, dimensions, references to condition, permissions or licenses of use or occupation, access and other details are for guidance only and are made without responsibility on the part of HT Meagher O'Reilly Limited trading as Knight Frank or the vendor/landlord. None of the statements contained in these particulars, as to the property are to be relied upon as statements or representations of fact and any intending purchaser/tenant should satisfy themselves (at their own expense) as to the correctness of the information given. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/tenant shall be liable for any VAT arising on the transaction. The vendor/landlord do not make or give, and neither HT Meagher O'Reilly Limited trading as Knight Frank or any of their employees has any authority to make or give any representation or warranty whatsoever in respect of this property.

Knight Frank is a registered business name of HT Meagher O'Reilly Limited. Company licence Reg. No. 385044. PSR Reg. No. 001880.