



RED GAP

Rathcoole, Co. Dublin. D24 V290 *on approximately 3.44ha (8.5 acres)*



THE PROPERTY

Colliers are delighted to bring to the market this stunning mature residential property situated on the northern slopes of the Dublin Mountains with outstanding views over Dublin City, from the coast of Dublin Bay westwards to the agricultural plains of west County Dublin and east County Kildare and north to County Meath.

The property briefly comprises a substantial detached residence, approximately 290 sq. m. (3,120 sq. ft.), standing on an elevated holding extending to approximately 3.44 ha (8.5 acres), with a stable yard with 6 looseboxes, office/cottage and large two span hay barn with part concrete walls and concrete floor. The lands are all in grass and divided into 4 well fenced paddocks of varying sizes.

The property is entered through recessed stone walled entrance with iron railings and hedging and electrically operated iron gates, leading to a tarmac avenue, bounded by hedges, lawns and mature trees, passing the stable yard and arriving at the large, paved area adjoining the rear entrance and double garage.

THE RESIDENCE

The residence is a substantial two storey residence, positioned centrally within the lands to take full advantage of the magnificent views over the City of Dublin, Dublin Bay and the surrounding countryside. The house is bounded to the north and east by the mature private garden with box hedging, lawns, sandstone terracing, raised flowerbeds with decorative stone walls. To the west by a large cobble lock parking area and external dining area, and access to the double garage and back door, and to the south by a large, secluded patio area. The house briefly contains 4 reception rooms, 5 bedrooms, 4 bathrooms, large country style kitchen / breakfast room, Utility room and general offices.



ACCOMMODATION

Entering the house via the front door, one arrives at the main entrance hall with polished mahogany wood floor and impressive mahogany wooden staircase to the first floor. The four reception rooms are accessed from the hall.

To the right is the drawing room, which is of pleasing proportions, open fireplace with mahogany / marble fireplace and glorious views. Next is the sitting room, with French doors to the alfresco dining area and open fireplace.

On the left of the hall is the family sitting room, with white marble mantelpiece, again with outstanding views over the city and surrounds. The sitting room connects directly to the large well-appointed kitchen / breakfast room. The dining room with French doors to the rear of the residence and is accessed from the entrance hall and back hall adjacent to the kitchen.

The kitchen, breakfast room is well appointed with an extensive range of floor and wall mounted storage units, polished stone worktops and fitted wine cabinet. The bay window affords stunning views over the city and surrounding countryside. The kitchen breakfast room has tiled flooring throughout.

Further accommodation on the ground floor includes the large utility room with store/boot room and pantry off. At the end of the back hall is the home office with shower room adjoining. The office could be used as a 6th bedroom if required.

The mahogany staircase with large tripartite window over affords the hall and first floor landing an abundance of natural light.

From the landing radiate the 5 bedrooms and the walk-in hot-press. The principal bedroom is of pleasing proportions and includes a walk-in wardrobe, and ensuite bathroom. The principal bedroom enjoys panoramic views of the city and Dublin Bay. Bedroom 2 with ensuite shower room is to the rear and looks up to the Dublin Mountains. Bedroom 3 with wc ensuite, is across the landing and to the rear again with views of the mountains. The large family bathroom is between bedrooms 3 & 4. Bedrooms 4 & 5 are to the front of the house, overlooking the city and Dublin Bay.







OUTSIDE

Garage.

Adjacent the house is a large double garage with teak wooden doors.

Gardens

To the front and one side of the house are the formal gardens, with trimmed box hedging, lawns, raised flowerbeds with feature stone walls. To the rear of the house is the cobble lock parking area with access to the double garage. To the south side of the house is a private, secluded patio area, accessed from the utility room. We are advised that planning permission was obtained to extend the kitchen into part of this space and said permission has approximately 2 years to run.

Yard

The yard accessed from the main avenue is an enclosed stable yard with 6 looseboxes, office/cottage and large 2 span "A" framed barn. The yard is paved, well drained and has direct access to the paddocks to the rear. The loose boxes are of a high standard. The office/ cottage is a charming single storey building suitable for either use, with entrance porch, reception area with kitchenette and stove, shower room and two further rooms.

The Lands

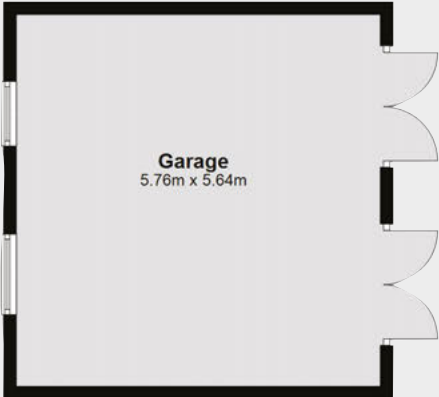
The lands extending to approx. 3.44 ha (8.5 acres) are of a gentle sloping topography, divided by mature boundaries and partially stud railed into 4 paddocks of varying sizes.

Planning Permission

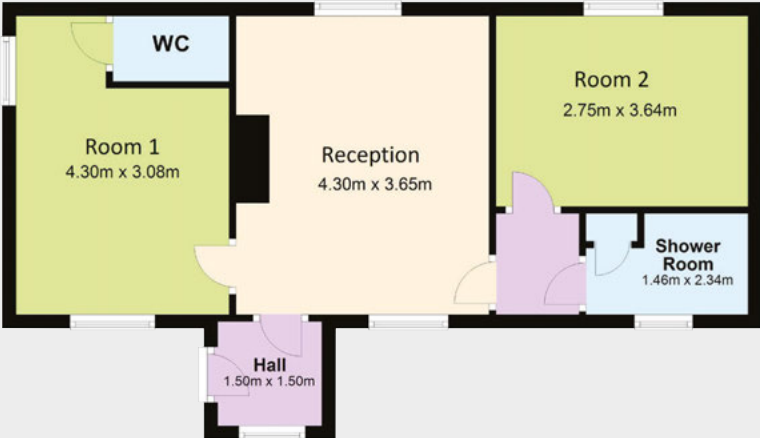
The property benefits from planning permission (SD18B/0521) to extend the kitchen and add an extra master bedroom suite and ensuite upstairs. This planning permission is valid for five years from 13th May 2019.



FLOOR PLANS



OFFICE/ COTTAGE



GROUND FLOOR



FIRST FLOOR



LOCALITY

Redgap is considered to be one of the most exclusive and coveted locations in the area, rural in nature, with a number of one-off houses on large sites, while only a five minute drive from Rathcoole Village. Rathcoole, with a population of approx.. 4,500 people, has a wide variety of shops and restaurants and boasts a lively community and neighbourhood spirit.

The house is approx. 18km from Dublin City Centre and 32km from Dublin International Airport. Its proximity to Dublin City means that requirements for everyday living, education from pre-school to 3rd level, entertainment and medical services are exceptionally well catered for.

TITLE

We are advised that the property is held freehold, part being held by title in the Registry of Deeds and part in the register of Freeholders for County Dublin. Matters in respect of title should be referred to the solicitor having carriage of sale.

Solicitor

Ms Miriam Tully,
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SERVICES

- Private water Supply
- Septic Tank
- ESB

BER



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