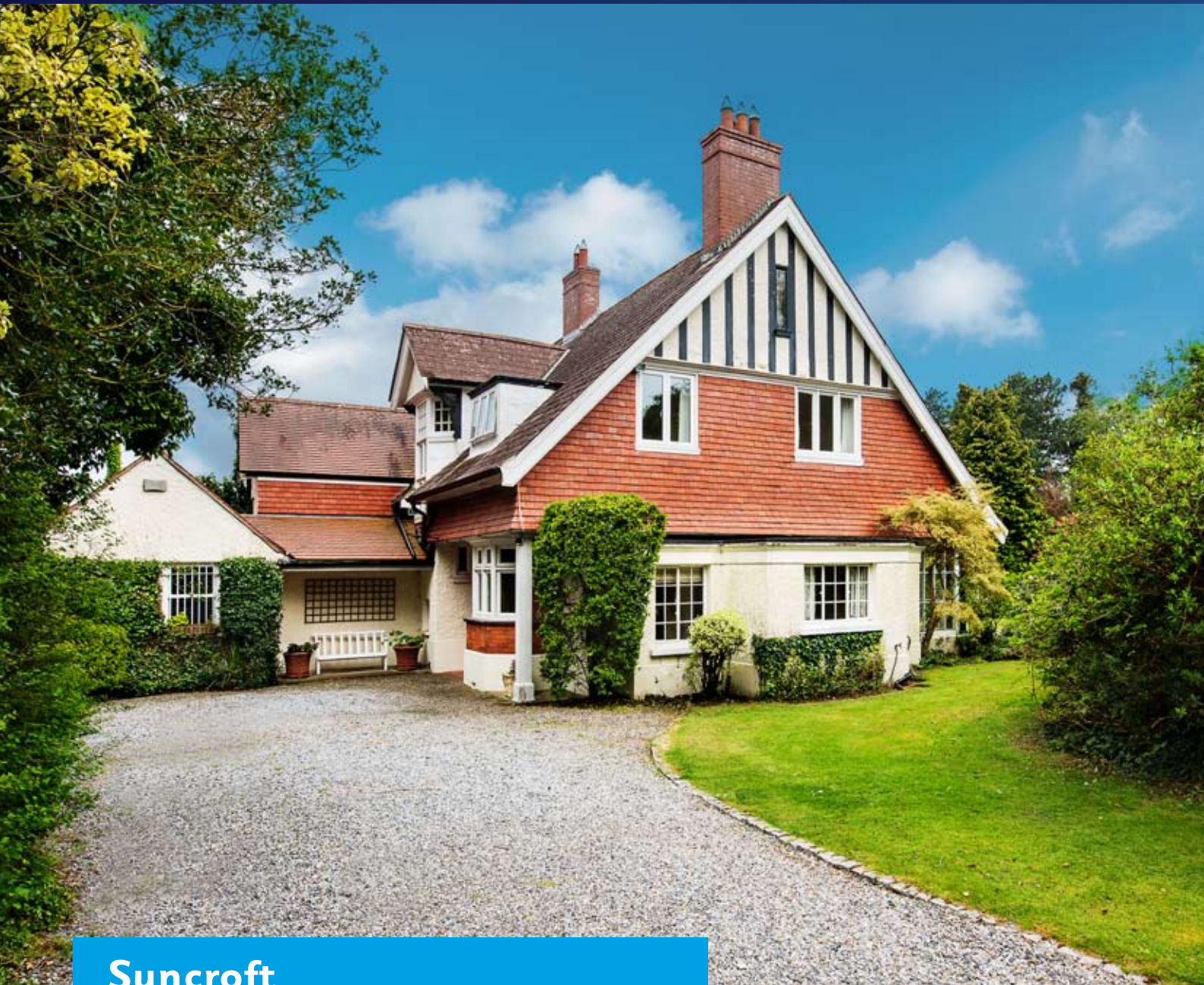


For Sale By Private Treaty



## Suncroft

Mart Lane, Foxrock,  
Dublin 18

Wonderful 4 Bedroom “Orpen” Style Residence on  
over 1/2 an acre of mature grounds.

c.238.4sq.m. / 2,565sq.ft.

FPP for separate 4 Bedroom House of  
c. 2,455 sq.ft. / 228 sq.m.



## Description:

Suncroft is a wonderful detached family residence designed at the turn of the last Century by Sir Richard Orpen from the Arts and Crafts style and is situated in a glorious sylvian setting on over half an acre of mature grounds with south facing gardens.

Suncroft maintains all its wonderful olde world charm and a host of “Orpen” features such as wood panelled ceilings, ornate carved staircase and feature fireplace.

Accessed via electronic entrance gates to a sweeping gravel driveway with parking for several cars as well as 2 detached garages.

## Location:

Suncroft is located on Mart Lane, off Westminster Road and just a short walk to the shops, restaurant, bars and amenities at Foxrock Village as well as superb shopping at nearby Cornelscourt.

The area is well served by Schools and Churches as well as public transport with QBC closeby at the N11 and is a short distance to the LUAS Carrickmines Stop on the Green Line.

## Planning:

The site extends to c.0.57 of an acre / 0.23 ha. The current owners secured full planning permission in 2015 for a detached 4 bedroom house of c. 2,445 sq.ft. / c. 228 sq.m. on a site of c. 0.2 acres / 0.078 ha. Planning Reference: D15A/0031.



## Accommodation:

Total Floor Area: c.238.4sq.m. / 2,565sq.ft.

### GROUND FLOOR

## Entrance Porch

leading to:

## Reception Hall

c.6.95m x 2.89m

with feature "Orpen" staircase, wood panelled ceiling, fireplace with coal effect gas fire, feature box bay window, polished wooden floor.

## Large Understairs Storage

## Cloakroom

c.2.36m x 2.28m

with wash hand basin and separate w.c.

## Drawing Room

c.5.28m x 4.46m

with full Bow Window overlooking rear garden, panelled wood ceiling, feature fireplace with cast iron inset, grey marble surround, ornate carved mahogany mantelpiece. Recessed storage/drinks cabinet and door to covered veranda.

## Living Room

c.4.72m x 4.19m

with dual aspect to the rear garden, wood panelled ceiling, cast iron fireplace, tiled surround, ornately carved mantelpiece, coal effect gas fire.

## Dining Room

c.5.48m x 3.97m

with dual aspect overlooking the rear and side garden, polished wooden floor.

## Back Hall

Walk-in shelved pantry with stainless steel double sink and drainer.

## Kitchen / Breakfast Area

c.7.29m x 5.05m (max)

with extensive fitted oak kitchen with timber counter top incorporating breakfast counter. Stainless steel double sink and drainer, plumbed for dishwasher, integrated Siemens electric oven and grill, 5 hob Neff gas hob. Quarry tiled floor. Original Range surround with cast iron 'Gazco' fire. Sliding doors to paved patio / barbeque area. Door to:

## Utility Area

c.5.24m x 3.16m

Quarry tiled floor, plumbed for washing machine and dryer, gas fired central heating boiler. Separate w.c. with wash hand basin. Access to both front and rear gardens.



A feature staircase and landing leading to:

## FIRST FLOOR

### Master Suite

c.5.49m x 5.29m (max)

Double Bedroom. Dual aspect overlooking rear and side gardens. Cast iron fireplace with tiled inset and fitted wardrobes. Door to:

### Ensuite Shower Room

Fully tiled floor and walls, corner Mira shower, w.c., bidet and wash hand basin. Electronic Velux roof light.

### Bedroom 2

c.4.24m x 2.98m

Double Bedroom. Dual aspect with small step-out balcony, cast iron fireplace with tiled surround.

### Bedroom 3

c.4.79m x 3.83m (max)

Double Bedroom. Dual aspect to side and front, cast iron fireplace with tiled surround. Fitted wardrobe incorporating chest of drawers and vanity unit.

### Bedroom 4

c.3.90m x 3.20m

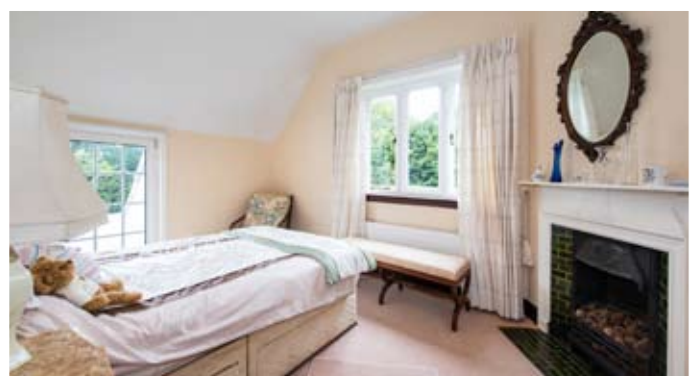
Double Bedroom. Currently used as a study.

### Family Bathroom

Fully tiled floors and walls, Jacuzzi bath, separate Mira shower, w.c., bidet and wash hand basin.

### Hotpress

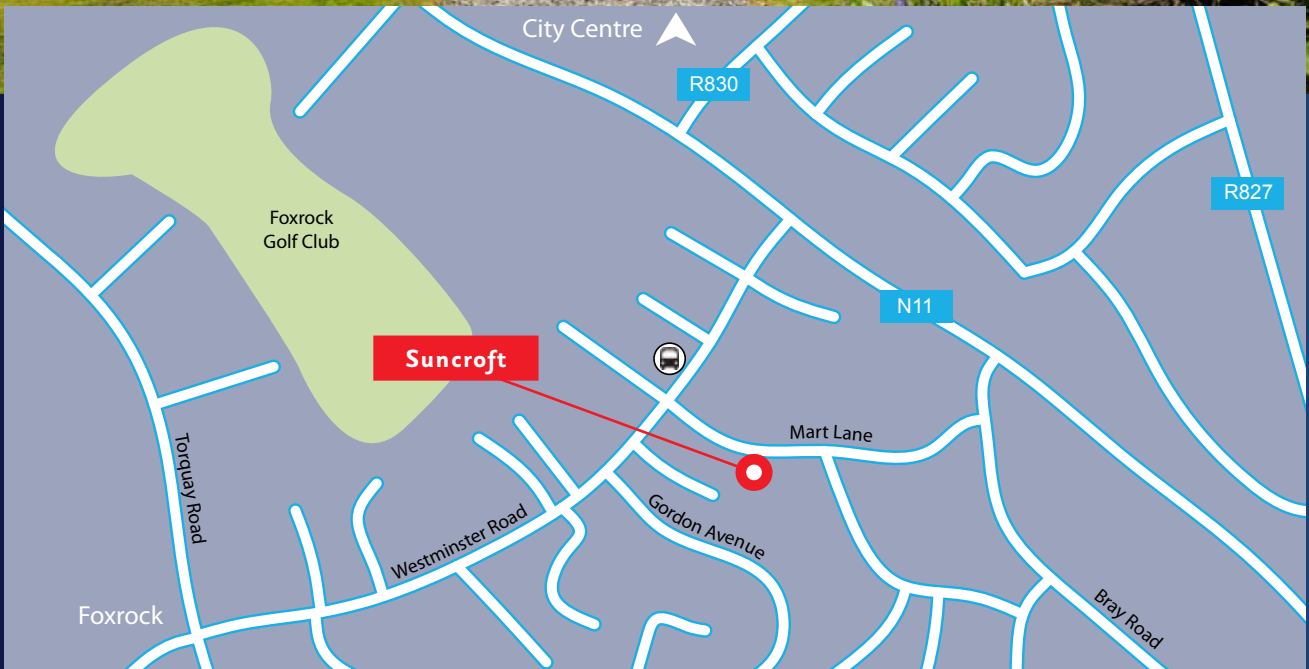
with dual immersion heater and shelving.





## Features:

- Wonderful Family Residence on c. 0.57 acre / 0.23 ha.
- Designed by Sir Richard Orpen
- 4 Bedroom Arts & Crafts residence
- Many original features
- Highly sought after location
- FPP for separate Detached 4 Bedroom House of c. 2,455 sq.ft. / 228 sq.m.
- South facing gardens
- Natural Gas Fired Central Heating
- Private gated entrance and sweeping gravel driveway



### Directions:

From Dublin on the N11 turn right after Foxrock Church onto Westminster Road. Take first left onto Mart Lane and Suncroft is c. 200m on the right hand side.

### BER:

B.E.R.: G 474.66kWh/m2/yr  
B.E.R. Number: 108628223

### Price:

On Application.

### Viewing:

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



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