

Goleen, 5 Brighton Road,
Foxrock,
Dublin 18



Sherry
FitzGerald



PRIME PRIVATE RESIDENCE WITH SUPERB RESIDENTIAL DEVELOPMENT POTENTIAL

Goleen, 5 Brighton Road, Foxrock, Dublin 18

Property Key Features

- » Mature site extending to 1.1 acres / 0.445 hectares (approx.)
- » Substantial property extending to 426sq.m./ 4,585/sq.ft. (approx.)
- » Superb opportunity for development or to enhance the existing accommodation
- » Exceptional private and secluded setting
- » Flexible accommodation over two levels
- » Attractive features include lead paned windows
- » Separate detached two-bedroom bungalow
- » Southwest orientation to the rear
- » Private setting set behind cut stone wall
- » Excellent car parking space to the front
- » Separate pitch roofed car port to side
- » Tennis court (in need of resurfacing)



Description

Goleen is a fine detached property extending to 426sq.m./ 4,585sq.ft (approx). Set well back from Brighton Road with high, cut stone perimeter wall and accessed via electric gates it offers exceptional seclusion and privacy. Previously an ambassadorial residence the property has been extended to provide for generous accommodation to cater for entertaining on a grand scale.

Three magnificent interconnecting reception rooms boast extensive glazing maximising the views of the stunning gardens to the rear.

In addition to the generous accommodation to the main house there is also a self-contained two bedroom bungalow 624sq. ft./58sq.m. (approx.) to the side with open plan living/dining, kitchen and bathroom would make a wonderful guest quarter, au pair pad, granny flat or personal gym or games room.

While currently configured as an ambassadorial residence, the property presents an outstanding opportunity, with a little reconfiguring and design, to be reimagined as a distinguished and impressive family home.





Accommodation

Ground Floor

- » **Entrance Hall:** Hall door with lead paned windows. Stone cantilevered staircase.
- » **Cloak Room:** Door to twin toilets. Cloak room with generous hanging space. Door to wheelchair toilet.
- » **Reception Hall:** Limestone fireplace with slate inset and hearth. Limestone flooring.
- » **Living Room:** Feature white marble fireplace and black marble inset. Large brick back open grate. Oak wood flooring. French doors to garden.
- » **Dining Room:** Sandstone fireplace with open grate. Built-in cupboards. French doors to patio.
- » **Drawing Room:** Feature bay with floor to ceiling windows and French doors to the patio.
- » **Library/Snug:** Oak wainscoting and shelves. Cosy inglenook. Window seat. Built-in stove.
- » **Utility Room:** Wall and floor units. Comms and fuse press. Fridge. Ceramic sink. Marble worktop. Door to side lobby and entrance.
- » **Boot Room.** Toilet with wash hand basin. Door to back stairs. Storage press. Door to the front.
- » **Kitchen:** Large lead paned window to the front. Extensively fitted with wall and floor presses. Double fridge/freezers, double Whirlpool oven, Smeg extractor fan. Terracotta effect tiled flooring.



Accommodation: First Floor

- » **Landing** with French door to front balcony. aspect room with views over the garden to the rear.
- » **Shower Room:** Shower with wash hand basin and toilet. Extensively tiled. » **Ensuite:** Toilet, wash hand basin and shower. Extensively tiled.
- » **Landing** with built-in cupboards and access to the attic with storage. » **Bedroom 2:** Oak flooring to back.
- » **Main Bedroom:** Walk-through oak wardrobes and presses. Dual » **Bedroom 3:** Oak flooring to back.
- » **Bedroom 4:** L-shaped. Oak flooring. Built-in wardrobes.

Self-Contained Two Bedroom Bungalow:

Entrance hall off which are two double bedrooms. Hall lined with cloaks closets and storage. Bathroom with bath, wash hand basin, toilet and Velux window. Kitchen with wall and floor units, stainless steel sink unit, Belling oven. Viemann gas boiler. The kitchen opens to a large living come dining area with double sliding doors to a small, private patio area to the rear.

Gardens:

The front of the house enjoys a cobble locked sweeping driveway with gravelled parking set back behind the high cut stone perimeter wall. In addition there is a dual carport. An oval shaped flower bed with impressive pleached lime trees adds interest and privacy. To the rear, the southwest-facing garden is truly remarkable offering complete privacy, seclusion, and uninterrupted sunshine throughout the day. Thoughtfully landscaped with a rich variety of specimen trees, shrubs, and flowering plants, it creates a serene oasis and a visually stunning setting. A split-level patio provides an ideal space for both daytime relaxation and evening entertaining, overlooking the expansive lawn bordered by mature planting and extending to a disused tennis court.



Development Potential

The large site offers clear development potential, underpinned by its zoning and scale, with strong precedent for high quality schemes in the immediate vicinity, most notably the recently completed neighbouring Beckett Wood development. Foxrock is widely regarded as a super prime location, characterised by low-density, sought-after housing and excellent connectivity, and remains undersupplied in terms of new residential development. The site offers a redevelopment of the entire site or retention of the existing substantial accommodation and redevelopment of the rear garden and tennis court.

Under the Dun Laoghaire Rathdown Development Plan 2022-2028, the site is zoned Objective 'A' residential under which the objective is to provide residential development and improve residential amenity while protecting the existing residential amenities. A density range of 40-80 units per hectare would suggest potential for a scheme of 18-36 units, subject to the necessary planning consents.





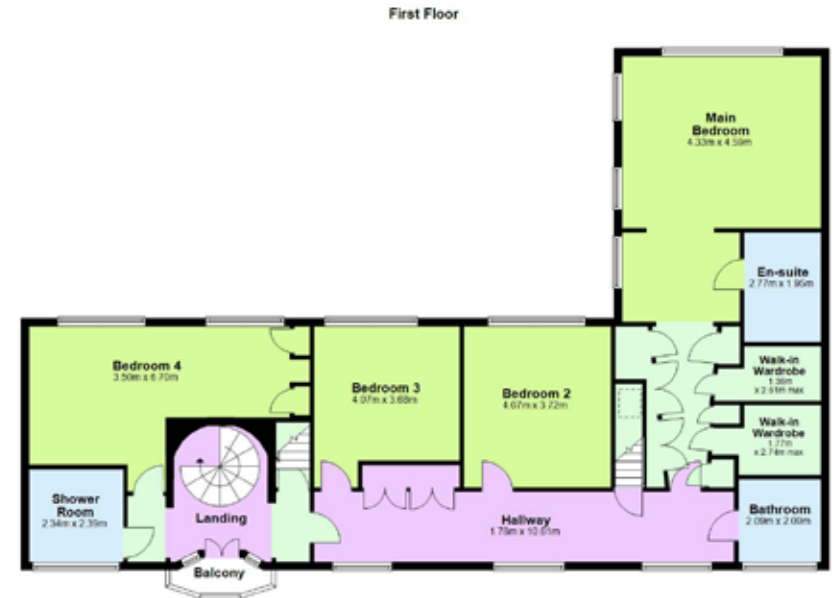
Location

Foxrock is an exclusive and highly sought-after suburb located approximately 12km from Stephen's Green. Goleen is within a short walk of Foxrock Village. This quaint village enjoys a selection of popular eateries, restaurants and specialist food shops.

For more extensive shopping facilities, Dunnes Stores at Cornelscourt and the Park Retail Centre are close by as well as a number of convenient stores in The Park SC in Cabinteely. Leisure amenities include Leopardstown Racecourse and Golf Centre, Foxrock Golf Club, Carrickmines Croquet and Lawn Tennis Club and West Wood Club all within easy reach.

An excellent selection of schools are nearby including the Nord Anglia International School, the Lycee Francais d'Irlande, Hollypark Boys and Girls National School, St Brigid's Boys and Girls National School and many fine South County Dublin Secondary Schools including Blackrock College, Mount Anville, St Andrew's College and Loreto Foxrock are a short commute away.

The Quality Bus Corridor on the N11 provides easy access to Dublin City Centre, the M50 interchange is close by as is the LUAS at Carrickmines.



Contact: Knight Frank
James Meagher
T: 086 255 4060
E: James.Meagher@ie.knightfrank.com

Robert Wilson
T: 086 419 4890
E: Robert.Wilson@ie.knightfrank.com



Contact: Sherry Fitzgerald Foxrock
Rena O'Kelly
T: + 353 1 289 4386
E: Rena.Okelly@sherryfitz.ie

Barbara Spollen
T: + 353 1 289 4386
E: Barbara.spollen@sherryfitz.ie



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