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**Palmyra,**  
Whitechurch Road, Rathfarnham, Dublin 16

BER **F**





## Palmyra

### Whitechurch Road, Rathfarnham, Dublin 16

Standing on c. 0.66 ha (1.63 acres) of secluded, wooded grounds off the upper part of Whitechurch Road which winds its way southward uphill from Rathfarnham, Palmyra is only about 10 km from St. Stephen's Green. It is close to exits 12 and 13 of the M50. The entrance is from a lane off Whitechurch Road.

Much of the house dates back to its construction in about 1840 by one Thomas Bewley who operated a watermill upstream on a neighbouring property. The grounds are extensively lawned, wooded with fine trees, and mostly walled. There are substantial areas of complete privacy.

Palmyra is not listed as a Protected Structure. Part of the grounds, with a separate reserved access from the Grangebrook Estate, is suited for residential development of about ten houses. The property is zoned A "to protect and/or improve residential amenity" A superb apartment (for teenagers or for staff) with a discreet separate entrance could be made in a top storey of the large old stone barn created by raising its wall and re-roofing. And there may be other opportunities. The foregoing development possibilities would be subject to obtaining planning permissions, etc.

No pesticides have been used on the grounds for the last 13 years. With the exception of some paths, no herbicides have been used on the soil for the same period, and then only Roundup. Shelter for birds has been encouraged. The consequence has been a considerable increase in their numbers.

The old stone wall of the historic Grange Golf Club is on the other side of Whitechurch Road, such that from the highest part of the property looking eastwards, particularly in winter, one gets the impression of miles of wooded parkland. Further up Whitechurch Road the old wall of Marlay Park begins. This glorious public park of 300 acres has pleasant walks by streams and lakes and through woods with magnificent trees, and a Saturday market, known for its organic produce in the courtyard of the majestic Marlay House. Further up Whitechurch Road, past Edmondstown Golf Club, one can join the Wicklow Way, up into the mountains.

There are two churches within easy walking distance, Whitechurch Church of Ireland, and the Catholic (Augustinians) church in Whitechurch Green. The esteemed Whitechurch National School (C of I, primary co-educational day school) is a few hundred yards from the house. St. Columba's College, the renowned co-educational boarding and day school is two minutes drive away. Other schools in the vicinity include Wesley College and Loreto High School Beaufort in Rathfarnham.

There is an abundance of shopping. Ballinteer Shopping Centre is only five minutes drive away. It has a Superquinn, newsagent, drycleaner, hardware store, florist, chemist, photographic services, a post office and ample parking. Even closer is the new complex on Grange Road which has a Lidl, a Centra and a chemist. The large Nutgrove shopping centre is not far away either. There is a large Spar (with post office) within walking distance down the road at Whitechurch Green. About 10 minutes drive (not in the morning rush hour) gets one to Dundrum Shopping Centre with its multiplicity of shops including Marks and Spencer and Tesco, the multi-screen cinema, and the restaurants and cafés. The Ballaly LUAS stop with frequent trains to St. Stephen's Green is close to the Centre. There is a bus service to the city centre and to Dundrum. Sandyford industrial and office parks can be reached by car in about ten minutes.

The house comprises entrance hall, three reception rooms, kitchen/breakfast room, guest WC, laundry room, lobby, five bedrooms and three bathrooms (including master bedroom with an en-suite). Outside, there are a stone barn/coach house, a boiler room/fuel store, a workshop, a tool shed, a small glass house, and a henhouse and run.

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#### Accommodation c.285 sq.m (3,070 sq.ft)

Reception Hall	Georgian window to garden. Broadband router.
Drawing Room 6.15m x 4.80m	Ceiling cornice and rose. Bay window with fitted window seat, magnificent marble fireplace with inserted Clearview stove
Inner Hall	With cloakroom, w.c., whb.
Dining Room 4.65m x 5.50m	Black marble mantelpiece, ceiling cornice, French doors to rose garden.
Family Room 5.85m x 4.55m	Brick fireplace, Georgian window overlooking garden. Wired for satellite TV
Kitchen/Breakfast Room 7.25m x 3.45m	Range of fitted units, worktops, oil fired Aga cooker, Neff four ring counter top hob unit, double bowl sink with waste disposal unit, plumbing for dishwasher, fridge, doors to rear and...
Lobby	With door to front of house and space for chest freezer.
Laundry Room	Belfast sink, shelving, under counter space for fridge , dryer, and washing machine machine (plumbed)

#### Stairs from Inner Hall to First Floor

Bedroom 1 5.05m x 5.65m	With fitted cupboards
En-suite Bathroom/ Dressing Room 4.80m x 3.05m	Extensive range of fitted cupboards, fine corner bath with telephone shower attachment,, whb, w.c., hot press with dual immersion.
Bedroom 2 4.55m x 3.10m	Fitted cupboard, whb
Bedroom 3 3.75m x 5.6m	Whb; access to roof
Bedroom 4 4.95m x 3.60m	With cast iron fireplace.
Bedroom 5 5.65m x 2.50m	Whb and, built in cupboards.
Bathroom 2	Bath with telephone shower attachment, w.c., pedestal whb, part tiled walls.
Bathroom 3	Bath with shower attachment, w.c., whb, step in power shower and tiled walls



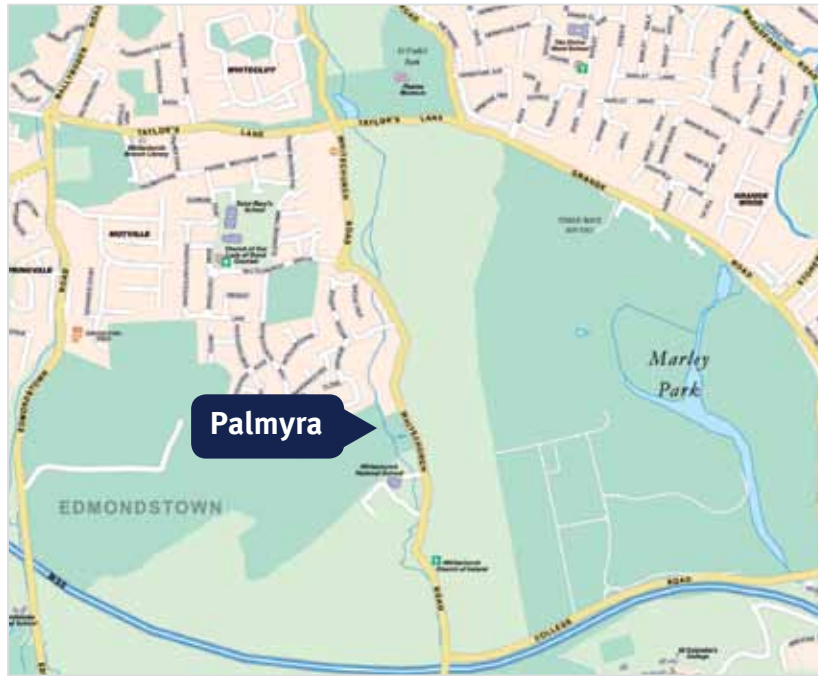
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**BER Details**

BER: F  
BER Number 104987961  
Energy Performance Indicator: 393.85 kWh/m<sup>2</sup>/yr

**Title**

Freehold

**Solicitors**

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**Viewing**

Strictly by appointment.

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