



Tinnahinch

Plunkett Avenue, Foxrock, Co. Dublin

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Features

- Outstanding detached family home built to exacting standards circa 1998
- Standing on exquisite gardens extending to approximately 1.7 acres
- Expansive accommodation extending to approximately 558 sqm (6,006 sqft)
- Impressive B energy rating ensuring energy efficiency
- Grand Entrance Hall with magnificent bespoke cantilevered staircase
- Triple glazing throughout
- Concrete floors
- Underfloor heating
- Centralised vacuum system
- Portland stone sills
- Beautiful internal decorative paint finishes by the renowned Nat Clements of Clements and Moore
- Closed mitred eaves
- 5 bedrooms all ensuite
- Magnificent open plan kitchen living dining room
- Fitted carpets, curtains and kitchen appliances included in the sale
- Further development potential subject to the necessary planning permission which opens possibilities for future expansion or redevelopment to suit your specific needs and vision
- Large home gym
- Large detached garage







Experience the best of luxury living in Foxrock in the most exquisite setting. Tinnahinch on Plunkett Avenue is not just a property - it is a masterpiece set amidst nature's finest waiting to be yours.

Nestled off Westminster Road, in the heart of Foxrock, Tinnahinch is a home like no other which offers an unparalleled living experience. This magnificent residence is situated on approximately 1.7 acres (0.69 Ha) of the most beautifully landscaped gardens in the Robinsonian style, providing a serene and picturesque setting for this dream home. Built in 1998 to exacting standards, Tinnahinch showcases high quality craftsmanship throughout. Every detail has been thoughtfully considered from the striking Flemish Bond facade laid with specially sourced reclaimed Imperial brickwork to the Welsch Penryhn natural slates. Additionally, the property boasts an excellent B energy rating, ensuring energy efficiency and sustainability. The result is a home that exudes durability and elegance extending to approximately 558 sqm (6,006 square feet) of luxurious living space.

Beyond the incredible gardens, inside Tinnahinch, you'll find a home that matches the exteriors grandeur. The interiors are a blend of classic charm and modern living, featuring voluminous rooms, high ceilings and large windows that offer stunning views over the tremendous gardens. With extensive use of bespoke oak joinery throughout, nothing has been left to chance, providing the ultimate in comfort and luxury. The entrance hallway is a sight to behold with its bespoke handcrafted Franck Oak cantilevered staircase and gallery landing setting the tone for what lies ahead. The accommodation includes five bedrooms all of which are ensuite along with a well sized home office & gym. Downstairs the property boasts four excellent reception rooms, one overlooking the front, a second magnificent and spacious second reception to the side with beautiful bay window overlooking the gardens, a cosy family room and a conservatory. There is a bespoke light infused kitchen breakfast room, a good-sized utility room and a guest WC.

Tinnahinch boasts the most splendid gardens to grace the market in South County Dublin for some time and it's no wonder that they featured in "The Hidden Gardens of Ireland" by Marianne Heron. Entering through electric wrought iron gates, a sweeping gravel driveway flanked by Monterey Pine trees leads you into this enchanting property. The gardens are a true testament to nature's splendour, featuring verdant, lush lawns surrounded by an abundance of mature shrubs, trees and plants including a stunning Wisteria tree, numerous specimen Acers, New Zealand tree ferns specially imported and climbing roses. Magnolia Grandiflora and Cherry trees further enhance the beauty. A south facing terrace off the kitchen offers the perfect spot for al fresco dining. Meandering pathways shaded by mature trees, a winding river with a decked

feature bridge and lily pond and a second larger pond with terrific cascading waterfall and giant rhubarb plants create a picturesque and peaceful piece of heaven just outside your door. Meticulously designed and maintained, these gardens provide ample space for children to play, superb outdoor dining and garden parties catering to every need. There is also a large, detached garage and a pretty Gazebo.

In addition to its existing features, Tinnahinch offers further development potential, subject to planning permission. This opens up possibilities for future expansion or redevelopment to suit your specific needs and vision.

The location of Tinnahinch would be difficult to better being situated in the southern suburbs Foxrock, which is renowned as one of the most prestigious and sought after residential areas in the country. With its leafy streets, stunning properties and convenient location, Foxrock provides an exceptional living experience for its residents. The neighbourhood boasts a wide range of impressive properties from elegant period homes to modern state-of-the-art residences. The blend of old-world charm and contemporary design creates a unique aesthetic appeal.

While Foxrock offers a serene and peaceful lifestyle, it is also conveniently located with a whole host of neighbourhood boutique style shops, gourmet restaurants and cafés where residents can enjoy fine dining, shopping and leisure activities. A short drive away is Dundrum Town Centre one of Ireland's premier shopping destinations, which boasts an extensive range of retail outlets, entertainment options and cinema complex. There are further shopping facilities available at Cornelscourt village including Dunnes Stores. Cabinteely Park is close by with over 100 acres of Parkland and a delightfully café. Foxrock Golf Club is very close at hand as well as the leisure facilities available at Westwood including Leopardstown Racecourse. The property is situated close to excellent transport links making it easily accessible from Dublin city centre and beyond. The area is served by the QBC (Quality Bus Corridor), allowing for extremely easy access along the N11 to the city centre. The nearby M50 motorway provides seamless connections to the national road network and there is also the Luas green line available close at hand. There are a wide variety of some of South County Dublin's most highly regarded schools available within the area both primary and secondary and UCD and Trinity College are also within striking distance.

Tinnahinch is more than just a home- it's a lifestyle. With its exquisite gardens, elegant interiors and prime location this property offers a unique opportunity for the discerning purchaser to acquire a piece of paradise in Foxrock. Whether you are looking for a peaceful retreat, a family home or an entertainer's dream, Tinnahinch simply has it all.

Accommodation

Entrance Porch: 1.6 x 4.38 Mosaic tiled floor, window to the front recessed down lighting,

Entrance Bespoke: carved timber porch with terracotta tiled floor

Entrance Porch: 1.6 x 4.38 Mosaic tiled floor, window to the front recessed down lighting, panelled ceiling, French stained-glass doors leading through to

Entrance Hall: 8.25 x 4.15 with solid French oak floors, double height ceiling, magnificent Victorian chimney piece with grey marble surround raised slate hearth & barley twist columns on either side, recessed down lighting, detailed ceiling coving, a large triple height window with nine panes and Portland stone sill overlooking the front and magnificent French oak cantilevered bespoke staircase. Digital security alarm panel. French doors leading through to the

Drawing Room: 7.4 x 8.2 (including the bay) solid French oak floors, detailed ceiling coving, beautiful bay window overlooking the garden, centre rose, magnificent Georgian marble fireplace with pillared supports and raised slate hearth, doors out to garden and French doors to

Conservatory: 7.55 x 3.95 Solid French oak floor, vaulted atrium style ceiling with feature beams, electric vents and door to rear terrace & door to sitting room

Living Room: 4.85 x 5.8 (into the bay) Overlooking the front with French doors out to the terrace and ornamental pond to the side, ceiling coving, beautiful Georgian fireplace with marble surround slate hearth and multi fuel Henley stove

Inner Lobby

Cloakroom: French oak floor Villeroy and Boch WC, wall mounted Villeroy and Boch feature WHB, wall mounted mirror ceiling coving

Utility Room: 3.1 x 4.15 Solid French oak floor, very good range of floor and eye level units in oak, space for American style fridge freezer, granite work surfaces and up stands, integrated Bosch microwave, undermounted Belfast sink, granite window sill, plumbed for washing machine and dryer, three central heating boilers, general comms and door to side garden

Kitchen: 7.45 x 5.85 Open plan kitchen/breakfast room, part tiled floor, part oak floor, ornate Victorian cast iron fireplace with raised slate hearth, ceiling coving, recessed down lighting, feature centre island with granite work surfaces, undermounted Belfast sink unit, large gas Aga with electric Aga companion, granite work surfaces, stainless steel sink unit, two windows to the side one to the rear, built-in seating area with storage under, display units, recessed down lighting under counter fridge integrated, Bosch dishwasher, door to Family room

Breakfast Room: 5.85 x 3.8 Solid French oak floor feature, bay window recessed down lighting, ceiling coving, French doors out to the terrace, built in seating area with storage under, French doors through to the Conservatory

Family Room: 6m x 4.55 (19'8" x 4.55) Solid French oak floor, beautiful Victorian fireplace with marble surround, raised slate hearth brass inset, bespoke built-in cabinets on either side of fireplace, ceiling coving, French doors through to the Conservatory and French doors out to the entrance hallway

First Floor

Gallery Landing: 4.1 x 8.2 intricate ceiling coving centre rose, window overlooking front garden, solid French oak floor, beautiful solid oak balustrade

Principal Bedroom Suite: 5.9 x 7.3 (23'11") (maximum measurements into the bay) solid French oak floor, intricate ceiling coving, fireplace (Georgian) with marble surround and slate hearth, French doors out onto Juliet balcony, with magnificent views over the garden and decked floor, beautiful bay window with five panes providing panoramic views over the garden, door through to gym and to

Dressing Room: 3.6 x 2.75 with feature window seat, solid oak French doors through to large dressing room area and door through to

Ensuite: Solid French Oak floor, window to the side, oversized bath, Villeroy and Boch fittings throughout, W.C. bidet, step in shoer, vanity sink with wall mounted mirror over, ceiling coving

Gym: 4.85 x 6.5 (21'4") (maximum measurements into the bay) To the front, solid French oak floors, window to the side, bay window to the front, recessed down lighting and door through to principal bedroom suite

Hot Press: shelved with large water tank

Inner Hallway; archway through to inner hallway, window overlooking rear garden

Bedroom 2: 5.75 x 3.8 (to incorporate the ensuite), Solid French oak floors, beautiful bay window with five panes overlooking the gardens, ceiling coving

Ensuite Bathroom: Solid French oak floor, fully tiled step in Mira shower, fully tiled walls, Villeroy and Boch WC, Villeroy and Boch pedestal wash hand basin, window to the side wall mounted medicine cabinet with lighting over

Bedroom 3: 4.4 x 4.65 Solid French oak floor, detailed ceiling coving, window to the rear window to the side, built in wardrobes

Ensuite Bathroom: Solid French oak floor, fully tiled walls, Mira shower filler, Villeroy and Boch WC, Villeroy and Boch pedestal washhand basin with Hansgrohe fittings

Bedroom 4: 5.15 x 5.25 (incorporate on suite) Solid French oak floor with window to the side and window to the front, built in wardrobes

Ensuite Bathroom: fully tiled Mira shower, Villeroy and Boch WC and Villeroy and Boch WB, Hansgrohe fittings, window to the side, mirrored medicine cabinet with recessed downlighting built in wardrobes

Attic

Office: 6.2 x 6.2 Two Velux roof lights, recessed down lighting, built in wardrobes, door to under eaves storage

Bedroom 5: 6.2 x 6.8 Window overlooking rear, two Velux roof lights to the side, recessed down lighting, door to under eaves storage built in wardrobes

Ensuite Bathroom: pitch pine floor, WC, Villeroy and Boch wash and basin, Hansgrohe fittings tiled walls, mirrored medicine cabinet with recessed lighting over, fully tiled step in corner Mira shower recessed down lighting, expel air, .door to hatch to attic

BER Information

BER: B3. BER No: 117483701.
EPI: 147.32 kWh/m²/yr.

Eircode

D18 F8C4







Outside

Double Garage: 5.9 x 3.4 Block built red brick garage, double doors, pedestrian access on to Plunkett Ave.



OFFICES

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FLOOR PLANS Not to scale - for identification purpose only.

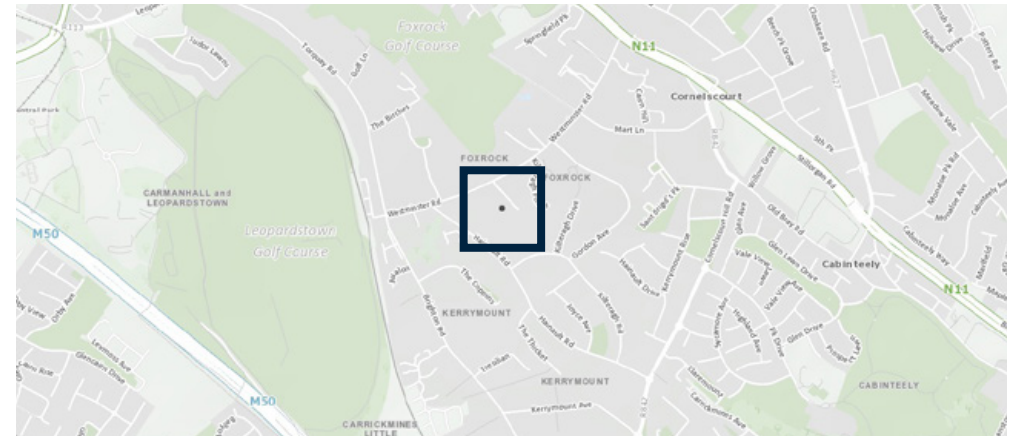
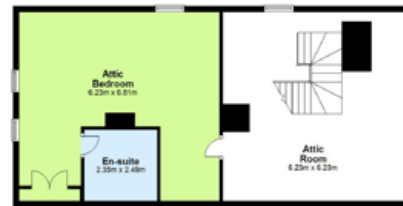
Ground Floor



First Floor



Second Floor



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