



BER C3

59 Grosvenor Road, Rathgar, Dublin 6 D06 DP40

GOTHIC STYLE VICTORIAN RESIDENCE WITH MEWS POTENTIAL TO REAR (S.P.P.), ON  
ESTABLISHED MEWS LANEWAY SPIRE VIEW LANE



59 Grosvenor Road, Rathgar, Dublin 6 D06 DP04





FinneGAN Menton are delighted to bring 59 Grosvenor Road to the market, a truly impressive Gothic style Victorian residence constructed in the 19th century and designed by the architect Alfred Gresham Jones (the designer of the French Embassy, Ailesbury Road, The Davenport Hotel and Wesley College). Behind the elegant red brick facade of this stunning bay-windowed 3 storey over garden home, lies approx. 304 sq. m. of well-proportioned and versatile accommodation, with living spaces that are bathed in natural light, ensuring a warm and welcoming atmosphere is felt throughout. Accessed at hall level via a flight of granite steps, the sense of space and light, as well as the impeccable finish and immaculate nature of this home, are immediately evident. Decorated, designed, and maintained with an abundance of good taste, it has been refurbished and finished to a very high specification with a keen eye for detail. No. 59 retains many original fine ornate period features, which fit seamlessly with contemporary design and all the conveniences of modern living, resulting in an exquisitely presented period property of immense character, perfectly configured to accommodate modern family life. No. 59 is sure to please even the most discerning of buyers.

The accommodation comprises two stunning interconnecting reception rooms of grand proportions off the main hall. At garden level, a superb kitchen with bespoke units and a large granite island leads into an open plan family room opening into the rear garden. An additional, office/study, utility room and guest w.c. complete this wonderful family space. Upstairs there are 5 large bedrooms laid out over two floors with the master suite benefiting from a full bathroom en-suite and dressing room. Outside, a private, landscaped south-east facing rear garden, is laid out in artificial grass and mature shrubs, and benefits from a large sandstone patio that provides an ideal setting for al fresco dining where the tranquil nature of this leafy neighbourhood can really be appreciated. A large garage (L8.6m x W.6.8m) is located at the bottom of the garden and provides parking for 2 cars comfortably in addition to ample storage. This area offers obvious mews potential (subject to planning permission), with access to an established mews laneway, Spireview Lane, accessed off Rathgar Road. A beautiful, railed garden, laid out in lawn, with mature trees, shrubs and box hedging, sits to the front of the property, accessed via a granite pathway, and a discrete sunken patio offers an alternative vantage point to enjoy the mature surroundings in wonderful privacy and seclusion.

No. 59 enjoys an enviable location, tucked away from the hustle and bustle while still enjoying every conceivable amenity within close proximity. The location is second to none in terms of convenience, nestled between the villages of Rathgar and Rathmines, with excellent local shopping, a choice of fine restaurants as well as a superb selection of local junior and senior schools within an easy walk. The city centre and many of Dublin's principal places of business are within easy commuting distance.

All in all, this is undoubtedly a genuinely special, truly stylish, and unique family home situated in a highly desirable location.

G.F.C.H.

Alarm & security cameras front and rear

CAT 5 cabling

Zoned surround-sound throughout

Zoned Central heating

Intercom system throughout

Magnificent and distinctive period features throughout





## ACCOMMODATION

**Hall Level:** Gracious granite steps leading up to ornate hall door & surround

**Hall:** Elegant spacious hallway with intricate ceiling rose and cornice. Tiled floor and period-style radiator, distinctive, gothic-style banister and balustrade.

**Drawing Room:** Spectacular bay windowed room over-looking the front garden. Three sash windows, handsome original marble fireplace with gas fire, intricate ceiling rose, cornice and picture rail, period-style radiator. Original pocket doors leading open through to:

**Dining Room:** Large room with two sash windows overlooking rear garden. Matching original marble fireplace with gas fire, intricate ceiling rose and corning, period-style radiators. Great room for entertaining. Door to hallway.

**First Floor:**

**Landing** Picture window, ceiling coving and radiator. Hotpress and understairs storage. Stairs to second floor accommodation

**Main Bedroom** (front): Beautiful light-filled bedroom with large bay window, ceiling rose and cornice, handsome fireplace with gas fire, recessed lighting, vertical radiator. Door to:

**Dressing Room:** Excellent wardrobe space, door to:

**Bathroom Ensuite:** Luxurious suite comprising fully-tiled walk-in shower unit with Grohe rainwater shower, built-in bath with stone surround, w.c., twin w.h.b. with natural stone countertop and vanity unit, tiled floor, sash window, period-style radiator, heated towel rail, recessed lighting.

**Bedroom 2** (rear): Double bedroom with sash window, coving, overlooks rear garden.

**Second Floor:**

Landing Access to attic with pull down stairs

**Bedroom 3** (rear): Large double bedroom with sash window

**Bedroom 4** (front): Another fine double bedroom with sash window and extensive built-in wardrobes and desk.

**Bedroom 5** (front): A large single to the front

**Bathroom:** Tiled floor, shower unit with Grohe shower, inset bath with stone surround, w.c, w.h.b. with mirrored vanity unit, heated towel rail, two Velux windows, recessed lighting and period-style radiator.

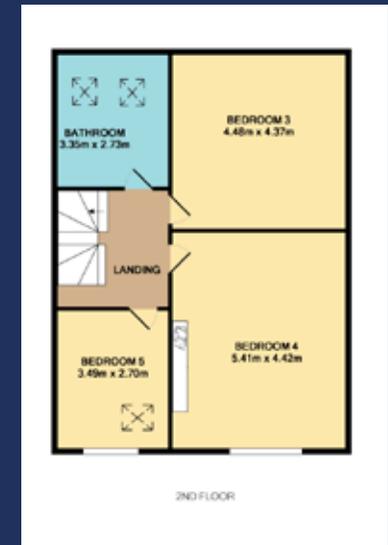
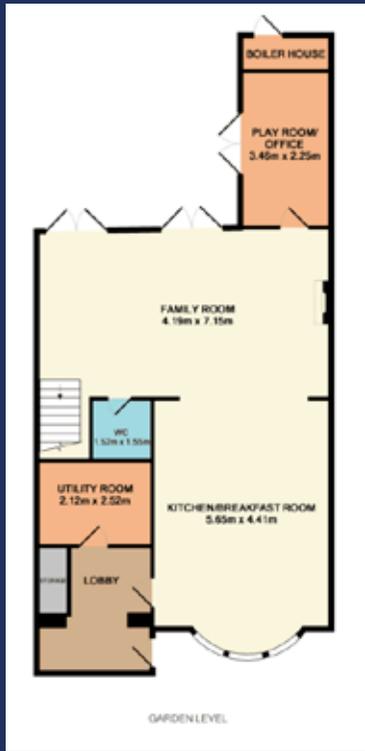


### GARDEN:

Beautifully landscaped front and rear, the gardens to No. 59 are a noteworthy feature, offering wonderful privacy, seclusion, space and year-round interest. To the front, the original stone wall with pillars and cast iron pedestrian gate lead to a very private garden with artificial grass and neat hedging on all sides. Mature shrubs have been strategically planted. A lovely feature is a very secluded sunken patio to the front of the basement. The private rear garden is laid out in lawn and is a great place for the entire family. There is a wonderful array of mature shrubs and fruit trees to include apple and pear. A large sandstone patio provides for 'al fresco' dining. At the base of the garden is a large garage, which is discreetly tucked away from view. Measuring an impressive L.8.65m x W.6.84m), it provides for comfortable parking for two cars in addition to offering great storage for all the family and garden accoutrements. Access from here is out to an established mews laneway "Spireview" Lane, situated just off Rathgar Road. Offers obvious mews potential subject to planning permission.







**Title:**

We understand the title is held Long Leasehold - 600 years from the 29th September 1972.

**Viewing:**

By appointment only with sole agents Finnegan Menton.  
Contact Eugene Brennan on 01 6147900



17 Merrion Row, Dublin 2, Ireland

T + 353 (0) 1 614 7900

WWW.FINNEGANMENTON.IE

Licence Number 001954



PARTICULARS TO BE NOTED: Finnegan Menton for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. In the event of any conflict between the particulars and the contract or conditions of sale, the contract or the conditions of the sale shall prevail. 2: All descriptions, dimensions references to conditions and any necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: The particulars are set out as general guidance for the intending purchaser or lessor and do not constitute, nor constitute part of an offer or contracts. 4: No person in the employment of Finnegan Menton has any authority to make or give any representation or warranty whatever in relation to the property. Ordnance Survey Ireland Licence No. AU0000411. Subject to contract / contract denied. PSR Licence No. 001954. Brochure by www.evolution-visuals.com