

# Emsworth

MALAHIDE ROAD, KINSEALY, CO. DUBLIN, D17 EF98

An exceptional restored historic  
Georgian residence in a prime  
Dublin location, seamlessly blending  
heritage and modern luxury



A distinguished Georgian estate of architectural significance, Emsworth occupies a remarkable position just 12 kilometres from Dublin City Centre. Extending to about 17 acres, the estate offers complete privacy and security in a unique setting close to Dublin Airport.





## OVERVIEW

Originally designed by renowned architect James Gandon and completed in 1794, this elegant villa—one of Gandon's only known residential commissions—has been comprehensively renovated to an exceptional standard, achieving a seamless blend of period grandeur and modern living.

Emsworth also contains a tunnel, believed to have been conceived by Gandon himself, which provides a discreet underground connection to the neighbouring Abbeyville Estate. Now blocked at both ends, the tunnel remains a rare and historically significant feature and adds an intriguing layer to the property's rich heritage.

A recent extension designed by Henry J Lyons, one of Ireland's leading architectural practices, introduces light-filled spaces that connect the main house to the Guest House. These have been exquisitely designed and finished, enhancing the property's historic character while embracing contemporary style and comfort.

## OVERVIEW

Set on about 17 acres of beautifully landscaped grounds, Emsworth enjoys a private yet accessible setting, approached via electric gates and a sweeping, tree-lined gravel driveway.

The mature grounds surrounding the house are a key feature, offering both privacy and a scenic rural backdrop, while also providing a wealth of amenities. These include formal gardens, two kilometres of woodland walks, an ornamental lake with a decked seating area, a floodlit paddle court and sports pitch, as well as an outdoor heated swimming pool and jacuzzi with adjoining BBQ areas.

Additionally, the estate offers alternative accommodation options, including a magnificent two-bedroom Guest House, recently renovated to the same high standards as the main residence.

## TRAVEL DISTANCES

Malahide: 4 km

Dublin Airport: 6 km

M50: 6 km

Dublin City Centre: 12 km

(All distances are approximate)



Emsworth presents a unique opportunity to acquire an exceptional combination of high-quality assets in a truly unrivalled setting, all within a highly accessible and central location.





MALAHIDE CASTLE



PORTMARNOCK GOLF CLUB



PORTMARNOCK

## SITUATION

Emsworth enjoys a prestigious and highly sought-after location in Kinsealy, just outside the charming coastal village of Malahide, and only 12 kilometres north of Dublin City Centre.

Kinsealy is a picturesque and well-established suburb known for its peaceful residential character, it offers a perfect balance of countryside tranquillity and convenient access to urban amenities. It benefits from nearby schools, shops, and transport links, making it a highly desirable location.

Malahide is renowned for its charming harbour, vibrant village atmosphere, and rich maritime heritage. The area offers an excellent blend of rural serenity and modern convenience, making it one of Dublin's most desirable residential locations.

The village itself provides an array of amenities, including boutique shops, acclaimed restaurants, cafes, and pubs, alongside cultural attractions such as Malahide Castle and Gardens. The marina and nearby beaches offer a wealth of recreational opportunities, from sailing and fishing to coastal walks and cycling.

Golf enthusiasts are well catered for, with a selection of world-class championship courses nearby. These include Portmarnock Golf Club, Royal Dublin Golf Club, and The Island Golf Club — three of Ireland's premier links courses. Royal Portrush Golf Club, host of multiple major championships, is also easily accessible via the motorway network.

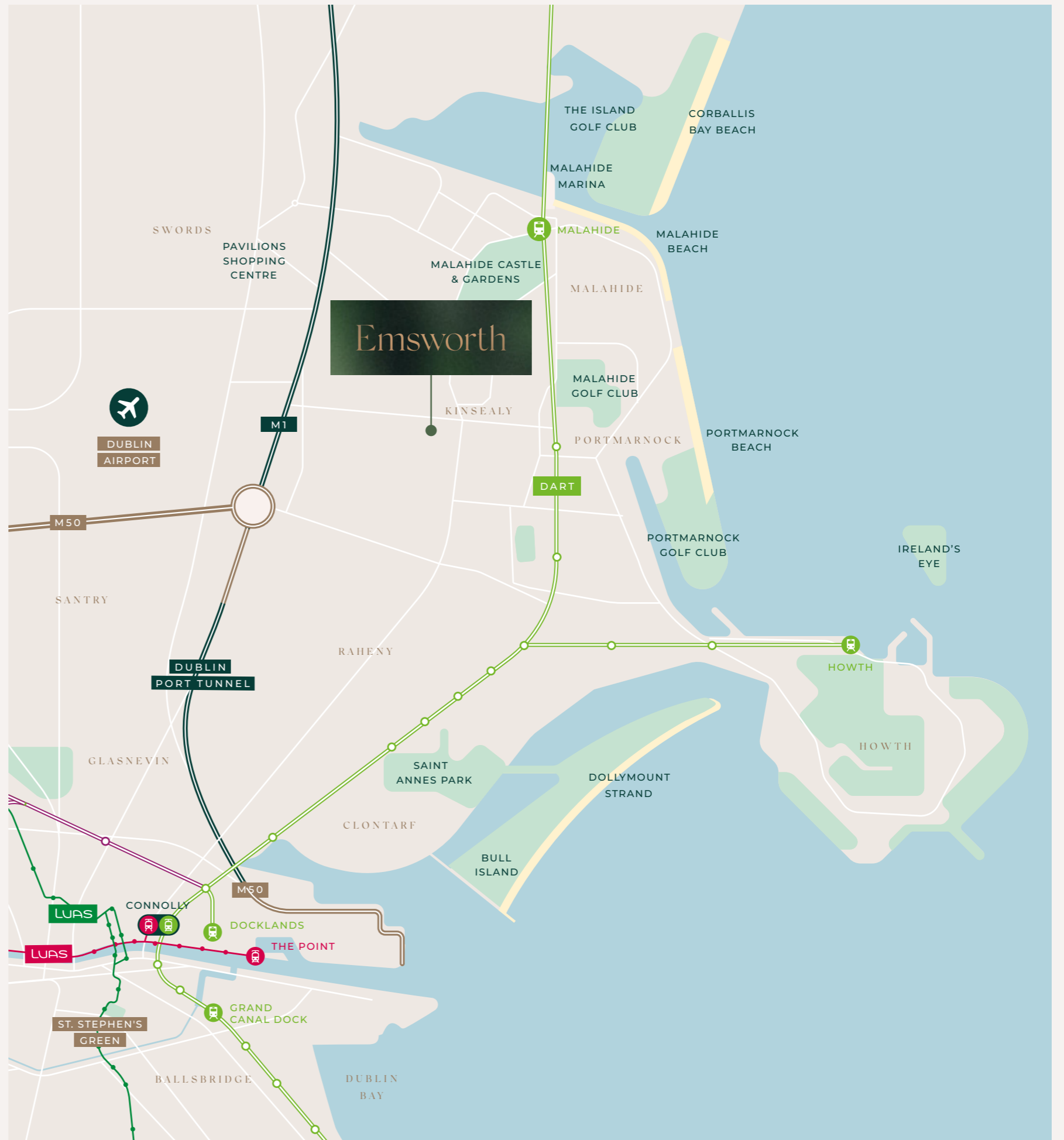
## SITUATION

Emsworth combines architectural splendour with contemporary comfort, nestled within its own private sanctuary with easy access to Dublin City.

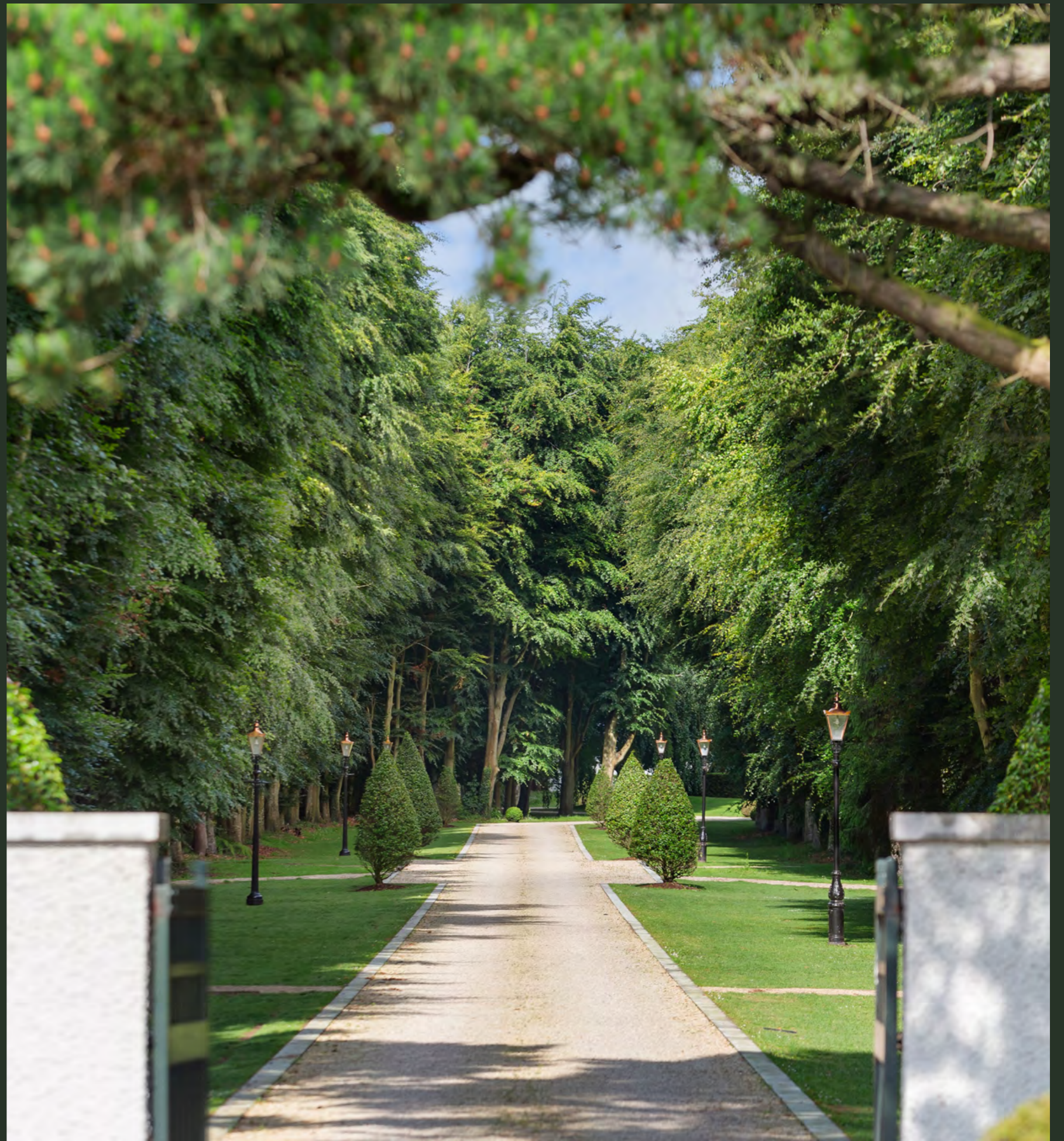
The estate is positioned on the Malahide Road, offering excellent road links to the M1 motorway and the broader national road network, facilitating easy commutes to Dublin's business districts and beyond.

Dublin Airport is just 6 kilometres distant, providing swift access to international travel, while Dublin City Centre is easily reachable by road or public transport. Malahide is well served by a regular DART rail service, connecting seamlessly to the city and surrounding areas.

Emsworth's unique setting within this prestigious coastal community combines the best of country living with the advantages of proximity to the capital, creating an exceptional lifestyle opportunity.



Approached via an impressive entrance with electric gates, the estate is introduced by a gravel driveway flanked by manicured lawns, mature trees and ornamental water features. This leads to a formal forecourt offering ample parking.





## MAIN HOUSE

Upon arrival, Emsworth immediately impresses as an idyllic neoclassical country residence, radiating timeless grace and architectural grandeur.

The elegant two-storey villa extends to approximately 661 square metres/7,115 square feet. Originally constructed in 1794, the house has been meticulously extended and enhanced, with a luxurious 1,600 sq ft extension added in 2024. This addition incorporates a magnificent bespoke kitchen, a comfortable den and a bar — each space thoughtfully designed to blend harmoniously with the villa's classical proportions and period detailing.

The accommodation has been thoughtfully designed to deliver the comforts of modern family living while preserving generously proportioned reception rooms ideal for entertaining. Throughout the house, exceptional attention to detail and quality of finish are evident, with a wealth of period features such as sash windows with shutters, intricate ceiling roses and cornicing, architraves, and decorative marble fireplaces.

Notable elements of James Gandon's original design remain, including the distinctive curved wall — a hallmark of his architectural ingenuity — as well as the elegant symmetry, refined proportions and classical detailing. This harmonious blend of historic elegance and contemporary convenience is further enhanced by a fully incorporated Lutron system, offering seamless control of lighting and shading throughout the estate.



## MAIN HOUSE

An impressive double-height entrance hall sets the tone on arrival, featuring original striking monochrome tiled flooring and a graceful, curved staircase that immediately conveys a sense of grandeur.

From this central space, the principal reception rooms unfold—each showcasing elegant proportions, soaring ceilings and original period detailing bathed in natural light. The drawing room is anchored by a refined Adams marble fireplace, while the adjoining library opens directly onto the terrace through a full-height sash window, seamlessly blending indoor and outdoor living.

The bespoke kitchen, located within the new southerly extension, is a meticulously designed space that perfectly balances style and functionality. Designed by Andrew Ryan, the space features an array of finely crafted floor and wall-mounted units, complemented by granite-topped surfaces and twin central islands. A glazed wall with French doors opens directly onto a terrace—ideal for outdoor dining and entertaining.

Adjoining the kitchen is the den, a bright and airy room featuring a concealed bar and a distinctive arched window framed by an exposed red brick surround, creating a warm and inviting atmosphere. A unique feature of this space is the original well, now encased in glass and beautifully lit to create a striking focal point.











## MAIN HOUSE

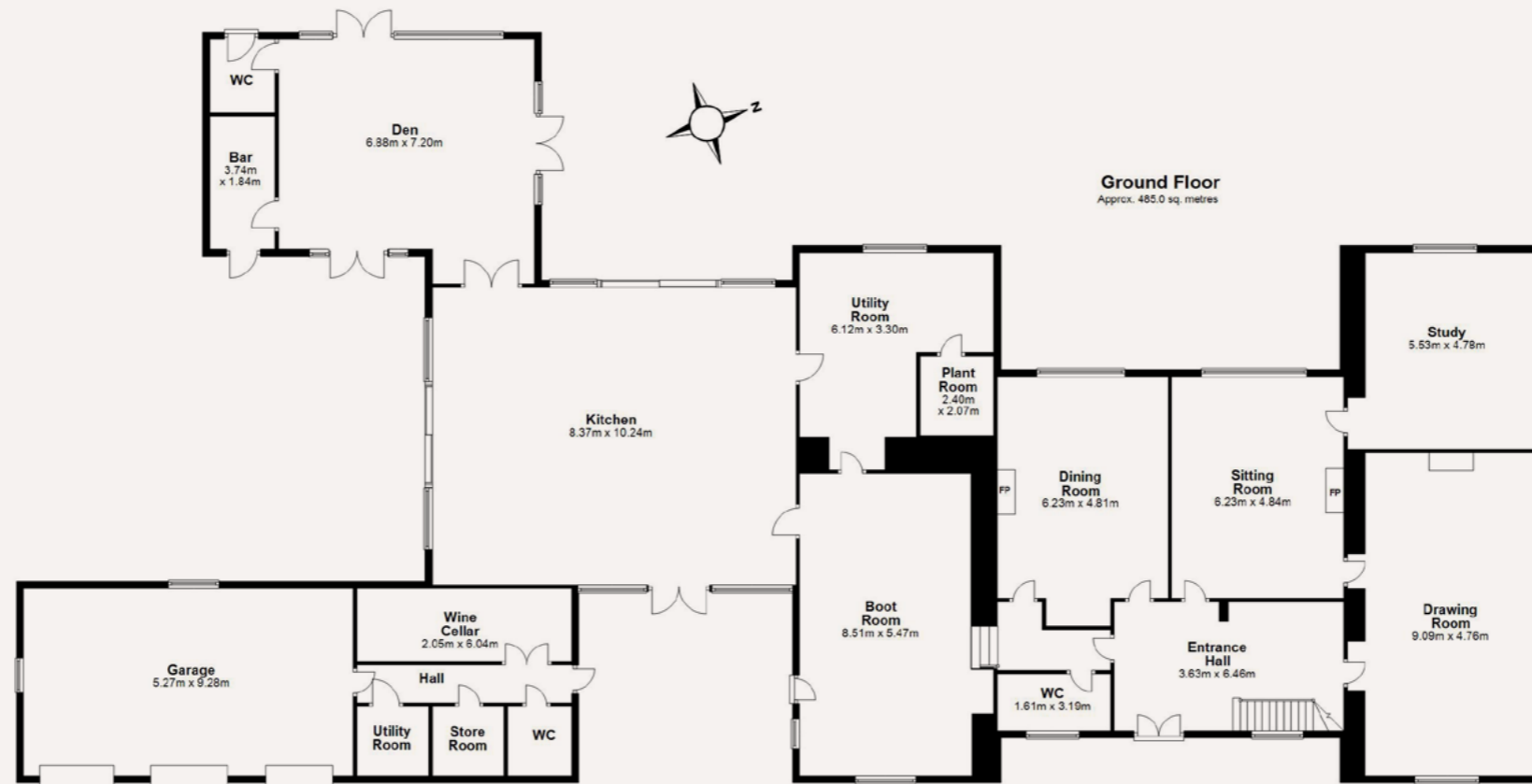
The bedroom accommodation is arranged across the first floor, accessed via a magnificent, cantilevered staircase.

The master suite is particularly impressive, comprising a generously sized bedroom with a tiered layout that includes a beautifully appointed dressing room and a luxurious en suite bathroom. Three additional bedroom suites are also located on this level, each thoughtfully designed to combine comfort, privacy and refined finishes.

Emsworth is fitted with a range of modern technologies designed to enhance comfort and convenience. A fully integrated smart system allows easy remote control of lighting, sound, heating, and security, whether at home or away. The Lutron lighting system provides smooth control of lighting and shading throughout the estate, complemented by the Avigilon security system for reliable surveillance. Additional features include gas fires, underfloor heating in the new extension, two fast-charge EV charging points, Starlink satellite internet and high-speed fibre broadband. B&O televisions are thoughtfully installed to provide quality entertainment throughout the home.

The accommodation is laid out, as shown on the accompanying plans.

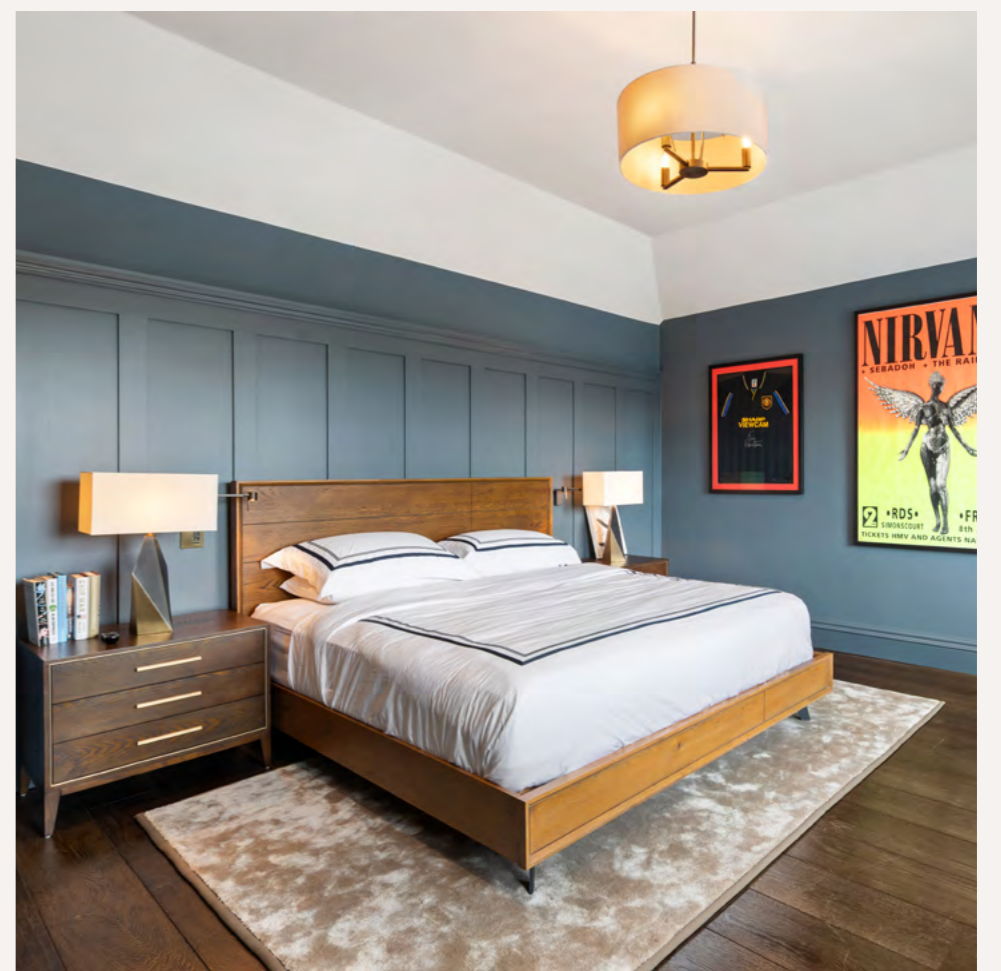




**First Floor**  
Approx. 176.8 sq. metres



Emsworth, Malahide Road, Dublin 17



A standout feature of the estate is its magnificent, landscaped gardens, which gracefully encompass the main residence.



## GARDEN & GROUNDS

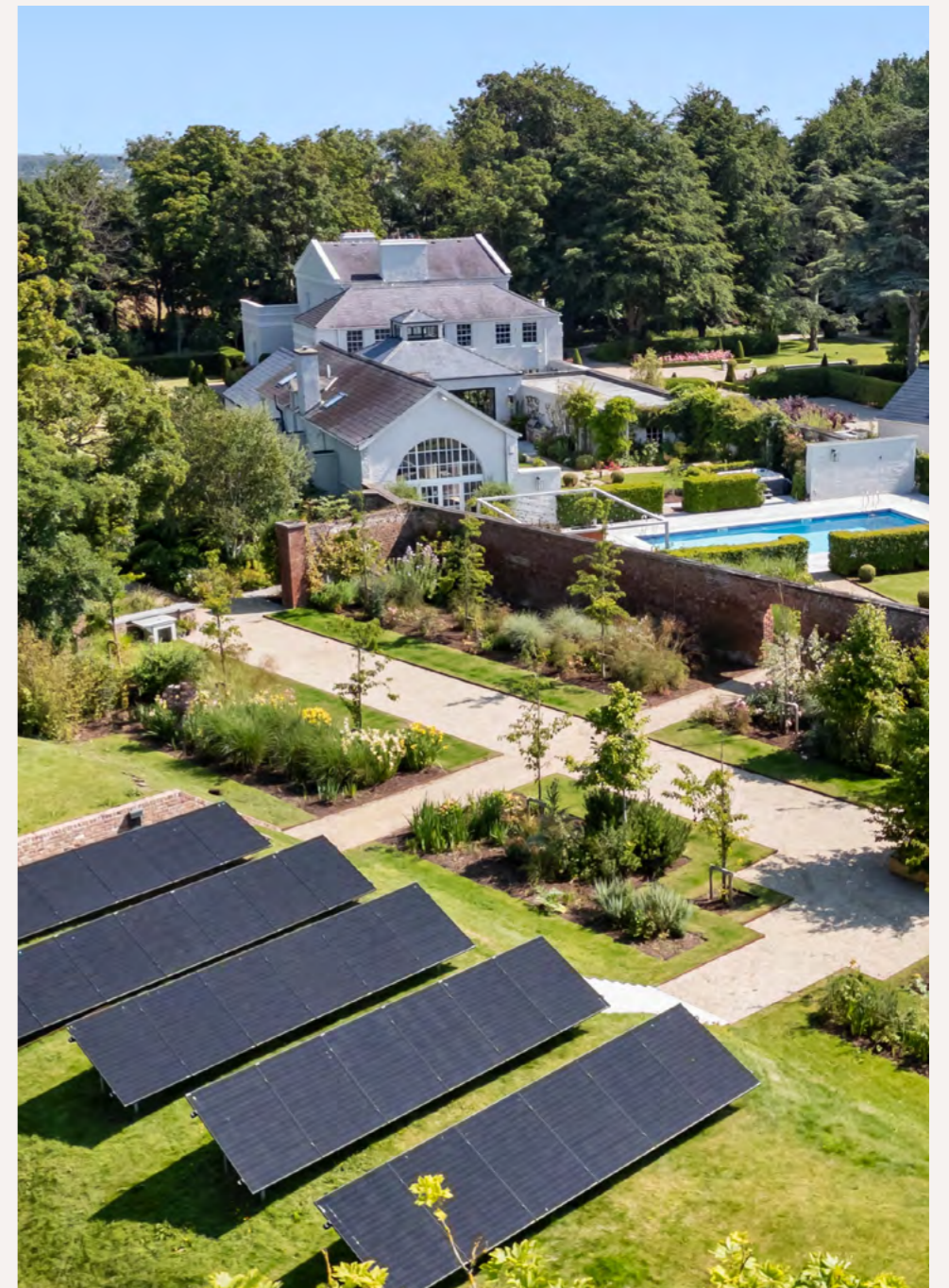
Set within mature estate parkland, the immediate gardens are meticulously maintained, creating a picturesque and tranquil backdrop.

A rich variety of flora, fauna, and outstanding specimen trees, such as the Cedar of Lebanon and the majestic *Sequoiadendron giganteum* (Giant Redwood), bring seasonal colour, shelter and privacy.

Manicured emerald lawns flow seamlessly into a series of ornamental features and walking paths. The grounds are further enhanced by a number of water features, including a formal linear design with stepping stones and clipped box balls, as well as a beautiful ornamental lake complete with a decked seating area and fire pit. Adding to the estate's charm is a walled garden and a Hartley Edwardian glasshouse which includes a strawberry and lemon tree. The garden's exceptional design and planting have earned recognition, having been featured in the renowned *Homes & Gardens* magazine.

A newly installed, floodlit padel court by Pembroke Sports lies on the western boundary of the estate, alongside a tennis court and multi-use playing pitch featuring a high-quality astroturf surface.

Completing the estate's forward-thinking approach to sustainability and self-sufficiency are twelve beehives and multiple south-facing solar panels, supported by an energy storage unit and backup generator, ensuring reliable, renewable energy throughout the property.







## POOL & BBQ AREA

At the southern end of the property lies a beautifully appointed outdoor heated swimming pool and jacuzzi.

Beside the pool is a well-equipped BBQ and entertainment area, featuring countertop space, a built-in fridge, and ample room for outdoor dining and socialising.

In addition, a further outdoor entertainment space is positioned to the west of the newly built extension. This covered area is designed for year-round use and includes a bar with integrated TV, infrared heaters and a built-in music system.







## GUEST HOUSE

Adjacent to the main residence is the recently renovated Guest House, thoughtfully designed to combine comfort and style.

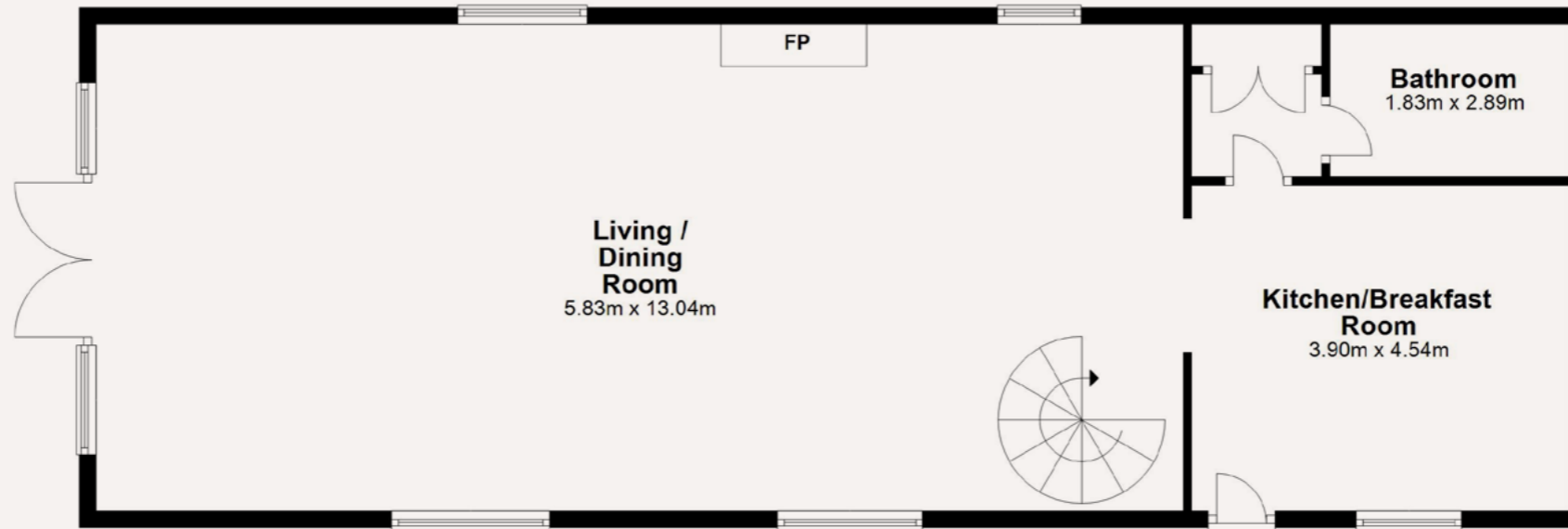
The interior features an impressive open-plan sitting and dining area, complete with herringbone wood flooring and a striking vaulted ceiling that enhances the sense of space and light. Original stone walls add character and a sense of history, while a beautifully preserved fireplace provides a charming focal point. Also on the ground floor is a well-appointed modern kitchen.

A spiral staircase leads to the upper level, which comprises two bedrooms, a bathroom, and a mezzanine area featuring a small library / study area that overlooks the living space below.



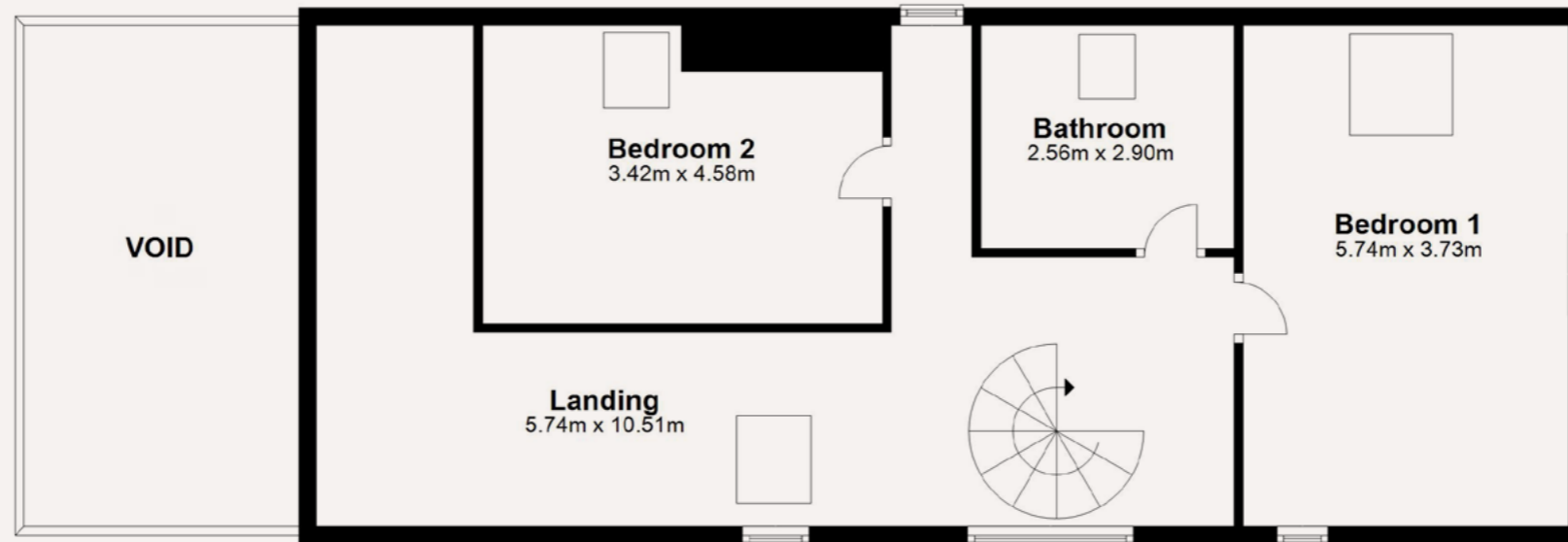
**Ground Floor**

Approx. 103.1 sq. metres



**First Floor**

Approx. 82.2 sq. metres



Emsworth Guest House





## ANCILLARY BUILDINGS

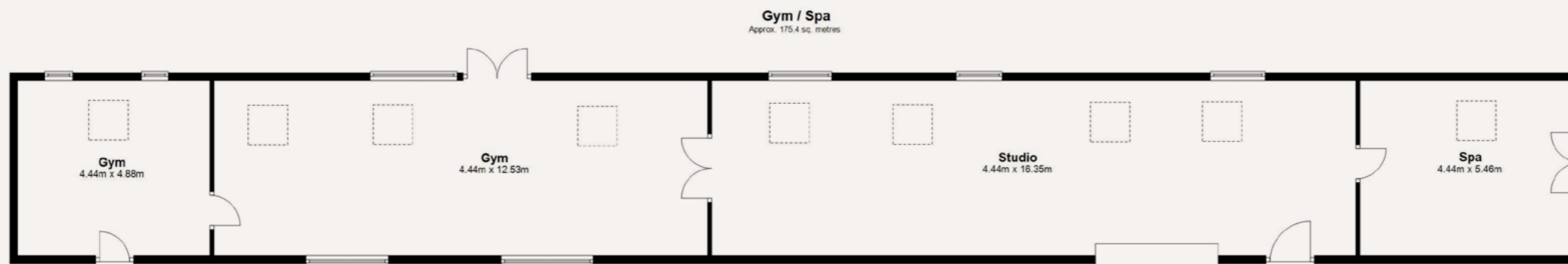
Positioned to the south of the main house is a beautifully converted traditional outbuilding, now a bright and airy, fully equipped gym.

One side of the gym features an integrated sauna and a temperature-controlled plunge pool, while the other houses a dedicated reformer Pilates studio.

Adjacent to the gym is a spacious triple-door car garage, complete with an EV charging point. At the front of the garage, a separate section houses a magnificent, EuroCave climate-controlled walk-in wine cellar. This area also includes a fully equipped kitchen, wet room and bathroom.

Situated along the western boundary of the property is a six-door set of Surrey-style wooden garages. A four-bay covered carport offers additional sheltered parking, providing ample space for vehicles.





**Gym / Spa**  
Approx. 175.4 sq. metres

**Gym**  
4.44m x 4.88m

**Gym**  
4.44m x 12.53m

**Studio**  
4.44m x 18.35m

**Spa**  
4.44m x 5.48m

**Emsworth Gym / Spa**



## **Additional Lands**

The vendor owns an additional 58 acres surrounding the property and this can be purchased by separate negotiation.





## GENERAL REMARKS

### Viewing

Strictly by appointment with Savills or Sherry Fitzgerald.

### Directions

The Eircode for the property is D17 EF98.

### Fixtures & Fittings

All fixtures and fittings are excluded from the sale including garden statuary, light fittings and other removable fittings, although the majority of items could be available by separate negotiation.

### Local Authority

Fingal County Council,  
County Hall, Main Street, Swords  
County Dublin  
K67 X8Y2

Tel: +353 (01) 890 5000

Email: [customercareunit@fingal.ie](mailto:customercareunit@fingal.ie)

### Minerals, Sporting and Timber Rights

The minerals, sporting and timber rights, so far as they are owned are included in the sale.

### Entry & Possession

Entry is by agreement with vacant possession.

### Listings

Emsworth is recorded as Protected Structure by the National Inventory of Architectural Heritage (Ref: 11350010).

### VAT

Should any sale or any other part of the property or any right attached to it become a chargeable supply for the purposes of VAT, such tax will be payable by the purchaser(s) in addition to the contract price.

### Offers

Offers are to be submitted to the joint selling agents.

### Best Offers Date

A date for best offers may be fixed and prospective purchasers are asked to register their interest with the joint selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

### Financial Guarantee

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

### Residential Schedule

Property	Water	Drainage	Heating	Broadband	BER
<b>Emsworth</b>	Mains and spring water well	Private	Gas and solar	Fibre and Starlink	Exempt
<b>Guest House</b>	Mains and spring water well	Private	Gas and solar	Fibre	Exempt

**Solar:** Jinko 430w Solar Panels / Deye 10kw 3 phase Hybrid Invert / Livepo4 29kwh Batteries 58kwh total storage

**Electrics:** Mains electricity, including three-phase power, the property also benefits from a diesel-powered backup generator.

Please note that the joint selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

## SELLING AGENTS



### Savills Ireland

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Dublin 2

[savills.ie](http://savills.ie)

PSRA no. 002223

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## DISCLAIMER

Savills, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the joint agents have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## SOLICITOR



### MDM Solicitors LLP

51 Dawson Street  
Dublin 2  
D02 AN25

01 2539 310

## STIPULATIONS

### Wayleaves and Rights of Access

The estate will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser will be held to have satisfied himself as to the nature of all such rights and others.

### Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the joint selling agents and the seller's solicitor, and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

### Lotting

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

### Generally

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

