



MARNICHE

27 Crosthwaite Park West, Dun Laoghaire, Co Dublin

BER EXEMPT

Sherry
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For Sale by private treaty

BER: Exempt

SPECIAL FEATURES

- Renovated and extended to a very high standard
- Located on one of Dun Laoghaire most sought-after squares
- Elegant and graciously proportioned accommodation overall 508 sq m/5468 sq ft
- Two own door apartments providing excellent home with income opportunity
 - Newcastle Design fitted kitchens
 - Laufen/La Chapelle/LeFroy Brooks sanitary ware
- Full planning permission for 3 units, main house and 2 apartments
 - West facing rear garden, double gates
- Two car parking spaces at the rear of the property

DESCRIPTION

Overlooking one of Dun Laoghaire's most prestigious and historic squares, Marniche, 27 Crosthwaite Park West is an exceptional family residence that seamlessly blends period charm with modern sophistication.

This impressive four storey home boasts graciously proportioned interiors, meticulously restored original features, and the unique advantage of two self-contained, own-door garden level apartments. Originally built in the mid-1800s, the property offers 508 sq.m/5,468 sq.ft of elegant living space, making it an unparalleled opportunity for families seeking a forever home, providing additional flexible living space for guests, family members or buyers looking for an additional income-generating investment. Each floor of Marniche has been carefully designed to offer the perfect balance of private retreats and stylish entertaining spaces.

From the moment you ascend the granite steps the home's character and refinement are immediately apparent. The current owners have lovingly renovated and extended the property to a high standard. The spacious wide entrance hallway exudes grandeur with its tall ceilings, intricate plasterwork, and tumbled Botticino marble flooring—a warm welcome to a residence designed for both luxurious living and practical family needs.

To the right of the entrance hall is the formal living room which is a wonderful space featuring an original white marble fireplace, deep bay window, ornate cornice work and interconnecting folding doors to the kitchen/dining area. The heart of the home, the Newcastle Design kitchen, is thoughtfully laid out with granite worktops, Crema Marfil flooring, and integrated appliances, seamlessly flowing into the bright sunroom with a bespoke Emperador marble fireplace with gas log effect fire. From the sunroom French doors fully fold open to a sun-drenched west facing terrace with Travertine marble paving where a glass balustrade frames the private west-facing garden. The design and retractable doors create a natural connection from the living area to the balcony and gardens beyond.

Three marble steps lead down from the sunroom into the inviting family room seamlessly connecting the living spaces through the open plan layout, ensuring the modern family's needs are catered for.

An out of sight utility off the kitchen, cloakroom and guest WC with Laufen sanitary ware completes the accommodation on the ground floor.

A staircase with mahogany handrail leads up to the first-floor return landing with an additional cloakroom. Bedroom four a spacious double overlooking the garden is located on this return.

On the first floor is the large 3rd bedroom with an ensuite with Travertine tiles, a spacious walk-in wardrobe and a large bright sash window. There is additional and significant attic storage space above the walk-in wardrobe.

On this level, a magnificent drawing room spans the full width of the house, boasting a grand bay window overlooking the leafy square, tall sash windows, ornate plasterwork, and a marble fireplace with gas fire providing a breathtaking space for formal entertaining.

On the second-floor return, there is a hot press and linen cupboard, we then arrive at the sumptuous marble tiled family bathroom which is a particularly generous size with a large slipper bath, a large walk-in shower cubicle and classic styles Le Froy Brooks sanitary ware. As we ascend to the second floor, we appreciate the large, vaulted skylights in the roof filling the stairwell with an abundance of natural light.

Also at this level is the second bedroom, another large double with a walk-in wardrobe, ensuite with Travertine tiles, large sash window and additional attic storage space above the walk-in wardrobe.

The stunning main bedroom suite is also on this floor and is a particularly generous size occupying the width of the house featuring a large dressing room together with an ensuite bathroom with bath and beautiful Travertine finishes. There are stunning panoramic views stretching

MARNICHE, 27 CROSTHWAITE PARK WEST, DUN LAOGHAIRE, CO DUBLIN A96 XE73

towards Dublin Bay and Killiney Hill to be enjoyed on this floor from the two large feature sash windows.

A wide landing on the third floor leads to a spacious fifth double bedroom with views to Dublin Bay, and a separate private study/home office. The office is illuminated by skylights, allowing natural light to flood the space.

A rare feature of this property is the inclusion of two self-contained, own-door apartments with strong rental income, separately accessed from the main house through a lower side entrance, both presented in pristine modern condition. During the complete renovations this apartment level was dry-lined, damp-proofed, sound-proofed and modernised together with the rest of the property.

There is a separate entrance to the apartments with a communal entrance hall providing access to a large one-bedroomed apartment and a studio apartment with planning permission to be used as separate apartments. Alternatively, they provide flexible accommodation for guests, extended family, au-pair or indeed for remote working.

To the front, a well-maintained railed garden with garden shed complements the home's stately façade, there is another shed/storage area under the granite steps. To the rear, a walled, west-facing garden provides the perfect setting for outdoor entertaining, featuring a lawn, paved patio, and a putting green. Private off-street parking for two cars, with access via a quiet rear laneway, further enhances convenience. Rear garden access is through secure double gates.

Crosthwaite Park West is a most sought-after area and is one of Dun Laoghaire's grand old squares, offering a lifestyle of both tranquillity and vibrancy. The Town Centre where an extensive array of both essential and social amenities are to be sourced is only a 5 mins walk away, also within strolling distance is the charming village of Glasthule where an eclectic choice of cafés, restaurants and the renowned food emporium, Cavistons are on hand.

Recreational amenities abound in the locality from the tree-lined park in the centre of the square providing a serene space for residents to enjoy walks and outdoor activities to the maritime activities on offer at the seafront and in the four local yacht clubs. The local Pavilion Theatre and IMC Cinema are also within minutes walking distance.

There is an excellent selection of local schools in the area and many of South County Dublin's highly regarded secondary schools are accessible via public transport, or a short car journey. The Dart together with several bus routes and the Aircoach provide easy access to the city centre and Dublin Airport.

In conclusion, Marniche, 27 Crosthwaite Park West is more than just a house; it is a remarkable family home that combines grand proportions, refined period elegance, high quality renovations with the comforts required for modern living. This home offers an unparalleled opportunity to embrace luxurious family living in one of Dublin's most sought-after settings, catering to a variety of flexible living arrangements and lifestyles.

ACCOMMODATION

Entrance Hall: Tumbled Botticino marble tiled floor, dado rail, intricate ceiling cornice plasterwork, centre rose, recessed display arch.

Living Room: Picture rail, intricate ceiling cornice plasterwork, centre rose, three-sided deep bay window overlooking the park, feature white marble fireplace with cast inset and slate hearth. Wide plank Walnut floor, archway with folding doors and detailed architraves lead to:

Kitchen/dining room: Crema Marfil tiled floor, range of Newcastle Design cream wall and floor mounted units with granite countertops and splashback, Integrated Belling fridge, integrated Baumatic microwave, Rangemaster cooker, centre island/breakfast bar with integrated stainless steel sink unit, incinerator and recessed drainer, integrated Bosch dishwasher.

Utility: Fitted wall and floor units, freezer, sink, plumbed for washing machine and dryer.

Sunroom: Crema Marfil tiled floor, Emperador marble fireplace with gas log effect fire, roof lights, French doors opening onto raised terrace. Three steps down to:

Family room: Sash window overlooking the rear garden, picture rail, wide plank Walnut timber floor.

Guest WC: Tiled floor partly tiled walls, vanity mirrors, Laufen WC & wash hand basin.

Cloaks cupboard: With shelf and hanging space.

Ground floor return: Landing with storage cupboard.

Bedroom 4: Overlooking the rear garden, picture rail, ceiling coving, centre rose, Oak floor.

FIRST FLOOR

Bedroom 3: Overlooking the rear garden, picture rail ceiling coving, centre rose. Oak floor, Door to:

Walk-in wardrobe: Fitted chest of drawers, fitted unit providing shelf and hanging space. Access hatch with pulldown Stira stairs providing access to overhead storage space.

Ensuite Shower Room: Tiled travertine floor, partly tiled walls, shower cubicle with sliding glass door, heated towel rail, WC, wash hand basin with vanity mirror and light over.

Drawing room: Spanning the width of the house, three-sided deep bay window and additional sash window overlooking the park, picture rail, intricate ceiling cornice plasterwork, two centre roses, feature marble fireplace with gas coal effect fire, cast iron/tiled inset and slate hearth.

FIRST FLOOR RETURN

Main Bathroom: Marble tiled floor, partly tiled walls, featuring La Chapelle sanitary ware comprising vanity sink unit with vanity mirror and light over, WC, slipper cast iron bath, walk-in shower cubicle with glass screen, heated towel rail, ceiling coving, recessed lighting

SECOND FLOOR

Main bedroom: Overlooking the park, picture rail, two feature picture lights. Door to:



Dressing Room: Fitted units providing drawer, shelf and hanging space. Wall mounted mirror, mirrored door to:

Ensuite bathroom: Travertine marble tiled floor, partly tiled walls, heated towel rail, WC, 'his and hers' wall mounted sinks on Crema Marfil countertop, step-in bath, separate shower cubicle with glass door.

Bedroom 2: Overlooking the rear garden, picture rail ceiling coving, centre rose. Oak floor, Door to:

Ensuite Shower Room: Tiled travertine floor, partly tiled walls, shower cubicle with sliding glass door, heated towel rail, WC, wash hand basin with vanity mirror and light over.

Walk in wardrobe: Fitted chest of drawers, fitted unit providing shelf and hanging space. Access hatch with pulldown Stira stairs providing access to overhead storage space.

THIRD FLOOR

Bedroom 5: Overlooking the rear garden, Oak floor, built-in wardrobes.

Study: Oak floor, fitted bookcase, fitted desk and shelf unit.

GARDEN LEVEL

Apartment 1: Living room/kitchen: cream Newcastle Design fitted wall and floor units with integrated electrical appliances.

BEDROOM AREA

Bathroom: Partly tiled walls and tiled floor, bath, wash hand basin, wc.

Apartment 2: Living room/kitchen: cream Newcastle Design fitted wall and floor units with integrated electrical appliances, feature fireplace.

Bedroom: Fitted wardrobes

Bathroom: Partly tiled walls and tiled floor, bath, wash hand basin, wc.



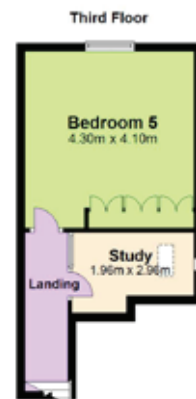
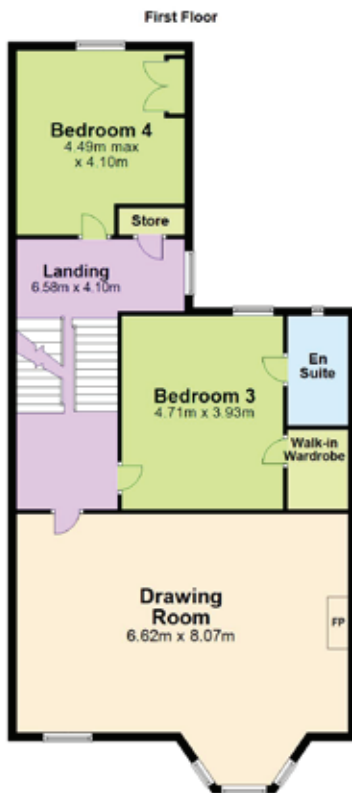
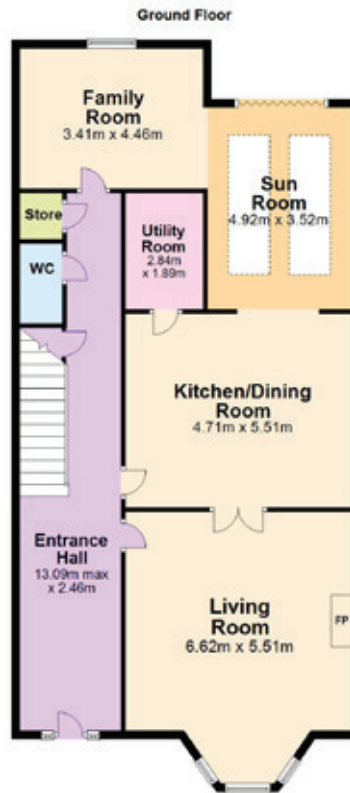
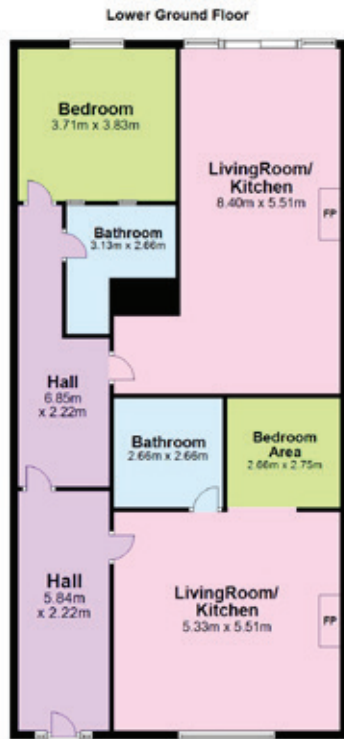








FLOOR PLANS





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