



BELLEVUE

Cross Avenue, Blackrock, Co. Dublin, A94 D2K4

BER EXEMPT



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CHRISTIE'S
INTERNATIONAL REAL ESTATE



BELLEVUE, CROSS AVENUE, BLACKROCK, CO. DUBLIN, A94 D2K4



WELCOME TO BELLEVUE. DATING BACK TO 1770, BELLEVUE IS A LARGE HISTORIC HOME THAT WAS SEPARATED INTO THREE INDIVIDUAL PROPERTIES IN THE MIDDLE OF THE LAST CENTURY. THE HOUSE IS STEEPED IN HISTORY, AND IT WAS HERE THAT ÉAMON DE VALERA DRAFTED THE CONSTITUTION WHILE HE AND HIS FAMILY LIVED HERE DURING THE 1930S.

321sq.m. / 3, 455sq.ft. (approx.)

For Sale by Private Treaty

BER Exempt



SPECIAL FEATURES

- Stunning period home c. 1770
- Original period features throughout
- Private parking and garden to rear with immense privacy
- Desirable location in Blackrock close to schools and wonderful amenities
- Steeped in history being former home of Eamon de Valera

DESCRIPTION

Former President of Ireland Éamon De Valera, who lived in Bellevue for most of the 1930's and wrote the Constitution in the property, once said that he spent his happiest years in Bellevue, and he moved back to Cross Avenue after serving as President. The house has been a home for the present owners for almost half a century.

Bellevue is one of the oldest houses in south Dublin. Built in the 1770s by the Countess of Brandon, it once stood on a thousand acres. Later additions were made in the Victorian era by a succession of owners and families including a ballroom.

Approached via a wide gravelled driveway this character-filled property has beautiful period features with tiled and granite steps with two lions either side. There are double doors leading to a tiled entrance porch which leads to the main entrance hallway. There is parquet flooring in the dining room and main drawing room. There is a large kitchen accessed through sliding doors from the dining area, which has lovely views over the rear garden. Downstairs has beautiful ceiling cornicing work and pillared entrance to the dining room, and original sash windows with working shutters. From the hall level there is a door which has granite steps leading to the large rear gardens which is a real oasis of calm and the ideal space to enjoy the sunshine.

Upstairs at first floor level; there are two large bedrooms. The main one has a dual aspect with lovely views over both front and rear. There is a large family bathroom and a further shower room at this level. On the top floor there are two very spacious attic rooms (currently used as guest spaces) with Velux windows to both front and rear.

At basement level, which comes with its own separate entrance to the front of the property there are two further bedrooms, a cosy living room, fully fitted kitchen and shower room.

The front driveway provides parking for five plus cars and is very private, tucked in behind a high hedge onto Cross Avenue with its own storage shed. There is private vehicular and pedestrian access to a laneway which runs behind the terrace of houses here. The large rear garden, mainly laid in lawn is an oasis of calm and the ideal place to enjoy the sunshine and for dining al fresco. There are lots of mature trees and flowering shrubs and plants giving colour all year round.

Renowned schools such as Blackrock College, St Andrew's College, Willow Park and Sion Hill are all within a short stroll, while UCD and the Smurfit Business School are within an easy commute as well as Coláiste Íosagáin and Coláiste Eoin.

The convenience of the location is second to none with a wealth of amenities on the doorstep including local shops. Blackrock Village with its array of specialty shops, cafes and restaurants is a pleasant stroll, while The Merrion, Stillorgan and Dundrum shopping centres are within a short drive. Public Transport is well catered for with Booterstown Dart Station and the Quality Bus Corridors on the Rock Road and Stillorgan Road. Dublin Bay can be enjoyed via Booterstown Strand and Bird Sanctuary while local parks with modern children's playgrounds are within easy reach at Booterstown & Blackrock.

ACCOMMODATION

Entrance Porch: Accessed via tiled, granite steps via double doors, tiled porch with arched sash windows on either side, ceiling corning.

Entrance Hall: Lovely reception hallway with ornate pillared entrance to dining area, parquet flooring and two sash windows with working shutters and sliding doors leading to

Kitchen: Large wooden built kitchen with good range of wall and floor presses and cupboards, double oven, provision for fridge/freezer. Sink unit with tiled splashback, large bay window overlooking the rear garden and ample space for table and chairs for casual dining. Door to rear hallway with steps leading to garden.

Drawing Room: Lovely bright dual aspect room with original sash windows to front and rear with working shutters and a lovely bay window to the rear with window seat with a beautiful view over the rear garden. Parquet flooring, ceiling coving and marble Adams fireplace.

Stairs to first floor.

Main Bedroom: Large dual aspect bedroom with original fireplace and black granite hearth and ceiling coving. There is parquet flooring with original sash windows and working shutters on front and rear windows.

Bedroom 2: Large double bedroom to the front with ceiling coving, dual sash windows and working shutters, parquet flooring and built in dresser and wardrobe.

Bathroom: Large family bathroom to rear with tiled floor and wainscoting, bay window overlooking the rear garden with sash windows and working shutters, free standing bath with claw feet, wash hand basin with mirror over and wc, recessed lighting and panelled ceiling.

Shower Room: Partially tiled walls with tiled floor, large shower cubicle, wash hand basin with mirror, heated towel rail and wc.

Stairs to top floor with large storage cupboard on landing.

Attic Room 1: Large double bedroom with wooden flooring and panelled ceiling, two Velux windows front and rear.

Attic Room 2: Large double bedroom with wooden flooring and panelled ceiling, two Velux windows, the one at the rear giving sea glimpses. Eaves storage.

Ground Floor Level.

Accessed via stairs from hall level.

Living Room: With wooden flooring and window to front, open fireplace with tiled inset and hearth. Door to

Bedroom 2: Double bedroom with window, wooden flooring.

Bedroom 1: Large double bedroom to the rear with wooden flooring and recessed lighting and window to the rear.

Shower Room: Fully tiled with shower cubicle, wash hand basin and mirror, wc and window to the side.

Kitchen: With wooden flooring, range of cupboards with sink unit and provision for all kitchen appliances. Cupboard with boiler and window to the front.

Hallway: Door leading to the front garden with a little area to sit and read in the sunshine. Storage cupboard.

OUTSIDE

Very generous parking for five to six cars on gravelled driveway, large hedging to the front with trees to the side allowing for great privacy.

Pedestrian and vehicular access to rear laneway to access rear garden. The rear garden is very private and sunny with large mature lawns, abundance of mature hedging, trees and flowering plants and shrubs with access to the rear of the property via granite steps.



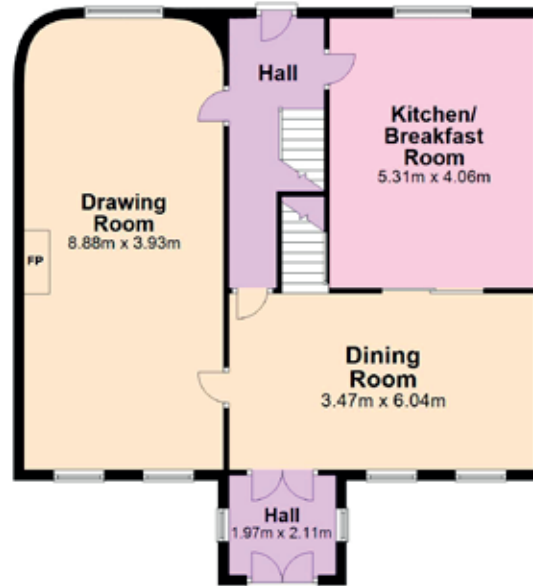


FLOOR PLANS

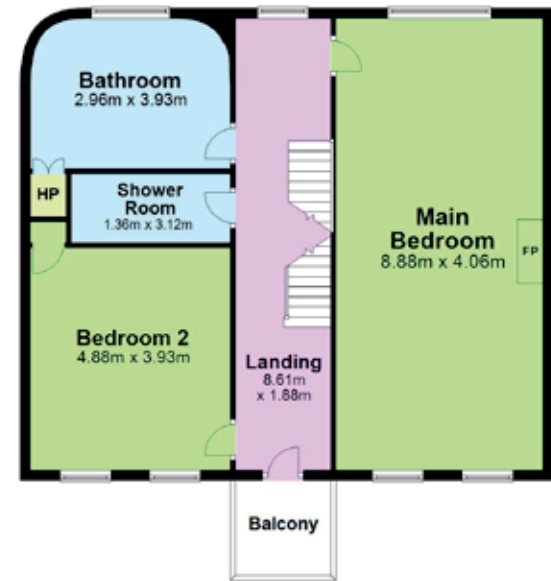
Lower Ground Floor



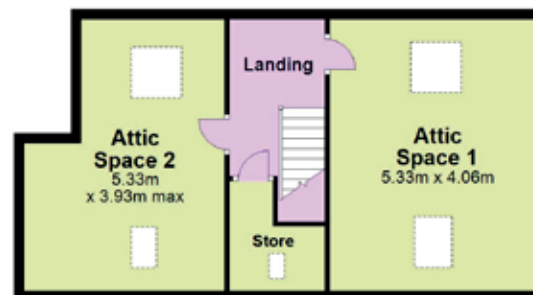
Ground Floor



First Floor



Second Floor





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