

BER EXEMPT



Cliftonville

60 Monkstown Road, Monkstown, Co. Dublin

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Cliftonville, 60 Monkstown Road, Monkstown



Features

- Magnificent detached Victorian residence of exceptional scale
- Approx. 366 sq m (3940 sq ft) of accommodation on c. 0.2 acres
- One of South County Dublin's most prestigious coastal addresses
- Elegant period features throughout including fireplaces, coving, centre roses, sash windows and shutters
- Superb reception rooms ideal for formal and informal entertaining
- Excellent home office
- Five bedrooms including an impressive principal suite
- Exceptionally well-designed garden level accommodation
- Bespoke kitchen with AGA and high-end integrated appliances
- Beautiful Orangerie style informal dining room
- Multiple French doors connecting to the garden
- Beautifully landscaped, private rear garden with vehicular access
- Off-street parking to both front and rear
- Sea glimpses and views towards Howth from upper floors
- Walking distance to Monkstown village, DART and coastal amenities
- Gas fired central heating
- Fitted carpets, curtains, blinds & kitchen appliances included in the sale
- Zoned gas fired central heating
- Digital alarm system
- Note – Chandeliers, over mantle mirrors & consoles and lion statues to the front of the property not included







Cliftonville is a refined detached Victorian residence of exceptional scale, architectural integrity and understated grandeur, superbly positioned on Monkstown Road - one of South County Dublin's most prestigious and enduringly desirable coastal addresses.

Set well back from the road behind an elegant façade and granite steps, the property occupies approximately 0.2 acres of mature, private grounds and extends to approximately 366 sq metres (3,940 sq ft) of beautifully balanced accommodation arranged over four levels. The house combines the elegance, proportion and craftsmanship of a classic period home with the comfort, refinement and functionality required for modern family living.

In the ownership of the present custodians for over 23 years, Cliftonville has been meticulously maintained and thoughtfully upgraded throughout. Original architectural features have been carefully preserved and celebrated, including ornate ceiling coving, centre roses, fine fireplaces, working shutters and generous ceiling heights, creating a home of rare cohesion, authenticity and timeless appeal.

A flight of granite steps rises to an impressive entrance hall, a space of immediate impact featuring fine ceiling coving, a centre rose and a striking feature archway that establishes the elegant symmetry of the house. The principal reception rooms are exceptionally well proportioned and ideally suited to both formal entertaining and everyday living. The drawing room is a magnificent dual-aspect room with sliding sash windows, working shutters, ornate cornicing and a handsome Adam-style marble fireplace. Opposite lies the equally impressive dining room, again dual-aspect, featuring wide plank floorboards, a fine marble chimneypiece with gas fire inset, elaborate ceiling detailing and a discreet dumbwaiter connecting directly to the kitchen. Also at this level is a refined study/family room, offering excellent flexibility of use, together with a beautifully appointed guest W.C. finished with beautiful Crema Marfil marble tiling, antique-style fittings and a sash window. There is a door from the return leading down to the garden, to accommodate entertaining.

On the first-floor return there is a bedroom with a window to the side and built in wardrobes. In addition, there is a beautifully finished family bathroom, notable for its generous proportions and freestanding cast-iron bath

The first floor is arranged around a generous and elegant landing. To the rear is a large double bedroom enjoying elevated glimpses towards Howth via sash windows with working shutters and an excellent range of fitted wardrobes. Two further double bedrooms are positioned to

the front overlooking Monkstown Road, both featuring sash windows with working shutters, bespoke wardrobes and fine ceiling work. The principal bedroom suite is particularly impressive, extending to over seven metres in length and incorporating extensive fitted wardrobes and a luxurious en-suite bathroom.

On the second floor return, a further double bedroom enjoys fitted wardrobes and elevated coastal views across rooftops with views of Dublin Bay and Howth, making it ideal as a guest suite, private study or retreat.

The garden level provides outstanding family and recreational accommodation. A wide hallway with Crema Marfil marble flooring, wine storage, feature archway and direct access to outdoor spaces sets the tone. To the front is a cosy sitting room with attractive fireplace and working shutters, while a full shower room and a substantial utility room with an excellent range of bespoke cabinetry offering ample storage are also located on this level. The heart of the home is a superbly appointed kitchen and breakfast room, fitted with a bespoke range of cabinetry, granite work surfaces, a large central island, four oven gas AGA and high-end integrated appliances. This space opens seamlessly into a striking Orangerie style breakfast / informal dining room with glazed atrium ceiling and French doors leading to the garden. There are a pair of French doors from the breakfast room leading to a sunken lounge / TV room which in turn opens directly onto the rear terrace. The arrangement creates a natural flow between interior and exterior spaces, ideal for modern family living and entertaining on both intimate and larger scales.

The gardens are a defining feature of Cliftonville. The rear garden is entirely private and beautifully landscaped, incorporating a sunken granite patio, expansive lawn, gravelled areas and an abundance of mature trees, shrubs and planting. There is vehicular access to the rear from Brighton Lane with rear off-street parking. The sea is literally moments away on foot. There is a useful pedestrian access from the garden onto Brighton Lane which connects with the seafront. There is a partially covered gated side passage connecting the front and rear of the property and external lighting. To the front, the property benefits from excellent off-street parking for multiple cars and a sheltered south-facing sun terrace.

Monkstown is widely regarded as one of Dublin's most refined and enduringly desirable coastal villages, prized for its elegant streetscapes, strong architectural heritage and exceptional quality of life. Positioned along the South Dublin coastline, it offers a rare balance of village charm, coastal amenity and immediate access to the city. Monkstown

Road is among the area's most prestigious residential addresses, characterised by substantial period homes set on generous plots with mature planting and a strong sense of permanence. There is an abundance of recreational amenities in the immediate area including the four yacht clubs for the marine enthusiast, Monkstown Tennis Club, and De Vesci Tennis Club along with many health and fitness clubs. The piers at Dun Laoghaire are also minutes away as are peaceful vistas overlooking the sea at the linear park on Seapoint Avenue. Cliftonville occupies a particularly attractive position on the road, within a stone's throw of Monkstown village while remaining quietly removed from day-to-day activity.

The village centre is renowned for its vibrant yet understated café culture, excellent restaurants, artisan food shops and boutiques, complemented by nearby Blackrock and Dun Laoghaire, which provide additional retail, cultural and leisure amenities including the People's Park with its Sunday farmer's market.

Transport connectivity is exceptional with Salthill DART stations within a five-minute walk, offering swift and reliable access to Dublin city centre, Grand Canal Dock, the IFSC and beyond. There are many bus routes available locally including the 7, 7A, and the 4 along with the 702 Air coach which connects directly to Dublin Airport. The N11 and M50 are also readily accessible, providing convenient links to Dublin Airport and the national road network. Educational provision in the area is among the finest in the country, with a wide selection of highly regarded primary and secondary schools nearby, both fee-paying and non-fee-paying, making the location particularly attractive for long-term family living.

The coastal setting further enhances the appeal. Scenic shoreline walks and sea swims are available just minutes away, along with sailing and a wide range of marine leisure activities close at hand. Dún Laoghaire Harbour, Seapoint, and Sandycove are all easily accessible. Elevated views and sea glimpses from the upper floors further reinforce the home's strong connection to Dublin Bay

Cliftonville represents a rare opportunity to acquire a substantial and beautifully balanced Victorian residence of genuine distinction on one of South County Dublin's most prestigious roads. Its scale, condition, gardens and exceptional coastal location combine to create a home of enduring quality, comfort and long-term value - a property that will appeal to discerning purchasers seeking an elegant and irreplaceable family residence.



Accommodation

Entrance Hall 2.2m x 9m (7'3" x 29'6") with very fine ceiling coving, centre rose and superb feature archway

Dining Room 4.7m x 6.8m (15'5" x 22'4") a wonderful dual aspect room with sliding sash windows and working shutters, wide plank floor boards, magnificent marble chimney piece with gas fire inset, very fine ceiling coving, cornicing and centre rose and dumbwaiter to the kitchen

Drawing Room 4.7m x 7.1m (15'5" x 23'4") magnificent dual aspect room with sliding sash windows, working shutters, very fine ceiling coving, cornicing, centre rose and magnificent marble Adam's style fireplace with open fire and raised slate hearth

Hall Return

Guest W.C. with Crema Marfil marble tiled floor, part panelled walls, antique style vanity wash hand basin, concealed cistern w.c., sliding sash window to the side and recessed downlighting

Inner Hallway with flight of stairs and door to rear garden

Study 4m x 4.6m (13'1" x 15'1") with sliding sash window and working shutters to the side, cast iron fireplace with gas fire inset, ceiling coving and centre rose

First Floor Return

Bedroom 1 2.5m x 2.5m (8'2" x 8'2") with built in wardrobe and window to the side

Bathroom with fully tiled step in shower with monsoon style head, antique style vanity wash hand basin, free standing cast iron bath with telephone shower attachment, w.c., sliding sash window with working shutters to the side, two sliding sash windows to the rear and recessed downlighting

First Floor

Landing with hatch to attic and window overlooking Monkstown Road

Bedroom 2 3.8m x 4.4m (12'6" x 14'5") with sliding sash window and working shutters overlooking rear, views over the rooftops and towards Howth, an excellent range of built in wardrobes, ceiling coving and centre rose

Bedroom 3 3.2m x 4.6m (10'6" x 15'1") with sliding sash window and working shutters overlooking the front, an excellent range of built in wardrobes, ceiling coving and centre rose

Master Bedroom Suite 4.5m x 7.2m (14'9" x 23'7") with sliding sash window and working shutters overlooking front, very good range of built in wardrobes, ceiling coving, centre rose and door to

En Suite Bathroom with tiled floor, sliding sash window and working shutters overlooking rear, fully tiled floor and walls, vanity wash hand basin, bath with antique style telephone shower attachment over, w.c., fully tiled step in shower, ceiling coving and recessed downlighting

Second Floor Return

Bedroom 5 3.1m x 4m (10'2" x 13'1") with a good range of built in wardrobes and two windows overlooking rear over the rooftops with glimpses over Dublin Bay and towards Howth

Garden Level

Hallway 2.2m x 8.6m (7'3" x 28'3") with Crema Marfil marble floor, ceiling coving, recessed downlighting, understairs storage, in built wine rack, feature archway and door to south facing suntrap patio area to the front

Shower Room with Crema Marfil marble tiled floor, antique style vanity wash hand basin set into marble, concealed cistern w.c., fully tiled step in shower and heated towel rail

Sitting Room 4.1m x 4.2m (13'5" x 13'9") with French doors opening in, sliding sash window and working shutters to the front, ceiling coving, centre rose beautiful cast iron fireplace

Kitchen/Breakfast Room 4.2m x 7.1m (13'9" x 23'4") French doors from the hallway lead to a beautiful kitchen / breakfast room with Crema Marfil marble tiled floor, very fine kitchen extremely well fitted with a range of floor and eye level units, display units, tiled splashback, granite work surfaces, four oven gas AGA with tiled splashback, large centre island, double Belfast sink with water filter tap, larder press backlit with shelving and granite work surfaces, large integrated Liebherr fridge, integrated bin, presses, drawers and integrated Miele dishwasher, recessed downlighting, French doors lead to a sheltered South facing terrace to the front and a beautiful panelled square arch at the rear leads through to the

Breakfast Room / Informal Dining Room 3.4m x 6.2m (11'2" x 20'4") beautiful Orangerie with three sliding sash windows to the side, French doors and glazed panelled windows either side leading to the rear garden, wide plank oak flooring, atrium style glazed ceiling and two sets of French doors leading through to the

Lounge 4.2m x 6.1m (13'9" x 20') with two steps down, French doors shuttered leading out to the rear garden, recessed downlighting, feature fireplace with limestone surround, television point, ceiling coving, an excellent range of bespoke built in cabinetry and two steps leading up to glazed French doors back to the hallway

Utility Room 3.1m x 2.6m (10'2" x 8'6") with Crema Marfil marble tiled floor, an excellent range of drawers and cupboards from floor to ceiling height, plumbed for washing machine, under mounted Belfast sink set into granite with granite upstands, space for American style fridge/freezer, houses the boiler

BER Information

Exempt.

Eircode

A94 NX32







OFFICES

51 Mount Merrion Avenue,
Blackrock, Co. Dublin,
A94 W6K7.
T: 01 280 6820
E: blackrock@lisneysir.com

8 Railway Road, Dalkey,
Co. Dublin, A96 D3K2.
T: 01 285 1005

103 Upper Leeson Street,
Ballsbridge, Dublin 4,
D04 TN84.
T: 01 662 4511

29 Dunville Avenue,
Ranelagh, Dublin 6,
D06 K283.
T: 01 662 4511

St. Stephen's Green House,
Earlsfort Terrace, Dublin 2,
D02 PH42
T: 01 638 2700

1 South Mall,
Cork, T12 CCN3
T: 021 427 8500



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FLOOR PLANS Not to scale - for identification purpose only.



Ground Floor



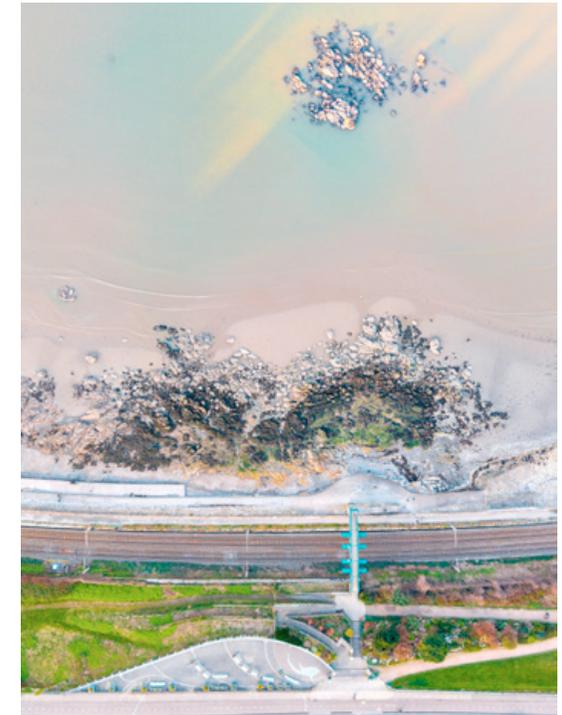
First Floor



Second Floor



Third Floor



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