



Lordello House

Lordello Road, Rathmichael, Co. Dublin



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Features

- One of the last remaining privately owned sizable holdings within the area.
- A rare opportunity to acquire a substantial Victorian period residence complete with gate lodge with office shed, tennis court, paddock and fields.
- Floor area of approximately 590 sqm (6,350 sqft).
- Plenty of out housing and farm structures that could be converted to stables (subject to P.P.).
- Ideal amount of land to keep horses.
- Approximately 4.4 Ha (11 acres) zoned Objective 'A'.
- Sunny south facing orientation boasting views of the Dublin Mountains.
- Easy access to the N11, M50, LUAS, Dart and Dublin Airport.
- Surrounded by excellent schools, churches, shopping, restaurants, walks and many sporting venues.
- Road frontage of approximately 489 m (1,633 ft) along Lordello Road and Ferndale Road.



Location: Lordello House occupies a wonderful position on Lordello Road in the heart of leafy Rathmichael. Lordello Road is a secluded road that connects Ferndale Road with Ballybride Road and there is excellent access to the arterial road networks as well as the airport.

This special property is situated approximately 17km to the south east of Dublin City Centre; approximately 3km to the south west of Shankill Village, DART and beach and just 35 minutes' drive to Dublin Airport. The N11 and M50 are within minutes' drive of the property and make commuting to and from the city centre and nationwide very simple.





Description: Lordello House comprises a substantial detached Victorian period residence that was constructed circa 1830 with a gate lodge that stands on extensive grounds and gardens that extend to approximately 4.45 Ha (11 acres) and includes a paddock, lawn tennis court, a farmyard and numerous fields.

Lordello House and its gate lodge have a lovely vista of the Dublin Mountains and benefit from a sunny southerly orientation. The fields have road frontage from Lordello Road and Ferndale Road of approximately 489 m (1,633 ft).

The main house extends to approximately 590 sqm (6,350 sqft) and consists of a generous reception hall, six reception rooms, a kitchen/breakfast room, w.c. and utility with six bedrooms as well as bathroom facilities on the first floor.

The gate lodge is a protected structure along with the entrance gates and there is a lovely, gravelled driveway leading up to the front of the house that provides parking for numerous cars. The gate lodge comprises an entrance lobby, a living room, a kitchen/breakfast room, two bedrooms and a bathroom. A garden shed which is set up as an office and utility.

The property is surrounded by an excellent selection of primary and secondary schools including Rathmichael National School, St. Gerard's and John Scottus Primary and Secondary School just to mention a few. There is an abundance of recreation and leisure activities close by with many popular forest walks, horse riding, Shankill Tennis Club, Dun Laoghaire Golf Course and many football and rugby clubs within the surrounding area.





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LORDELLO

Accommodation

Enclosed Porch Entrance: 2.95m x 1.45m (9'8" x 4'9") with granite steps leading up, period mosaic tiled floor and door with pattern stained glazing to the side and over opening into the

Reception Hall: 1.85m x 5.75m (6'1" x 18'10") with shutters intact to cover the glazing of the hall door, digital security alarm unit, high ceilings, picture rail, ceiling coving, Dimplex storage heater and door to the

Drawing Room: 6m x 7.15m (19'8" x 23'5") with high ceiling (3.5m) with coving, picture rail, attractive painted timber fireplace with tiled hearth, tiled inset and open fire, side bay window looking over the grounds and gate lodge and to the front overlooking the tennis court, and Dimplex storage heater.

Dining Room: 5.15m x 6.55m (16'11" x 21'6") either side of the period fireplace has been blocked and tiled up with storage cupboards either side, alcove, picture window overlooking the tennis court, ceiling coving and picture rail

Inner Hall: 6m x 2.2m (19'8" x 7'3") with storage heater, skylight, coving, and picture rail.

Sitting Room: 4.25m x 4.7m (13'11" x 15'5") with ceiling coving, picture rail and open tiled fireplace with tiled hearth and electric storage heater.

Conservatory: 3.3m x 4m (10'10" x 13'1") lean to with sliding patio door opening out to a patio and overlooks the lawn.

Lobby Area

Shower Room: with step in tiled Mira Sport shower, wash hand basin set into vanity unit and w.c.

Reception Room/Bedroom 7: 5.6m x 4.6m (18'4" x 15'1") currently laid out as a bedroom with electric storage heater and ceiling coving.

Rear Hall: with tiled floor.

Kitchen: 5.6m x 5.45m (18'4" x 17'11") with terrazzo floor, part tiled walls, fitted presses, drawers, worktops, sink unit, sideboard unit, Rayburn, door to pantry and understairs storage and scullery off

Utility Room: with storage press.

Inner Lobby

Lobby: off the dining room and opening to the

Study: 3.65m x 2.3m (12' x 7'7") with window looking front.

Living Room: 5.8m x 4.4m (19' x 14'5") with multi-paned sliding sash window, very attractive period fireplace with mahogany surround, pattern tiled and slate inset, stone hearth and solid fuel burning glazed stove, French doors opening out front, vaulted ceiling and Dimplex storage heater.

Upstairs

Landing: with shelved hot press

Bedroom 1: 4.45m x 5.45m (14'7" x 17'11") with vaulted ceiling, tiled fireplace and window looking over the entrance.

Lobby

Bedroom 2: 2.1m x 3.9m (6'11" x 12'10")

Bedroom 3: 3.9m x 3.8m (12'10" x 12'6")

Family Bathroom: with cast iron bath, w.c., pedestal wash hand basin and part tiled walls.

Bedroom 4: 2.85m x 2.4m (9'4" x 7'10") with sliding sash window with shutters intact and Dimplex storage heater

Bedroom 5: 6.6m x 4.6m (21'8" x 15'1") with dual aspect windows, large picture window overlooking the tennis court, coving, picture rail and door to

Jack & Jill Bathroom: with bath and tiled walls.

Separate W.C.:

Bedroom 6: 4.9m x 7.35m (16'1" x 24'1") with dual aspect windows, one being double folding doors opening out to a balcony, and the front looks out over the tennis court, fireplace, built in wardrobes and Dimplex storage heater.

Rear Hall: door out from the kitchen, with fuel store and general store areas (original stabling), and opens out to inner yard.

Farmyard: with vehicular gates onto the Lordello Road and into the front driveway, and two detached lofted garages.

Gate Lodge: A detached lodge dating back to when the property was first built circa 1830, a protected structure. To the front there is a gravelled driveway with off street parking for a number of cars. To the side is a lawned garden and raised patio area.

Outdoor Shed: Fitted out as an office and utility.

Reception Lobby: 1.65m x 1.55m (5'5" x 5'1") with digital security alarm panel, cloaks hanging, fuse board, intercom to the main electric gates, cork tiled floor, decorative alcove, door to lobby and into the

Guest W.c.: with tiled floor, pedestal wash hand basin, shaving socket and light and fitted mirror

Bedroom 1: 2.85m x 2.7m (9'4" x 8'10") with a range of built in wardrobes with cupboards over, timber effect floor, enclosed shelved hot press with lagged cylinder, dual immersion unit and timer, and Japanese style shower with tiled walls and extractor

Kitchen/breakfast Room: 3.9m x 3.4m (12'10" x 11'2") with cork tiled floor, telephone point, a range of cream Shaker style press units, drawers, saucepan drawers, worktops, breakfast bar, integrated Candi fridge/freezer, Potterton central heating boiler, Hotpoint oven, one and a half bowl single drainer stainless steel sink unit, tiled splashback, Nest heating climate control and opening through to the

Sitting Room: 3.15m x 4.7m (10'4" x 15'5") with solid timber floor, open brick fireplace with timber mantle and stone hearth, window overlooking the rear field and magnificent views of Carrickgollogan and lead mine chimney. Double glazed hardwood door opening out to the rear patio.

Bedroom 2: 4.25m x 4.2m (13'11" x 13'9") with timber effect floor, sliding sash window front and back, painted timber panelled ceiling, built in wardrobes, hatch to roof space and door to

En Suite Shower Room: with step in tiled Mira shower, w.c., pedestal wash hand basin, part tiled walls, tiled floor, shaving socket and light, extractor and fitted mirror



Zoning: Lordello House is located in an area which is currently zoned Objective 'A' which deems residential development feasible in principal under the Dun Laoghaire Rathdown County Council Development Plan 2023 – 2028. However, it is in an area that awaits an approved local area plan which is not currently available.

Objective A: 'To provide residential development and improve residential amenity while protecting the existing residential amenities'.

Title: Freehold.

Services: The property is currently on a septic tank with mains water.

BER Information

BER: G. BER No: 116291188.

EPI: 589.94 kWh/m²/yr

Eircode

D18 V8K0















FERNDALE ROAD

BALLYBRIDE MANOR

LORDELLO ROAD

QUARRY ROAD

MICHAEL

GLEN

1

2

3

12

77

5



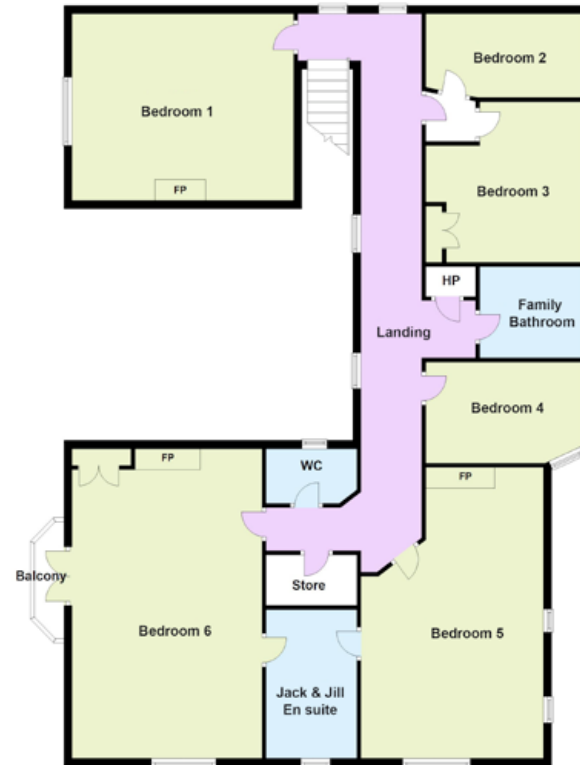


FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



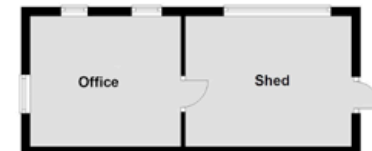
First Floor



Gate Lodge



Shed



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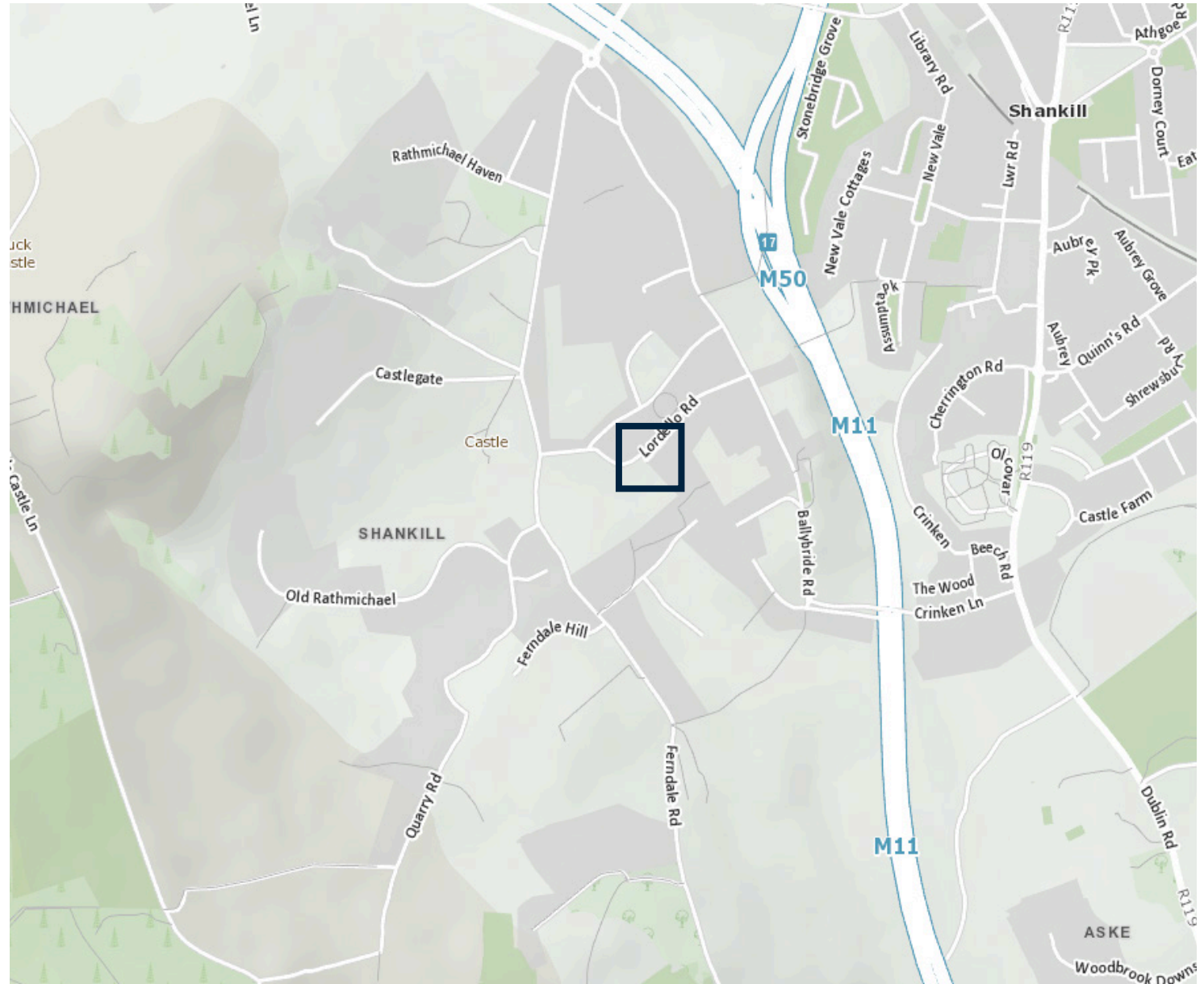
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