



# DRUID LODGE

Killiney Hill Road, Killiney, Co. Dublin, A96 PA66

BER: Exempt



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**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE







# DRUID LODGE, KILLINEY HILL ROAD, KILLINEY, CO. DUBLIN, A96 PA66



AN IMPOSING DOUBLE-FRONTED VICTORIAN RESIDENCE OF IMMENSE CHARACTER AND CHARM, SECLUSION AND PRIVACY OVERLOOKING KILLINEY BAY IN ONE OF SOUTH COUNTY DUBLIN'S MOST PRESTIGIOUS ADDRESSES.

*5877 sq. ft / 546 sq. m*

*For Sale by Private Treaty*

*BER Exempt*







## SPECIAL FEATURES

- Extensive grounds of 1.2 acres
- Impressive entrance hall with two truly exquisite formal reception rooms either side
- Ceiling heights of 4.2 m in the front part of the house and 3.3m in the rear return
  - Wonderfully bright and airy accommodation with a Floor area of 545 sq. m
- A host of original features, including ornate cornicing, ceiling roses, stunning fireplaces, and working shutters.
  - Fireplaces in all bedrooms
- Stunning sea views over Killiney Bay
  - Granite tower or folly in garden
    - Generous car parking
- Self-contained 2 bedroom apartment in lower garden level.
  - Highly desirable location

## DESCRIPTION

A long sweeping private driveway opens up to spectacular expansive views over Killiney Bay and this unique residence.

Originally constructed in the early 1800s, Druid Lodge was thoughtfully extended in 1860 to showcase its distinctive double-fronted Victorian facade and a spacious rectangular rear return.

Upon entering the impressive main hall, you are greeted by two exquisite formal reception rooms, the drawing room with double-aspect windows, intricate and ornate ceiling coving throughout, and attractive marble fireplaces.

This grand residence boasts six generously sized double bedrooms, including two ensuite rooms in the main house, and three additional bathrooms. There is also a comfortable family room, welcoming kitchen, pantry, a number of additional storage rooms, a sunroom and conservatory. The lower garden level is a self-contained unit, complete with a living room, kitchen, study, two bedrooms (both ensuite), and an additional bathroom.

The property displays a wealth of original features, including ornate cornicing, ceiling roses, stunning fireplaces, and functional shutters. Original floorboards and stripped pine doors with over-architrave details add to its historical allure.

Having cherished this exceptional home for the past 45 years, the current owners are now ready to pass on the mantle. With their family grown and flown, it's time for new custodians to contribute to the rich history of this incredible property and make it their own.

The breathtaking views over Killiney Bay are complimented by the property's enchanting grounds, which feature a selection of mature plants and shrubs, including old roses, hydrangeas, cranesbill, lobelia, and fruit trees. A lawned tennis court at the rear awaits restoration, while the distinctive granite tower, known as "Spite Tower," adds unique character and potential for various uses.

In addition to its stunning setting, Druid Lodge benefits from a prime location near excellent amenities, including shops, bars, and restaurants, as well as Killiney Hill and Killiney Beach. The area is served by outstanding primary and secondary schools, with convenient public transport links via DART and bus, and easy access to the M50, connecting to the airport and beyond.









Druid Lodge has a storied past. The home's most famous resident, John Blake Dillon, was the founding member of Young Ireland and The Nation newspaper and later leader of the Irish Parliamentary Party. John Blake Dillon was exiled to America following the failed rebellion of 1848 where he prospered as a lawyer, returning to Ireland in 1855 following a British government amnesty and settling in Druid Lodge with his wife Adelaide Hart. In his memoirs he states, "I associate all the happiest memories of my life with Druid Lodge". In the early 20th century it was the home of the CFO of Guinness.

Embrace the opportunity to own a piece of history with Druid Lodge, a home that promises both timeless elegance and endless possibilities.

## ACCOMMODATION

**Entrance porch:** with original Victorian tiled floor

**Entrance hall:** with original timber floorboards, green marble fireplace with open fire. Attractive staircase and balustrade, wonderfully ornate and intricate ceiling coving and cornicing. Ceiling height of 4.2 m

**Dining room:** stunning room with dada rail, intricate ceiling coving and cornicing. Black marble fireplace with wood burning stove. Ceiling height of 4.2m. Door to butler's pantry

**Drawing room:** exceptionally bright again with 4.2m ceiling height, ornate ceiling coving and intricate cornicing, centre rose. Marble fireplace with tiled inset and open fire. Door to

**Conservatory:** with tiled floor overlooking the garden

**Bedroom 1:** double aspect bedroom with ceiling coving, cornice work and centre rose. Marble fireplace with open fire.

**Ensuite:** with step in shower cubicle with Mira elite electric shower, w.c. and wash hand basin.

### LANDING WITH AIRING CUPBOARD

**Bedroom 2:** double aspect with ceiling coving and centre rose. Marble fireplace with open fire

**Ensuite:** with step in shower cubicle with Mira elite electric shower, w.c. and wash hand basin.

First floor Return

**Guest w.c.:** with wash hand basin and w.c.

**Sitting room:** nicely appointed with marble fireplace with black fireplace with wood burning stove. Door to both main hallway and

**Sunroom:** with terracotta tiles and access to rear garden. Enjoys a bright south facing aspect and lovely view over the Tower.

**Storeroom 1:**

**Storeroom 2:**

**Kitchen:** homely, country style tiled floor kitchen with stripped pine kitchen units and eye level units with a tiled splashback and black marble countertops. Double Belfast sink, AGA, Zanussi electric oven and extractor.









## STAIRS TO SECOND FLOOR RETURN

**Bedroom 3:** double room with ceiling coving and black cast iron fireplace.

**Dressing room/Bed 4:** nicely appointed with cast iron fireplace.

**Study:** directly opposite bedroom 3.

**Shower room:** with w.c., wash hand basin, shower with Mira Elite electric shower.

**Bedroom 5:** double room with ceiling coving and cast iron fireplace.

**Bedroom 6:** double room with cast iron fireplace and ceiling coving.

**Family bathroom:** with w.c., wash hand basin, bath with shower attachment. Plumbed for washing machine.

## LOWER GARDEN LEVEL

There is a two bedroom self-contained flat with two bedrooms, one ensuite, living room, kitchen, and study.

## TOWER

Externally mounted staircase to first floor room which could be a bedroom or library. Internal staircase to second floor multi-aspect (windows on all four sides) study with exquisite views over the Irish Sea and of the Sugar Loaf. Roof deck with cut stone balustrades.









# FLOOR PLANS







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