

FORTROSE

23 Royal Terrace West, Dun Laoghaire, Co. Dublin A96 Y6P3

BER EXEMPT

Sherry FitzGerald

FORTROSE, 23 ROYAL TERRACE WEST, DUN LAOGHAIRE, CO. DUBLIN A96 Y6P3





AN EXCEPTIONAL VICTORIAN RESIDENCE IN ONE OF DÚN LAOGHAIRE'S MOST DISTINGUISHED SETTINGS, OCCUPYING A PARTICULARLY ENVIABLE POSITION ON THE WEST SIDE OF ROYAL TERRACE.

For Sale by Private Treaty

Floor Area: 310sq.m / 3337sq.ft

BER: Exempt

SPECIAL FEATURES

- An incredible sense of space and light prevail
- Remarkable period features throughout
- Glorious west facing rear garden with double garage opening out to a gated lane

DESCRIPTION

Extending to approximately 3,340 sq. ft. (approximately 310 sq. m.), the property is an unusually substantial and beautifully proportioned family home, combining the grandeur and architectural detail of its Victorian origins with a thoughtful approach to modern living. Yet, for all its scale and grandeur, there is an intimacy to the house that is immediately apparent.

From the moment one arrives, the property feels private, established and wonderfully connected to its surroundings. A handsome railed garden frames the façade, while beyond the railings lies a truly exceptional front garden — a wonderful expression of the current owner's passion for horticulture. It is beautifully planted, mature and abundant, setting the tone for what lies beyond. The impressive granite steps lead to the entrance lobby, an area for greeting guests and waving them off. A glazed door and surround lead through to the inner hall where one of the property's great surprises is revealed. Looking straight through the house, the eye is drawn towards the wonderful west-facing rear garden, immediately giving a sense of the remarkable depth and scale of the property, achieved by opening up the return reception room into the spacious hall return.

The entrance hall itself is unusually broad, reflecting the generous proportions of this particular house. Tall ceilings, intricate cornicing and original detailing create a wonderful sense of arrival.

This is a house that has been redesigned for modern living. The former pair of interconnecting formal reception rooms have been transformed into two of the most enjoyable rooms in the house: a magnificent kitchen and adjoining dining room. These are rooms that have been designed not simply to admire, but to live in.

Both retain the extraordinary proportions and architectural detailing one would expect of a house of this pedigree — lofty ceilings, elaborate cornicing, centre roses and original fireplaces — while their current use gives these beautiful rooms a wonderfully relaxed, everyday purpose. There is something particularly special about being able to enjoy such grand Victorian rooms as part of daily family life.

Returning to the hall, the accommodation flows naturally towards the rear of the house, where the living room has been opened from the hall to create a generous, light-filled space that needs to be seen to be appreciated. A wood-burning stove is recessed into the chimney breast, adding warmth and character, while full-height views towards the garden draw the outside in. Throughout this level, beautiful wide-plank oak flooring adds warmth and continuity.

The accommodation continues over the upper levels, with a clever balance between formal living and bedroom spaces. On the return, the original bathroom and an adjoining bedroom have been combined to create an extraordinary main bathroom. Generously proportioned and luxuriously appointed, it features a magnificent cast-iron roll-top claw-on-ball bath, a feature fireplace and a beautiful bay window overlooking the gardens.

It is a room with genuine presence — more akin to a private sanctuary than simply a bathroom. A particularly spacious landing adds further to the sense of scale.

On the first floor, the principal reception room spans the entire width of the house. This is an exceptionally handsome room, with a large bay window overlooking the parkland of Royal Terrace, high ceilings and beautifully detailed cornicing. Originally intended as the formal reception room of the house, it would make an equally impressive principal bedroom, depending on the needs of its new owners. Behind it is the principal bedroom.

At the top of the house, there is a further generous double bedroom together with a shower room.

On the lower level, two substantial double bedrooms are accompanied by a shower room cleverly tucked beneath the stairs. At the rear is a large billiards area, an exceptionally versatile space which opens directly onto a lower patio and could lend itself to a variety of uses.

ACCOMMODATION

Entrance Lobby: hardwood oak flooring, antique style radiator, dado rail, exquisite ceiling coving and centre rose, hall door framed by glazing, glazed door with glazed surround leading to the inner reception hall.

Inner reception hall: wide plank oak floor, ceiling coving, antique style radiator.

Dining Room: wide plank oak flooring, feature fireplace with tiled inset and brass hood, sliding sash window, three layers of ceiling coving and centre rose open through to…

Kitchen: wide plank oak floor, ceiling coving, centre rose, sliding sash window with working window shutters, Shaker style kitchen with granite countertops, extensive storage, integrated dishwasher, integrated oven and grill, five ring induction hob, Neff extractor fan, island unit with electrical point, incorporating additional storage and breakfast counter, feature fireplace with tiled inset and flanked by matching cabinetry which incorporates a fridge / freezer on one side and a larder on the other

RETURN

Landing: wide plank wood floors, two decorative sliding sash windows

Living Area: wide plank oak floor, ceiling coving, recessed woodburning stove set into the chimney breast, floor to ceiling and wall to wall glazing incorporating a large sliding door into the garden

GARDEN FLOOR

Hall: entrance from front and rear gardens, tiled floor with under floor heating, under stair storage, open through to a billiards area

Billiards Area: tiled floor with under floor heating, extensive fitted storage, recessed lighting, tiled floor, plumbing for washing machine.

Bedroom 3: generous double bedroom, tiled floor with under floor heating, fitted wardrobes flank the chimney breast, pair of sliding sash windows

Bedroom 4: generous double bedroom with tiled floor and underfloor heating, wardrobes flanking the chimney breast, pair of sliding sash windows looking out onto the tiered front garden.

Shower room: tiled floor, large step in shower cubicle, w.c., w.h.b., with under sink storage

UPPER LEVELS

RETURN

Landing: curved sliding sash window, ceiling coving, centre rose

Bathroom: wood effect tiled floor, feature fireplace, ceiling coving, bay window with sliding sash windows and plantation shutters, wall mounted heated towel rail, sink set into a vanity unit with a marble surround and metro brick tiled splash back, under sink storage, mirrored medicine cabinet flanked by shelving, roll top claw on ball cast iron bath, WC, step in shower cubicle with rainwater showerhead and secondary shower attachment with metro brick tiling

FIRST FLOOR

Landing: roof light with attic access, ceiling coving

Bedroom 1: sliding sash window with working window shutters, outlook down the rear garden, feature fireplace flanked by Newcastle design fitted wardrobes, picture rail, ceiling coving and central rose.

Drawing room: spanning the entire width of the house with a sliding sash window and large bay window looking over the park with working window shutters, feature marble fireplace with woodburning stove, ceiling coving, centre rose, feature antique style radiator

TOP FLOOR RETURN

Landing: with recessed lighting and Velux window

Shower Room: wood floor, sink with under sink storage, w.c., sliding sash window, step in shower cubicle with rainwater showerhead and secondary attachment, part tiled walls and recessed lighting

Bedroom 2: generous double bedroom, feature fireplace, sliding sash window overlooking the garden, ceiling coving, fitted wardrobes, working window shutters.

GARDEN

West-facing, it enjoys an enviable amount of afternoon and evening sunshine — a rare and highly sought-after attribute in a Victorian terrace. Immediately outside the house is a generous Indian sandstone terrace, providing the perfect setting for outdoor dining, entertaining or simply enjoying the garden in the sun. Steps lead upwards to a beautifully manicured lawn, framed on either side by deep, mature borders overflowing with an extraordinary variety of plants, flowers and shrubs. The garden is clearly the product of years of care and enthusiasm, and it has a wonderful sense of maturity and permanence. At the very rear is a substantial double garage, also accessed via a private gated lane. Fitted with a roller shutter, the garage also incorporates a bathroom with w.c., w.h.b. and bath, It offers considerable versatility beyond its obvious use. Subject to the necessary permissions, it could potentially be adapted to provide a home office, studio, gym, workshop or other ancillary accommodation. Adjacent to the house, steps lead down to a lower level patio from which there is access to the lower level of the property and the plant and store room.

















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