

An immaculate and private home
offering panoramic sea views

Bramley Hill, Old Carrickbrack Road, Howth, Co. Dublin, D13 PH31



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About this property

Bramley Hill is an exceptional residence that boasts commanding panoramic views across Dublin Bay and Dun Laoghaire. This remarkable residence has been meticulously crafted to fully optimise its breathtaking surroundings and unparalleled location.

Built in 2000 and designed by the renowned architect David Byers, the house is situated on an elevated site at the top of Danesfort Avenue above the Old Carrickbrack Road. Upon entering through the gated entrance, this leads onto a gravelled driveway and a parking area to the side of the house.

Stepping into the porch, you are immediately greeted by a spacious and light filled entrance hall. This hall is adorned with limestone tiles and a unique radius window that offers a glimpse of the panoramic views that await.

The internal layout of the house is cleverly designed to ensure that all main living and bedroom areas across the two floors can take advantage of Bramley Hill's south facing aspect. The kitchen/living room features a polished granite island, fully fitted floor and wall units with Miele appliances in addition to elegant wood flooring. Adjacent to the kitchen is a large utility room with access to a side entrance.

At the front of the house, a wraparound balcony can be accessed from

both the kitchen and the living/dining room. This balcony provides an exceptional viewpoint to appreciate the uninterrupted views of Dublin Bay and its ever-changing landscape.

The living/dining room is a magnificent space for entertaining family and guests. With its double aspect, this room showcases a magnificent marble fireplace and patio doors looking out over the landscaped west facing lawn. Off the entrance hallway is also a study and a sitting room. A staircase from the entrance hall gracefully descends to the lower level which comprises the bedroom accommodation and a family bathroom. The master bedroom suite, complete with a walk-in-wardrobe and a store room, is the epitome of luxury. The walk-in-wardrobe could be easily adapted to an additional bedroom if required. There are also three further bedrooms including one additional ensuite.

In all the accommodation extends to c. 4,168 sq ft/ 387 sq m, with a full layout shown on the adjoining floorplans.

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Property Details

Gardens & Grounds

Bramley Hill exudes an aura of tranquillity, boasting exquisite landscaped gardens and grounds which contributes to its solitude and secluded atmosphere. A key appeal of the garden is the privacy, which has been designed in a manner not to feel overlooked from any angle. Situated to the west of the house is a large well-maintained lawn which is bordered by a flower bed to the north and mature trees to the south. The property is also sheltered by cliffs forming part of Howth Hill as a backdrop to the north.

Additionally, a second lawn area is located at the front of the house, adorned with stunning flower beds interspersed throughout. Winding steps lead from the front of the garden to a verdant wooded area, offering enchanting walks and an ideal play area for kids to explore.

There is a terrace/patio area off the kitchen to the side of the house and also a lower terrace area. In all the grounds extend to about 1 acre/ 0.4 hectare.



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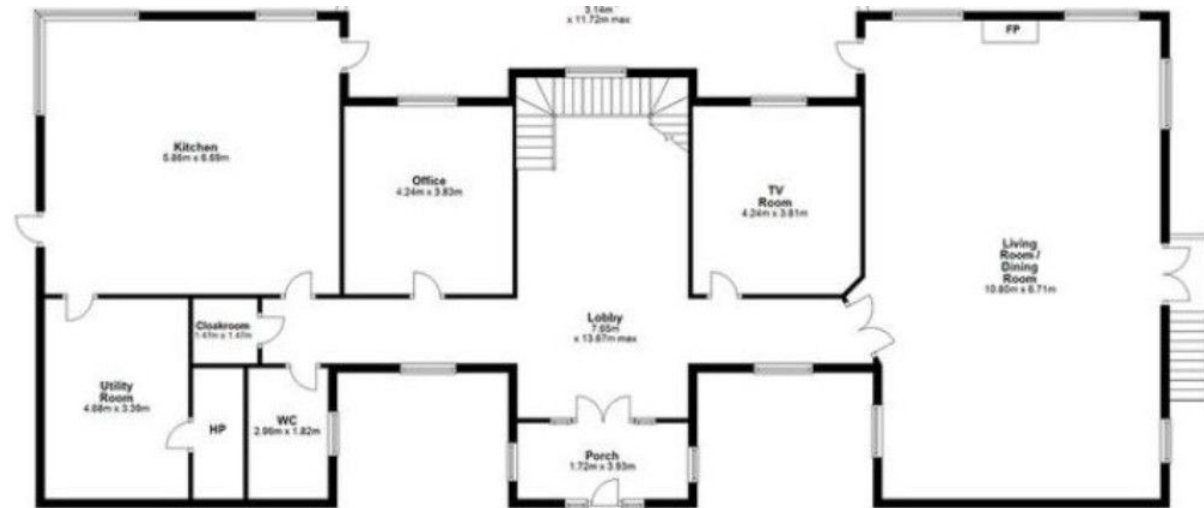


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Plans



Total area: approx. 387.2 sq. metres

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Local Area

Danesfort Avenue, situated on one of Howth's most prestigious roads, is a secluded enclave of private residences overlooking the Old Carrickbrack Road. The elevated position of this location offers serene privacy in addition to panoramic views across Dublin Bay.

Howth Village (5 km) is a charming fishing harbour village which offers a wide range of restaurants, pubs, boutique shops and a thriving weekend market.



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Property Details

Key Features

Panoramic sea views across Dublin Bay
5 bedrooms and luxurious accommodation
Secluded location on Danesfort Avenue
Exquisite landscaped gardens and grounds
About 1 acre

Services & Additional Information

Oil fired central heating (OFCH), bio-cycle, broadband, group water scheme.

Please be advised that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

BER

BER Rating = C1

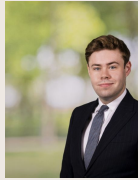


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Enquire



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