



FOR SALE BY PRIVATE TREATY
Hattonwood, Shady Lane
Milverton, Skerries, Co. Dublin.

REA
CUMISKY



DESCRIPTION:

It isn't very often that houses come for sale in Milverton a truly wonderful part of Skerries (winner of this year's tidy towns) walking distance to the village yet magically tucked away in quiet countryside. Hattonwood is a recent construction (2009) yet it takes its proportions and splendour from another era, the strong, understated exterior belies the elegance within. Measuring a total area of c. 5,500 sq ft the well-proportioned and comfortable accommodation bears testament to meticulous attention to detail during design and construction with too many features that simply have to be seen including – bespoke fitted kitchens & wardrobes, marble tiling in bathrooms & en-suites, elegant floor to ceiling height with contemporary cornice & high skirting boards, timber sliding sash windows set into recessed, splayed, timber window surrounds, etc.

Hattonwood is, of course, detached and nicely centred on its own grounds that measure c. 0.5 acre and are enclosed on all sides by trees, shrubs & hedgerow. The gravelled driveway is accessed through stone piers with ample parking before opening onto the nicely maturing gardens complimented by limestone patios.

ENTRANCE TO HOUSE

From the private, nicely maturing gardens you step through the main door, complete with fanlight, into an enclosed porch, shielding you from anything the elements can bring, before arriving into the simply magnificent entrance hallway. The Hall sets the standard for the House, a sense of proportion, natural light from the first floor roof canopy illuminates the staircase and invites you upwards to the large spacious landing with feature office area that could easily convert to a contemplative space or library – you chose.

The main lounge, which like many of the rooms is dual aspect, has engineered oak floor boards, open fireplace and garden views. There is a



large guest bedroom at ground level, also dual aspect, with oak floor boards & open fireplace – this room also benefits from a large en-suite shower room with marble floor & wall tiles and waterfall & telephone shower heads. The bespoke Tierney Kitchen has to be seen to be appreciated, a large island is the centrepiece with all modern accoutrements hidden within a contemporary country styled finish. There are numerous storage & display presses, drawers and cupboards complimented by granite worktops, French doors provide access to the gardens whilst double doors provide access to the sitting room. The sitting room also has French doors, to the side garden, oak floor boards and the comfort of a wood burning stove. The downstairs also features rear hallway, utility room and guest toilet.

Upstairs there are four generously sized double bedrooms, two of which have en-suites shower rooms and all of which feature suites of wardrobes, presses and drawers. Whilst there is no small bedroom it would be remiss not to mention the master suite which measures comfortably in excess of 750 sq ft and features an en-suite bathroom, very nicely finished featuring a free standing bath. There is a beautifully tiled family bathroom and all of the wet rooms throughout the house are finish & tiled to a very high standard, with a generous use of marble and quality sanitary ware, throughout.

To properly appreciate this wonderful family home, viewing is essential.

FEATURES:

As previously mentioned, the house is nicely positioned on the site making the most of the private enclosed gardens with gravelled parking areas and driveway. Trees were planted prior to construction along the perimeter which helps define the space whilst the lawn and patio areas allow room to kick back & relax.

SOME FEATURES INCLUDE

- An exceptional, detached family home finished with a meticulous eye to detail.
- Marvin Architectural windows and French doors adding both quality & style.
- Feature floor & wall tiling throughout with a generous use of marble.
- Generously proportioned rooms throughout.
- Many rooms are dual aspect.
- Bespoke, fitted, Tierney Kitchen and wardrobes.
- McNally joinery stair case with turned hand rail.
- Under floor heating with engineered oak boards, tiling & carpet floor finishes.
- Mechanical heat recovery ventilation system/heat exchange unit.
- Large, enclosed private site, yet only minutes to the centre of Skerries Village.
- Feature roof atrium at first floor landing level.
- Fully monitored intruder alarm system with CCTV cameras
- Limestone patio areas, granite window sills, door surrounds and plinth completes the external look.
- Bio-cycle waste water treatment system, solar roof panels.





ACCOMMODATION:

GROUND FLOOR

Entrance Hall (3.15m x 8.5m)	with fan light, high ceiling, porcelain tiled floor, hand turned feature staircase and balustrade, high skirting & architraves, ceiling coving, natural light from roof atrium
Lounge (5.85m x 6.5m)	with engineered oak wood floor, timber surround feature fireplace with slate hearth, skirting & architraves, ceiling coving with rose centrepiece, dual aspect, t.v point, deep window sills.
Dining room / Bedroom 5 (5.85m x 6.45m)	with engineered oak wood floor, high skirting & architraves, ceiling coving, timber surround feature fireplace with late hearth, dual aspect. Ensuite Shower room: with feature marble floor & wall tiles, hand basin, toilet & double shower unit with dual waterfall & telephone shower heads. (Imperial sanitary wear).
Guest WC	washhand basin, toilet, floor & wall tiling, recessed lighting. (Imperial sanitary wear).
Kitchen / Breakfast room (9.45m x 6.1 m (max))	with excellent range of Bespoke handmade fitted kitchen units, presses & drawers, double drain Belfast sink unit, black granite worktops, porcelain tiled floor, Fisher & Payke style fridge/freezer with water feature, 2 x Smeg dishwashers, large Island unit with granite worktop, overhead extractor fan, Fisher & Payke cooker, door to rear hallway, double French patio doors with limestone patio area overlooking the rear gardens.

Living room (6.2m x 6m)	with engineered oak wood floor, high skirting & architraves, ceiling coving, timber surround feature fireplace with slate hearth, double doors to kitchen, dual aspect, French doors to garden stepping out onto limestone patio area.
Rear Entrance Hallway (5.5m x 3.6m)	Incorporating Laundry room plumbed for washing machine with hand basin and porcelain tiled floor.

FIRST FLOOR

Landing	bright, spacious landing with roof atrium, feature office area with phone & data points. Walk in shelved Hot Press.
Master bedroom (9.4m x 6.1m)	this is a magnificent room with high skirting boards, architraves etc. and a great array of wardrobe and drawer space. En-suite shower room – free standing bath, recess lighting, w.c., w.h.b, porcelain tiled floor, tiled walls, fully tiled free standing shower area with dual waterfall & telephone shower heads, heated towel rail, velux window. (Gala suite)
Bedroom 2 (4.09m x 4.16m)	large double room with walk in wardrobe & dressing area with recessed lighting. Ensuite – fully tiled, wc & dual sink suspended vanity unit, heated chrome towel rail, large fully tiled walk in wet room with water fall & telephone shower head and secondary power electric shower.
Bedroom 3 (6m x 4.50m)	with fitted mirrored wardrobes, drawers, presses, t.v.point, dual aspect.
Bedroom 4 (4.35m x 6.45m)	with built in mirrored wardrobes, drawers, presses, t.v.point and dual aspect
Family Bathroom	with wc, whb , marble tiled walls and floor, fully tiled marble shower area.



OUTSIDE

Large gardens extending over c. 0.5 acre which extends to the side of the property enjoying sunny south and west facing rear garden with limestone patio areas to the side and rear. Large entrance driveway with feature granite piers ample parking facilities.



ASKING PRICE

€1,175,000

VIEWING

Strictly by prior appointment with the sole agents.

Contact:

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