



BER D1

## St. Ann's

Killiney Hill Road, Killiney, Co. Dublin

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INTERNATIONAL REALTY





## St. Ann's, Killiney Hill Road, Killiney, Co. Dublin

### Features

- Superb detached Victorian family home extending to approximately 610 sq. m. (6,566 sq. ft) with period features throughout
- Mature grounds of approximately 1.35 acre
- Separate mews extending to approximately 335 sq. m. (3,606 sq. ft.) accessible from Saintbury Avenue
- Electric gates and ample off-street parking
- Breathtaking sea views over Killiney Bay from Bray Head to Dalkey Island
- Gerry Cahill Architect designed contemporary extension with Bulthaup Kitchen
- Two sun terraces, indoor pool, wine cellar and a games room
- Gas fired central heating (underfloor at the hall and garden level)
- Solar panels
- Master suite with his and hers en-suites and bespoke John Daly dressing room

St Ann's is a superb, detached Victorian two storey over garden level family home, occupying an elevated position off Killiney Hill Road with panoramic sea views. The site extends to approximately 1.35 acres of mature private grounds and the house retains many period features of the era including high ceilings, sliding sash windows and beautiful stucco work. The property is approached via electric gates which open into a large driveway providing ample off-street parking.

The main house extends to approximately 610 sq. m. (6,566 sq. ft approx.) over three levels. On the hall level a portico opens through to a bright and expansive reception hall with an Adam style fireplace, a library, interconnecting drawing/dining room with views over Killiney Bay. A smart contemporary extension by Gerry Cahill Architects was added to the side and it is the heart of this family home which seamlessly marries old and new. The kitchen is fitted with minimalist Bulthaup units, floor to ceiling glazing floods the space with light and there is access onto a terrace overlooking the grounds with great views. Off the kitchen there is a boot room, laundry room and guest w.c. at this level. Upstairs there are five double bedrooms and an office. The master suite is truly spectacular, it spans the width of the house with breathtaking vistas and is complimented by luxurious his and hers en-suites and a dressing room custom designed by John Daly. A family bathroom and shower room complete the accommodation on the top floor. On the lower garden level there is a wine cellar, a family room, a games room, and a shower room.

Adjacent to the main house there is a detached mews which extends to approximately 335 sq. m. (3,606 sq. ft. approx.) with a 10m indoor pool, changing facilities, gym and guest accommodation including a two-bedroom unit at ground floor level with a kitchen, sitting room, off street parking and vehicular access onto Saintbury Avenue. On the first floor there is a living/dining room, kitchen, and guest bedroom en-suite. There is access out onto a large sun terrace (18m x 6.75m) which enjoys all day sunshine, there is a built-in barbeque, and this is an ideal spot for entertaining when the weather is fine. The grounds of St. Ann's are immensely private with mature planting, flowering trees including magnolia, cherry blossom, oak, and horse chestnut.

Peter Pearson, described St. Ann's in his book *Between the Mountains to the Sea*, "as a large Victorian house with terrace gardens, with unusual features of rounded corners, and a small gable in the centre of the façade". The Du Bedats who were a notable stock broking family owned the house in the 1860s, with later occupants including Sir John Barrington, Lord Mayor of Dublin, and the writer Constantine Fitzgibbon.

Killiney is a much sought after location for families because of the wealth of amenities, natural beauty, and excellent schools on its doorstep. St. Ann's is located just off Killiney Hill Road and Saintbury Avenue, a short distance from Killiney village and amenities including: Killiney beach, The Vico Bathing Spot and Killiney and Dalkey Hill. Dalkey and Glashule are close by and offer a great range of boutique shops, gourmet eateries and services and the DART station on Strand Road is within a short walking distance. There is a great selection of schools within easy reach including: Holy Child Killiney, Loreto Abbey Dalkey, Blackrock College, St. Andrew's and many more.





















# Accommodation

**Portico Entrance:** with tiled floor

**Hall Level:** with underfloor heating throughout

**Entrance Hall:** 2.1m x 6.95m (6'11" x 22'10") with travertine floor, timber panelling, Adam style marble chimneypiece with gas coal effect inset, and ceiling coving

**Library:** 4.8m x 4.45m (15'9" x 14'7") dual aspect with two window seats, timber panelling, antique marble fireplace with gas inset, ornate stucco work, centre rose and bespoke book shelving to one wall

**Inner Hall:** 10.5m x 2m (34'5" x 6'7") with travertine floor, ornate stucco work, bow window with French doors opening out to a cast iron staircase leading down to the garden

**Drawing Room:** 6m x 6.15m (19'8" x 20'2") dual aspect, ornate stucco work, centre rose, marble fireplace with gas fire, views up to The Obelisk from side window, bay window with window seat and arch through to the

**Dining Room:** 6.15m x 6.1m (20'2" x 20') ornate stucco work, centre rose, white marble fireplace with gas inset, bay window with window seat and arch through to a

**Reading Area:** 3.15m x 3.65m (10'4" x 12')

## Lower Lobby

**Guest W.c.:** tiled floor, timber panelling, w.c., wash hand basin, heated towel rail, wall sconces and recessed lighting

**Cloakroom:** 3m x 2.75m (9'10" x 9') with travertine floor, overlooks an internal courtyard with a water feature

**Laundry:** 2.1m x 1.95m (6'11" x 6'5") plumbed for washing machine and tumble dryer, wash hand basin and fitted units

**Pantry:** with shelving

**Kitchen/Breakfast Room:** 5.7m x 8.5m (18'8" x 27'11") Gerry

Cahill designed contemporary extension with floor to ceiling glazing offering stunning views and sliding door accessing a wraparound sun terrace, sleek Bulthaup fitted kitchen, integrated appliances including: Sub-Zero fridge freezer, Miele: dishwasher, coffee maker and oven Gaggenau: four ring gas hob with BBQ and warming tray, two Fischer and Paykel dishwashers, black gas Aga, door out to the internal courtyard and a contemporary gas fire

**Boot Room:** 4m x 3.55m (13'1" x 11'8")

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

**Boiler Room:** with underfloor heating controls, electricity fuse board, digital security alarm panel, glazed door opening out to a side passageway, gas boiler and storage space

## Hall Return

**Study/Office:** 3.35m x 4.7m (11' x 15'5") with three windows, two niches, ceiling coving and recessed lighting

**Bedroom 5:** 4.25m x 4.45m (13'11" x 14'7") dual aspect double room with recessed lighting, ceiling coving and fitted wardrobes

## First Floor

**Landing:** timber panelling, ceiling coving and feature domed rooflight

**Master Bedroom:** 6.15m x 4.9m (20'2" x 16'1") stunning light filled room spanning the entire width of the property, two windows with views up to Killiney Hill and over Killiney Bay, door into the first

**En Suite Shower Room:** 2.5m x 3.1m (8'2" x 10'2") with tiled floor, timber panelling, w.c., wash hand basin, shower, heated towel rail, ceiling coving, and window to the northern side with plantation shutters

**Dressing Room:** 6.3m x 5m (20'8" x 16'5") custom designed John Daly mahogany fitted wardrobes and steps up to the second

**En Suite Bathroom:** 3m x 3.6m (9'10" x 11'10") tiled floor, wash hand basin set into vanity, window to the rear, w.c., luxury bath, chrome heated towel rail and window to the southern side

## Linen Press

**Bedroom 2:** 4.45m x 4.85m (14'7" x 15'11") dual aspect double bedroom with fitted wardrobes

**Main Bathroom:** 4.25m x 2.05m (13'11" x 6'9") tiled floor, shower, w.c., his & hers sinks set into a vanity, free standing Victorian roll top bath, chrome heated towel rail, ceiling coving, recessed lighting, and window to the front

**Bedroom 3:** 4.85m x 4.35m (15'11" x 14'3") dual aspect double room, cast-iron fireplace, ceiling coving and recessed lighting

## First Floor Return

**Shower Room:** with tiled floor, wash hand basin, shower, heated towel rail, Velux skylight and recessed lighting

**Bedroom 4:** 3.1m x 4.55m (10'2" x 14'11") double room with fitted wardrobes, desk, recessed lighting, and hatch to the attic

**Lower Garden Level:** with travertine flooring throughout and underfloor heating

**Wine Cellar:** 1.8m x 5.3m (5'11" x 17'5") with exposed brick, storage niches and shelving

**Tv/Media Room:** 5.6m x 4.5m (18'4" x 14'9") recessed lighting, fitted shelving and bay window

**Games Room:** 4.5m x 5.6m (14'9" x 18'4") recessed lighting, French doors out to garden, cupboard with CCTV.

**Shower Room:** w.c., heated towel rail, double sink set into vanity, shower, two windows and recessed lighting

**Mews & Pool House:** adjacent to the main house extending to approximately 335 sq. m. (3,606 sq. ft.) overall



## Ground Floor

**Hall:** 1.4m x 4.2m (4'7" x 13'9") tiled floor, alarm, glazed door and steps up into a

**Lobby:** with cloaks cupboard

**Pool Room:** 12.7m x 7m (41'8" x 23') Indoor pool 10 metres long, sauna, atrium ceiling, changing facilities including a w.c., wash hand basin, two cubicles, shower, and plant room

**Gym:** 3.5m x 4.25m (11'6" x 13'11") with windows to the front

## Ground Floor Guest Accommodation

**Living Room:** 4.2m x 4.9m (13'9" x 16'1") timber floor, window looking out to a courtyard and archway into the

**Kitchen:** 3.4m x 2.7m (11'2" x 8'10") with tiled floor, a range of fitted Shaker style units, stainless steel sink, plumbed for dishwasher and washing machine, space for fridge freezer, tiled splashback, five ring Powerpoint gas hob and Brandt electric oven

**Rear Hallway:** with glazed door opening out to the courtyard, fuse board, cloak hanging area and porthole window at the end

**Bathroom:** with tiled floor, w.c., wash hand basin, bath with shower over, partially tiled walls and hot press

**Bedroom 1:** 2.75m x 3.8m (9' x 12'6") with two windows, fitted sliderobes and door into an

**En Suite Shower Room:** with tiled floor, w.c., wash hand basin, shower, and partially tiled walls

**Bedroom 2:** 2.55m x 3.5m (8'4" x 11'6") with window, and fitted wardrobes

**Courtyard:** with gravelled driveway, off street parking and high gates opening out onto Saintbury Avenue

## Upstairs

**Dining Room:** 4.5m x 6.15m (14'9" x 20'2") with solid timber

flooring, vaulted ceiling, porthole window, four skylights, French doors opening out onto the terrace, and glazed French doors opening into a

**Kitchen:** 2.95m x 2.65m (9'8" x 8'8") with a range of fitted units, integrated below counter fridge, integrated dishwasher, stainless steel sink and drainer, Smeg range cooker with six gas rings above and Velux skylight

**Guest Bedroom:** 6.9m x 4.2m (22'8" x 13'9") with sea views, exposed granite walls, open fire, and door into an

**En Suite Shower Room:** timber floor, shower, w.c., wash hand basin set into vanity

**Sun Terrace:** 18m x 6.75m (59'1" x 22'2") a super outdoor entertaining space that enjoys sunshine throughout the day with views of the grounds, Dalkey Island & Killiney Bay and a fitted barbecue

## BER Information

### Main House

BER D1

BER No. 114825706

EPI 256.57kWh/m<sup>2</sup>/yr

### Mews

BER D1

BER No. 114831548

EPI 239.15 kWh/m<sup>2</sup>/yr

## Eircode

A96 EW40













## Outside

St. Ann's sits on approximately 1.35 acres of mature private grounds approached via electric gates from Killiney Hill Road which open into a large driveway providing ample off-street parking. The garden is terraced and beautifully landscaped with mature planting, flowering trees including magnolia, cherry blossom, oak, and horse chestnut, surrounded by rolling lawns. There is a sun terrace off the kitchen which benefits from a south-easterly orientation, a perfect spot for your morning coffee. In the adjacent mews there is a second terrace measuring approximately 18m x 6.75m with a built-in barbeque which is a great space for entertaining, it enjoys sunshine throughout the day with views of the grounds, Dalkey Island & Killiney Bay.





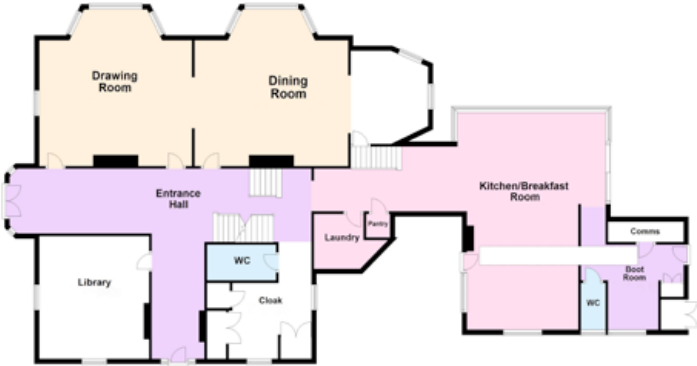




FLOOR PLANS Not to scale - for identification purpose only.

MAIN HOUSE

Ground Floor



First Floor



Hall Return



Lower Garden Floor



MEWS

Ground Floor



First Floor





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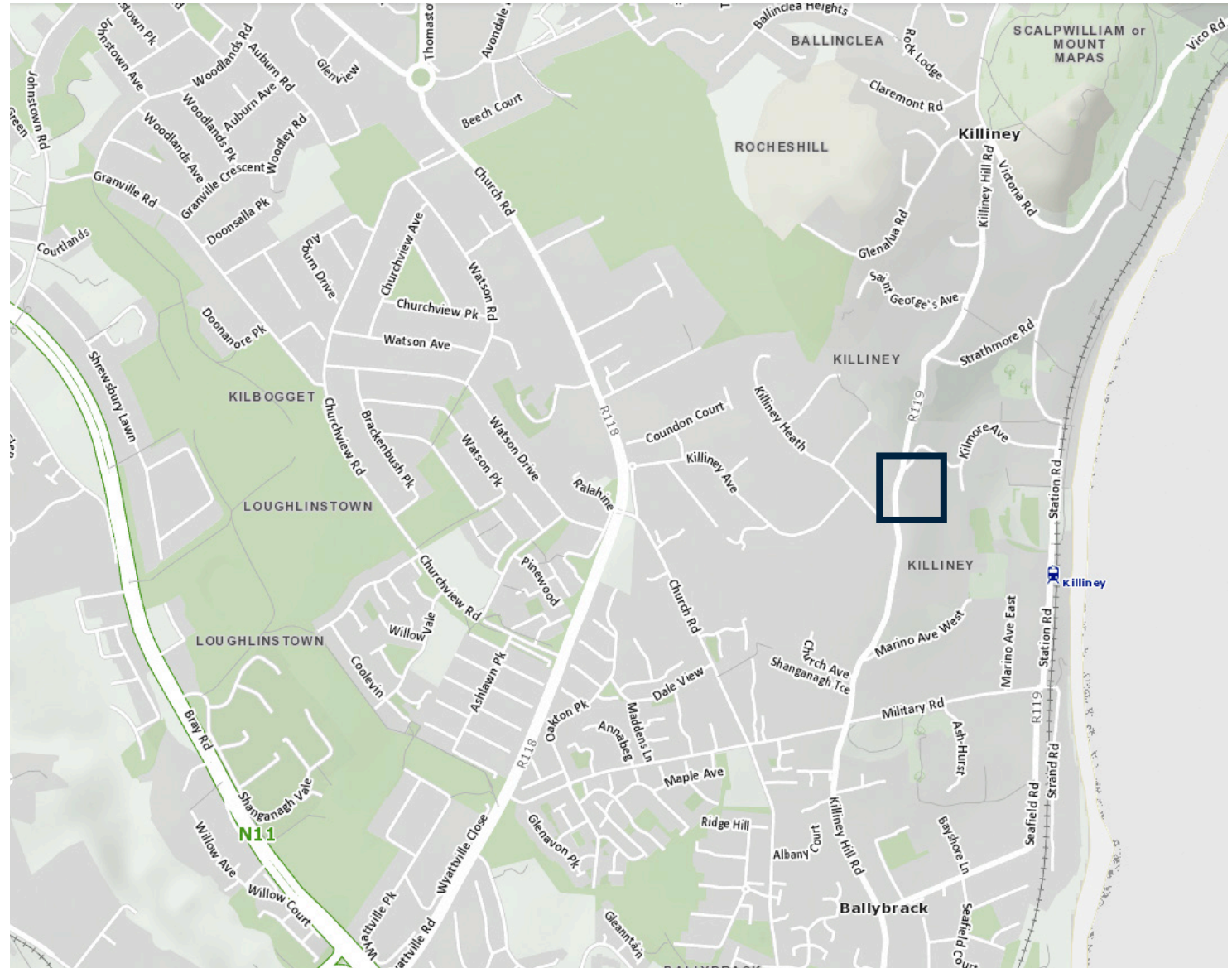
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