



WINDSOR LODGE

Seafield Avenue, Monkstown, Co. Dublin, A94 WC79

BER Exempt



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INTERNATIONAL REAL ESTATE



WINDSOR LODGE, SEAFIELD AVENUE, MONKSTOWN,
CO. DUBLIN, A94 WC79



WINDSOR LODGE IS A PARTICULARLY HANDSOME DOUBLE FRONTED PERIOD HOME, ARRANGED OVER TWO FLOORS, IT IS THE QUINTESSENTIAL REPRESENTATION OF A TRADITIONAL FAMILY HOME.

For Sale by Private Treaty

340sq.m. / 3,660sq.ft. approx

BER Exempt



SPECIAL FEATURES

- Stunning double fronted period home circa 1850
- Occupying an overall site of approximately 0.3 acres
- Arranged over two floors with scope on either side to extend (subject to p.p.)
 - Approximately 340sq.m. / 3,660sq.ft.
 - West orientation to the rear
- Original period features such as ornate ceiling cornicing, picture rails, fireplaces
 - Just a minute's stroll to the seafront
 - Monkstown village is only a five-minute walk away.
 - Adjacent to Seapoint & Salthill DART stations
 - Excellent primary & secondary schools in the vicinity.

DESCRIPTION

Constructed circa 1850, this timeless classic has been lovingly maintained and cared for by the current owners for almost 40 years. The incoming occupier will not only appreciate the wealth of period features intact to include ornate cornice plasterwork, fireplaces, tall skirting boards and panelled doors but also the light filled, well-appointed accommodation extending to approximately 3,660sqft, providing the perfect balance between living and bedroom space. A most noteworthy feature of this charming home are the beautifully landscaped gardens that have been meticulously crafted by the current homeowner. Boasting an enviable west facing orientation to the rear with scope for extension on either side of the property (subject to planning permission) should the need.

A recessed porch with Doric columns leads to the lead glass panelled front door which is framed by leaded side lights and fanlight over. A welcoming entrance hallway awaits with original parquet flooring and feature archway. To the left of the hallway is a magnificent drawing room which is the epitome of period elegance with twin sash windows in the boxed bay, detailed cornice plasterwork and a magnificent marble fireplace. To the right of the hall is the relaxed sitting room with feature fireplace. Further down the hall we arrive at the dining room overlooking the rear garden and we also find the country style kitchen breakfast room complete with timber painted units and gas coal effect stove. From the kitchen breakfast room, there is access to the large utility/storage area and coal bunker. At the end of the entrance hallway are a guest WC/shower room, cloakroom, storeroom and door to the rear garden.

Staircase with mahogany handrail, ascends to the first floor, return with dual aspect windows allowing for natural light to permeate throughout the property, on the return is a good-sized shower room.

On the first floor are four large double bedrooms and a study. The main bedroom with dual aspect enjoys a stunning sea vista over Dublin Bay at Seapoint. On the first-floor return is a large family bathroom and five double bedrooms completing the living accommodation.

The landscaped gardens that encompass Windsor Lodge have been a labour of love for the current owner. Occupying an impressive site of approximately 0.3 acres, the grounds provide a wealth of interest and colour throughout the seasons. The gravelled driveway to the front of the property provides excellent off-street parking for several car cars and is bordered by mature beds stocked with roses, hydrangeas, palm trees, box hedges and Boston ivy.



On both sides of the property, there is scope for extension, subject to planning permission with an existing utility room, storeroom, and cold bunker on the right-hand side of the house. The garden enthusiast will be suitably impressed with the rear garden which features a plethora of mature planting such as agapanthus, white spire, box hedges, silver birch, apple & pear trees, pittosporum, palm trees, Virginia creeper. Enjoying an enviable West orientation, the gardens are not only a natural playground for children to explore in but are also an ideal oasis for outside entertaining.

Windsor Lodge is located on Seafeld Avenue, one of Monkstown's premier residential roads, conveniently positioned between Monkstown Road and Seapoint Avenue with the ever-popular village of Monkstown just a five-minute stroll away. Steeped in Victorian heritage with many of the shops retaining their Victorian facades, Monkstown has become an increasingly popular 'go to' destination with an excellent selection of cafés, restaurants, and boutiques to enjoy such as Avoca, That's Amore and Bresson to name but a few. Recreational amenities are in abundance in the nearby environs with swimming at Seapoint, sailing facilities are provided for in the four Yacht clubs in Dun Laoghaire, tennis in Monkstown Lawn Tennis Club and De Vesci Tennis Club and scenic coastal walks are to be enjoyed along the West and East Piers. For more extensive shopping facilities Blackrock and Dun Laoghaire are both close by. There is an excellent choice of local schools, and the DART provides access to many of South County Dublin's well regarded secondary schools.

The DART at Salthill Station is less than a five-minute walk away and a number of Dublin Bus Routes together with The Aircoach pass through Monkstown Village making a commute to the city centre & Dublin Airport both a rapid and easy journey.

ACCOMMODATION

GROUND FLOOR

Entrance hallway: front door with leaded glass inset, side lights and fan-light over, original timber parquet flooring, detailed ceiling cornice plaster work, ceiling rose, picture and dado rails, feature archway.

Sitting room: picture sash window overlooking the front garden, picture rails, detailed ceiling cornicing, fireplace with timber over mantle and inset mirror, tiled in-set with copper canopy.

Drawing room: boxed bay overlooking the front garden, ceiling rose, detailed ceiling cornicing, picture rails, feature white marble fireplace with cast iron in-set and slate hearth.

Dining room: dual aspect, overlooking the side and rear gardens, door to main entrance hall, door to inner hallway.

Kitchen/breakfast room: overlooking the rear garden, tiled floor, raised gas coal effect stove with exposed brick surround, double De Dietrich twin electric ovens, De Dietrich five ring gas hob, Siemens integrated microwave, Neff integrated dishwasher, range of cream timber wall and floor mounted fitted units with stone countertops feature timber canopy with fitted extractor fan and display shelf with recessed lighting. Door to:

Pantry/utility room: Belfast sink unit, plumbed for washing machines, door to coal bunker, door to further storage room with window.

Inner hallway: tiled flooring, door to garden, under stairs storage cupboard, doors to:

Cloakroom:

Storeroom: window overlooking rear garden.





Guest WC/shower room: window, fully tiled walls & floor, double shower cubicle with glass door and Mira shower, wash hand basin in-set in vanity unit with vanity mirror over.

First Floor Return: Landing flooded with natural light, could be used as a general study area.

Shower Room: shower cubicle with electric Mira shower, wash hand basin, wc, partially tiled walls, tiled floor, feature porthole window, under floor heating and extractor fan.

FIRST FLOOR

Main Bedroom: large double room ideally positioned with a sea glimpse overlooking Dublin Bay and beyond to Howth Head. Two feature sash windows with seated storage, cornicing centre rose & wash hand basin.

Bedroom 2: large double room overlooking the front garden with extensive built in wardrobes & feature sash windows, cornicing & picture rails.

Bedroom 3: large double room overlooking the rear garden with built in wardrobes, ceiling cornicing and picture rails.

Study: with glass panelled door, sash windows, built in shelving & study desk.

Bedroom 4: double room overlooking the rear garden with feature fireplace & sash window.

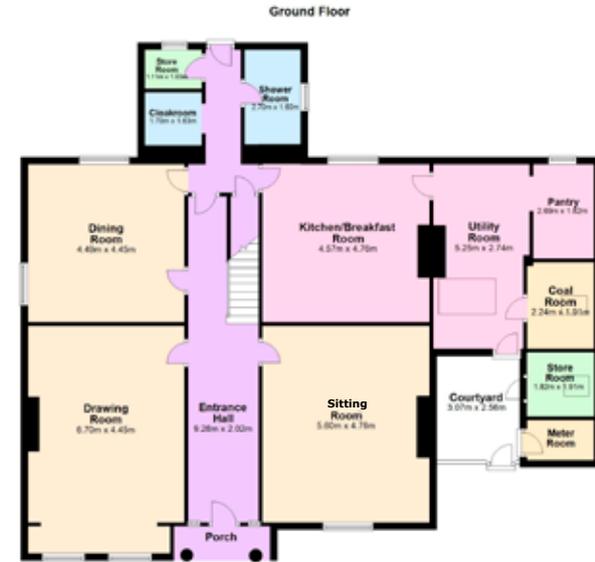
2ND FLOOR RETURN

Bathroom: cast iron roll top bath, wash hand basin, W.C, built in storage unit, fitted mirror & tiled floor.

Bedroom 5: double room with feature fireplace, wash hand basin, sash window with view over the rear gardens & cornicing.



FLOOR PLANS





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