Knight Frank

CAIRNESS
CHURCH ROAD

Bray, County Wicklow

"With the hallmarks of the Arts and Crafts style, Cairness is an imposing late Victorian house presented in immaculate decorative order throughout"

HISTORY

Dating back to c. 1878 Cairness was originally built as the Rectory for neighbouring Christ Church

The Church, designed by William Slater was completed in 1870 but the octagonal drum and spire of the Church tower remained empty. It is said that the impetus for a collection for a peal of bells came in a visit by Prime Minister William Gladstone, during which he remarked: “So noble a Church tower as this should not be silent.” Made in England by Taylors of Loughborough at a cost of £1,100 the bells were hung in c. 1881 and have been rung regularly ever since.

A C C O M M O D A T I O N

With the hallmarks of the Arts and Crafts style, Cairness is an imposing late Victorian house presented in immaculate decorative order throughout having been comprehensively refurbished and extended over the last decade by the current owner. With a roughcast render and granite dressings, external features include stone mullion windows, timber sash windows and a part gabled roof with natural blue-black slate with decorative Westmorland slate bands. Contrasting this is the contemporary kitchen and orangery extension to the rear.

Screened from Church Road via established shrubbery and mature trees, electric security gates and a sweeping gravelled driveway provides access to the front of the house with sizeable parking area and garage. Double timber panelled doors beneath a porch with a Tudor style arch open into the welcoming entrance hall with wonderfully high ceilings and original tiled floors. There are three impressive reception rooms to include a formal dining room, drawing room and living / tv room all with marble fireplaces sourced from Christopher O'Neill & Sons. Intricate ceiling cornicing remains intact as do the working window shutters.

Intricate ceiling cornicing remains intact as do the working window shutters. From the drawing room glazed doors lead through to the orangery with doors onto a patio area. Adjacent is the extraordinary kitchen / breakfast room flooded in natural light with bespoke cabinetry by John Daly with granite worktops, a centre island, a six oven electric Aga with a four gas companion hob and selection of top of the range fitted appliances. The kitchen benefits from Travertine marble floors and access to the beautifully landscaped back garden. Further ground floor accommodation includes a utility room / back kitchen with access to the rear courtyard, a comms room, a study and a guest WC.

Features of note include underfloor heating throughout the ground floor extension and all bathrooms, gas fired central heating, CCTV with a monitored alarm system and a large garage which could easily be converted to additional living accommodation (subject to planning permission).

There are two staircases in Cairness, a sweeping principal one in the main hall with atrium allowing daylight stream in; and a smaller staircase to the rear. There are five double bedrooms on the upper floors, three with en-suite bathrooms and two sharing a family bathroom. All of the bedrooms have bespoke wardrobes by Dave Prickett, two have sea views while the bathrooms are truly luxurious with high quality sanitary ware as well as swathes of marble, designed and fitted by John Daly. Of particular note is the main bedroom with stunning garden views over to the church and the benefit of a particularly large dressing room. Cairness extends to approx. 498 sq. m. / 5,360 sq. ft. and is presented in turnkey condition throughout.

AWARD WINNING GARDENS

Cairness is situated on approx. 1 acre of beautifully manicured grounds maintained weekly by The SAP Group. Extremely well screened from both Church Road and neighbouring properties, the gardens provide complete privacy thanks to a selection of mature trees to include Sycamore, Copper Beech, Myrtle, Eucalyptus, Mulberry and specimen trees; while Tasmanian Ferns frame the avenue.

To the front of Cairness is an expanse of lawn while the side of the house offers a westerly aspect and a granite paved patio area, an ideal suntrap for catching the afternoon sun. The rear garden is formally laid out in a parterre with mature Box framing Bay Trees and Lavender intercepted by granite paved walkways. There are beautiful borders and a further patio area. To the side of the house behind the garage is a useful, fully fenced dog run.

Cairness is located on Church Road, opposite Christ Church. All amenities and services are within walking distance including Bray's Main Street with a plethora of independent shops, bars and restaurants. Bray's famous seafront and promenade plus excellent public transport links (Dublin Bus Service & DART) are nearby. This convenient location is just 21km south of Dublin City Centre, Greystones is 6km and the N11/M50 is less than a 5 minute drive away providing easy access to all surrounding areas and Dublin Airport (40 minute drive).

This family friendly location is close to a wide selection of highly regarded schools including St Patricks National School, St. Cronans, Presentation College, Loreto College Bray, St. Gerard's and the new North Wicklow Educate Together Secondary School. UCD, Belfield is easily accessible via the 145 bus route every 15 minutes.

For the sporting enthusiast Bray and Powerscourt Golf Clubs are within a short drive as are Bray and Greystones Sailing Clubs. Meanwhile, Wicklow National Park offers endless rambling and site seeing opportunities.

FLOOR PLANS

CONTACT

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DETAILS

BER: Exempt
Approx. Size: 498 sq. m. / 5,360 sq. ft.
Land Holding: Approx. 1 acre
Tenure: Freehold
Viewings: Strictly By Appointment

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THINKING OF SELLING?

If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please get in touch with our team of experts.

FEATURES

- Presented in immaculate decorative order throughout
- An abundance of period features
- Bespoke cabinetry by John Daly & Dave Prickett
- Two zone gas fired central heating
- CCTV with monitored alarm system
- Garage which could be converted to additional living accommodation (STPP)

Knight Frank

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KnightFrank.ie

PSRA Registration Number: 001880

Subject to Contract/ Contract Denied/ Without Prejudice

CONDITIONS TO BE NOTED

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