



Loft 2 The Grainstore, Distillery Loft, Drumcondra, Dublin 9

c. 183sqm / 1970sqft

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DNG are delighted to represent the sale of Loft 2 The Grainstore, a truly unique 2/3 bedroom loft apartment situated in the original "Grainstore" building of the original D.W.D. (Dublin Whiskey Distillery) built in the 1890's. The current owner used all of his architectural expertise to transform this former ballet studio, stripping back the interior to its original stone walls and amazing triple red brick archways and set about creating this unrivalled loft apartment. Using a mixture of high quality modern fittings together with a careful selection of salvaged and reused materials, the blend is exceptionally well married and does not disappoint. In the open plan living area, the original cast-iron beam for pulling in the sacks of grain is still in place – painted yellow at the large window and currently in use as a gymnasium area with punch-bag.

In keeping with the history of the Distillery building, there is a unique "Whiskey Corner" with beer barrel, bicycle seats and a stunning glass covered drinks cellar, a definite to excite all visitors! Other notable additions include the large 9 ft. oak veneered wall panels installed in the hall creating a grand entrance, contrasting beautifully giving warmth to the space against the exposed stone walls, and full height glass walls in the office/bedroom 3 leading to a cosy study/library area.

Distillery Lofts is a listed building and was carefully restored and renovated into 35 individual loft style apartments back in 2006. This highly sought after development was also the set location for the Irish Hit Crime Series "Love / Hate" and was home to "John Boy" Aidan Gillan.

The overall size of Loft 2 The Grainstore is approx. 1,970 sq. ft. and the accommodation comprises a lobby area accessed by stairs and elevator, a wide and lengthy hallway with 2 double bedrooms (master en suite) to the right and a large bathroom with separate wc and walk in wardrobe to the left. At the end of the hallway is the stunning original red brick archway, a fitting entrance to the amazing open plan living area which caters for all needs. A kitchen, dining area, gymnasium, whiskey corner and comfortable sitting area are at home in this approx. 85 sq. m. triple aspect space and just off is the glassed Office/Bedroom 3, another spacious room providing multiple uses.

Distillery Lofts is situated on the banks of the Tolka River in the most central and convenient of locations. The City Centre is within walking distance and all the amenities of Drumcondra & Glasnevin Villages including shops, cafes, boutique pubs and restaurants, the Botanic Gardens, St Partick's College, Mater Dei, Bon Secours & Mater Hospitals are close by. Numerous bus routes serve the area in addition to Drumcondra train station making all areas easily accessible.

Accommodation

Entrance Hallway - 2.33m x 9.75m

Tiled floor, cast iron antique style radiators, original red brick archway to open plan living area, recessed lighting.

Open Plan Kitchen/Dining/Living/Gymn/Whiskey Area - 9.31m x 9.48m

Quality laminate wood flooring, tiled kitchen area with stainless steel kitchen units, gymnasium corner area with overhead original cast iron grain support, whiskey corner with feature glass drinks cellar, large sitting area, recessed lighting.

This stunning room boasts exposed stone walls and three aspect and a feature triple red brick archway.

Office/Bedroom 3 - 3.44m x 5.0m

Quality laminate wood flooring, unique glass panel walls and door leading a cosy office/bedroom.

Bedroom 1 - 3.35m x 4.33m

Quality laminate wood flooring, recessed lighting.

En Suite - 1.31m x 3.33m

Tiled floor, double width shower, wc, whb.

Bedroom 2 - 3.33m x 3.41m

Quality laminate wood flooring, recessed lighting.

Walk-In Wardrobe - 3.44m x 2.2m

Quality laminate wood flooring, built in wardrobe, exposed stone walls, recessed lighting.



Features

- Double glazed hardwood windows.
- Gas fired central heating.
- Exposed and sealed original stone wall and brickwork.
- Stainless steel bespoke kitchen with a feature red brick archway backdrop.
- A mixture of quality modern fittings married with a selection of salvaged and reused materials.
- Original cast-iron beam for pulling in the sacks of grain.
- Built in the 1890's as a whiskey distillery and fully renovated and restored in 2006.
- Home to the hit Irish Crime TV Series "Love/Hate".
- Management fees: c. €2,000 p.a. and includes 2 parking permits.

View By Appointment

Asking Price: €750,000

