



For Sale By Public Auction
Riversdale House, Riversdale Ave
Rathgar, Dublin 6

AUCTION DETAILS

Auction on Wednesday
21st May @ 2.30pm in
our auction rooms at
Hambleden House, 19 -26
Lower Pembroke Street,
Dublin 2
(Unless previously sold)

RIVERSDALE HOUSE, RIVERSDALE AVE, RATHGAR, DUBLIN 6

DESCRIPTION

A truly rare opportunity to purchase this magnificent riverside 4 bedroomed period residence approx. 335 sq. mtrs with considerable potential for further development (subject to p.p).

Nestling within woodlands just off Riversdale Avenue on approx. 1.6 acres this property offers privacy and seclusion within the heart of Dublin 6. Steeped in history and beautifully presented with spacious accommodation throughout, it retains many original features such as sash windows, original shutters, marble fireplaces, ornate plasterwork and bay windows.

A light filled glass conservatory with succulent vines completes this splendid property enhanced by breathtaking views over the natural woodland.

The house is located on an elevated site which is surrounded by gracious manicured lawns, mature trees, herbaceous borders and colourful flowers.

Below the house are natural woodlands and path trails which lead down to a weir and extensive frontage on to the River Dodder.

The address speaks for itself with fashionable Terenure and Rathgar villages which have bustling restaurants and shops on its door step.



ACCOMMODATION

ENTRANCE HALL: 3.9m x 2m

With attractive glass fanlight window over front door, Herringbone solid oak wooden floor, original sash windows & shutters, decorative cornicing, chandelier, storage cupboard. Decorative archway leads to

INNER HALLWAY:

With Herringbone solid oak wooden floor, original staircase, understairs storage and decorative cornicing floor to ceiling mirror and chandelier, wash hand basin & door leads to guest wc. Stained glass door leads to back garden

DRAWING ROOM: 6.3m x 5.4m

With restored Edwardian Carrera marble fireplace with slate insert brass trim and chandelier. Japanese silk interlined curtains and Brinton 100% wool carpet. Picturesque sash window & shutters overlooking decked area and woodland

DINING ROOM: 6.4m x 5m

(into bay) large bay window with velvet interlined curtains, pitch-pine wooden floor, attractive cornicing and stained glass door leads to

CONSERVATORY: 7.5m x 4.2m

With tiled floor and succulent vines. Door leads to back garden

STUDY: 4.1m x 3.1m

With original sash window, shutters, & cornicing. Dark red carpet and stripped interlined curtains.

KITCHEN / BREAKFAST ROOM: 6.6m x 5m

With solid pine fitted units and polished granite worktop incorporating integrated Bosch dishwasher, fridge/freezer, double sink. Wrought iron candelabra. Oil-fired Aga with tiled surround. Fitted glass cabinet, picture rail & attractive wood ceiling beam. Glass door leads to back garden. Door leads to

PASSAGEWAY:

With clay tiles, leads to

UTILITY ROOM: 3.1m x 3.6m

With boiler, washing machine and sink.

WORKSHOP / STORAGE AREA:

Excellent area for storing wine etc. Step leads up to porch area with door to front garden

FIRST FLOOR RETURN:

With decorative archway & arch window, step leads up to

BATHROOM: 2.4m x 1.3m

Large modern walk-in shower with glass sliding doors. Wash-hand basin with mono-tap, back to the wall wc, solid granite shelf & large fitted mirror.



FIRST FLOOR

LANDING:

With decorative centre rose, cornicing and arched window overlooking west facing back garden. Brinton carpet.

MASTER BEDROOM: 5.6m x 6.2m

With Colefax & Fowler wallpaper and interlined curtains to match. Brinton carpet and four-poster bed. Large fitted wardrobes & wash-hand basin, original sash windows & shutters, centre rose, & cornicing.

BEDROOM 2 : 6.6m x 5m

With bay window and magnificent view into the woodland and to the Dublin mountains beyond. Wool carpet with fully interlined curtains, grey & white Carrera marble mantelpiece.

DRESSING ROOM/ HOTPRESS:

Hot press & original sewing room, with attic access.

MAIN BATHROOM: 3.7m x 2.2m

Lovely bright airy bathroom, overlooking the west facing rear garden, with tiled floor, partly tiled walls with 'Toile' fishing-theme wallpaper, original sash window and shutters, old fashion steel bath with Edwardian style taps and hand-held shower, wc and wash-hand basin.

BEDROOM 3: 6.6m x 3.9m

A bright warm and comfortable room with original sash windows, overlooking the garden. Fitted carpet with large hand-tufted rug, late 1960's traditional style wallpaper and interlined curtains to match and wash-hand basin.

BEDROOM 4: 4.3m x 3.6m

Very charming cosy bedroom with dual aspect windows. Fitted Brinton carpet, Colefax & Fowler wallpaper and fully interlined curtains to match.

OUTSIDE

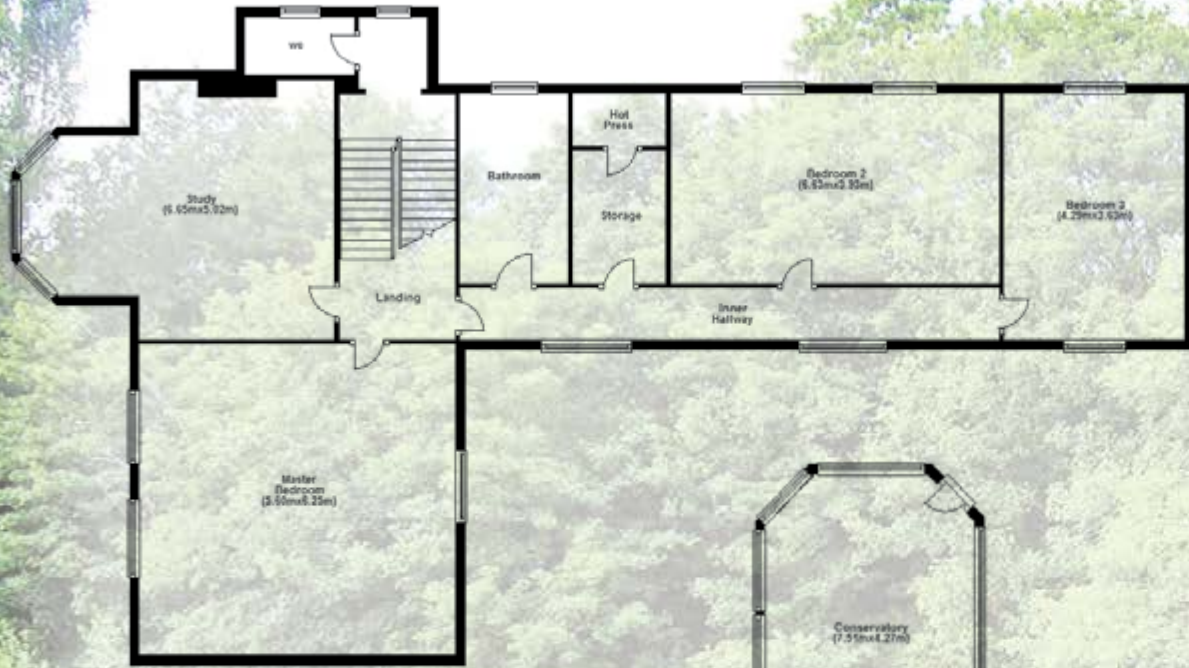
FRONT GARDEN:

Tarmacadam to front with ample private parking. Gracious lawn bordered by mature trees, herbaceous shrubs and colourful flowers. Woodland trail leads down to lower garden and also leads to weir and The River Dodder.

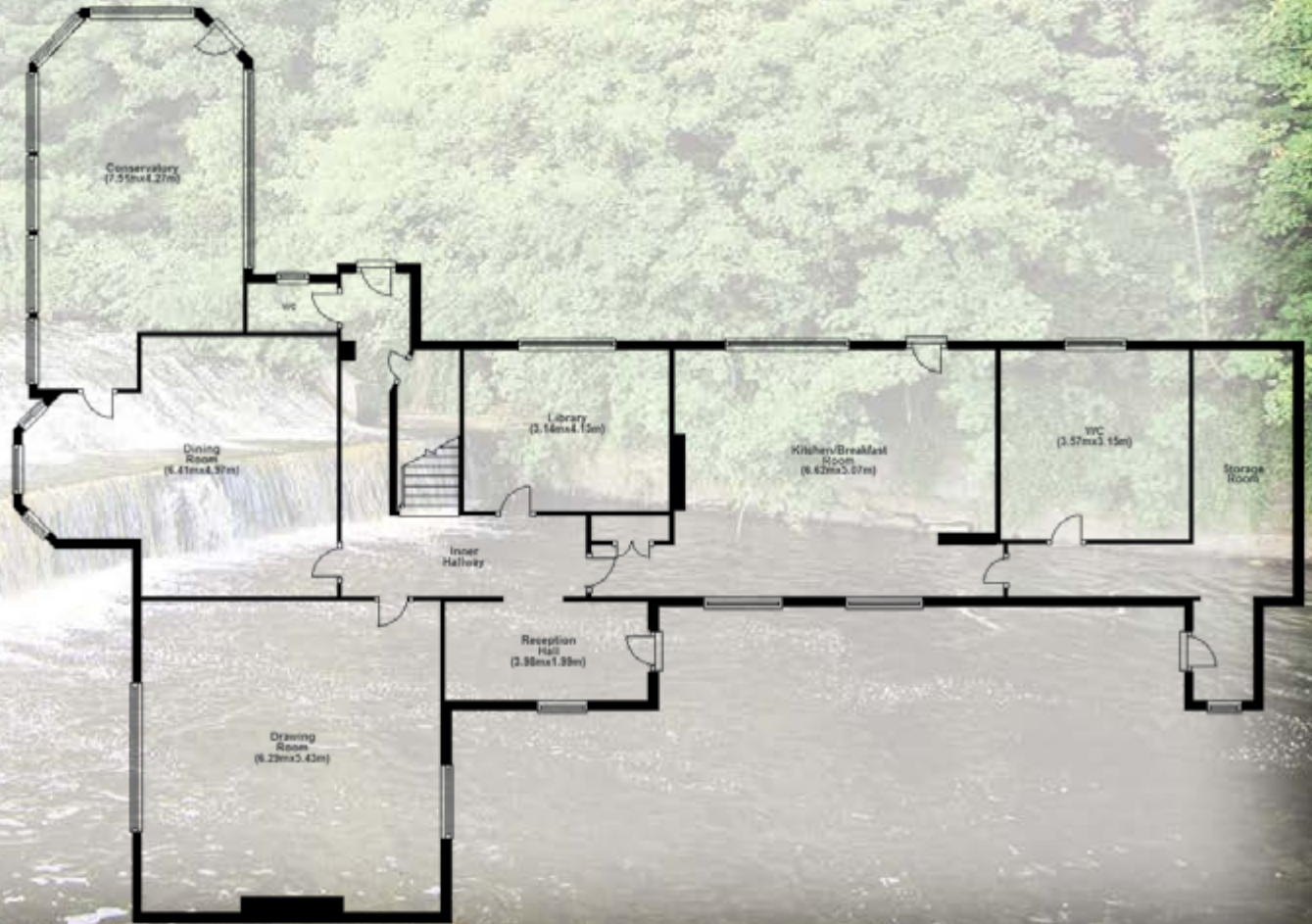
REAR GARDEN:

Extremely private and secluded. Paved patio area leading to a manicured lawn bordered by mature trees, herbaceous shrubs and colourful flowers. Also features glass greenhouse and gazebo. Woodland trail leads down to lower garden and also leads to weir and River Dodder a pathway round side of house leads to private decked area which also has steps leading down to woodland.





FIRST FLOOR



GROUND FLOOR



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VIEWING DETAILS

Strictly by private appointment
only.



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