



# CLEVEDON

27 Temple Road, Dartry, Dublin 6

BER EXEMPT



*exclusive affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



# CLEVEDON, 27 TEMPLE ROAD, DARTRY, DUBLIN 6



CLEVEDON COMPRISES A TRULY EXCEPTIONAL FAMILY RESIDENCE STANDING ON 0.6 ACRES (APPROX.) OF WONDERFULLY SECLUDED GARDENS, ENJOYING EXTENSIVE FRONTAGE ONTO TEMPLE ROAD, DUBLIN 6'S PREMIER RESIDENTIAL ROAD.

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*5,285 sq ft / 491 sq m (approx.)*

*For Sale by Private Treaty*

*BER Exempt*



## SPECIAL FEATURES

- Magnificent double height hallway
- Elegant interconnecting drawing room & dining room – ideal for formal entertaining
  - Large fully-fitted kitchen/breakfast room at hall floor level with dual aspect
  - Home office/study
- An outstanding feature of the hall and principle reception rooms are the very impressive ornate ceiling cornice work and original marble mantelpieces.

## DESCRIPTION

Extended and refurbished in recent years with great sensitivity Clevedon now provides 5,285 sq ft / 491 sq m (approx.) of stunningly elegant accommodation, including a self-contained guest studio apartment at Garden Level. Located to the side of the Main house is a charming original stone built coach house with overhead loft and original stable at the rear. Other notable outside features include a magnificent Orangery, summerhouse and large paved patio which is ideal for al fresco dining.

Situated towards the Richmond Avenue end of Temple Road, Clevedon enjoys one of Dublin's premier locations being within walking distance of extensive choice of local amenities including Palmerston Park and the Luas stop at Milltown affording swift access to St. Stephens Green, Dundrum, and beyond. The proximity of Rathmines, Rathgar, Ranelagh, and Dartry villages provides a wide choice of great restaurants and local shops. Sport clubs nearby include David Lloyd Riverview, Fitzwilliam lawn tennis club, Milltown Golf Club with Brookfield Tennis Club and Dartry Fitness just minutes away. Another reason for Temple Road's popularity is its proximity to many of the city's premier schools including Alexandra College (at the end of the road), Gonzaga College, St Mary's College, and High School to name but a few.

### GARDEN LEVEL

- Superb self-contained guest apartment comprising bed/sitting room, kitchenette, bathroom and store room
- Spacious hallway with guest w.c.

- Living/Family room
- Kitchen/utility room
- Bedroom 5

### UPSTAIRS

- Spacious landing
- Main bedroom suite comprising double bedroom, walk-in dressing room and bathroom ensuite
- 3 additional double bedrooms
- Shower room

### OUTSIDE

- The large front garden with specimen trees and ample off-street parking for 6/8 cars
- Charming original stone built coach house which is accessed through large timber gates
- A wide pedestrian access leads to the expansive paved patio and large secluded back garden incorporating impressive Orangery, summer house etc.

## ACCOMMODATION

### ENTRANCE LEVEL

**Outer Hall:** with black and white tiled floor

**Stunning inner hallway:** with double height ceiling with feature open stairwell, large arched window and arch with ornate cornice work

**Cloakroom:** with tiled floor, window seat, part tiled walls and door to

**Guest W.C.:** with matching tiled floor, w.c. and wash hand basin

**Front Drawing Room:** magnificent reception room with original Adams style marble mantelpiece, ornate ceiling cornicework, deep bay shutters and double hinged folding doors to

**Dining Room:** with matching marble mantelpiece, ornate cornicework and large window overlooking the back garden

**Study/Home Office:** with ornate cornice, centre rose, window to rear and glazed double doors to

#### **Magnificent Kitchen:**

**Breakfast Room:** with bespoke Chalon solid timber wall and floor units, 4 oven AGA, two Miele dishwashers, Belfast sink, polished granite worktop, island unit providing additional storage presses, stand alone dresser with drawers, drinks cabinet and fridge, Miele hob, oven, tiled floor, deep box bay window to front with window seat and large window to rear

#### FIRST FLOOR

**Landing:** coving, intricate centre rose, oak banister and balustrade, hatch to attic.

#### **Main Bedroom Suite:**

**Bedroom:** gracious double room with a triple aspect, ornate cornice/coving, fitted shelving and 3 sash windows

**Dressing Room:** a generous light-filled room to the front with floor to ceiling. Fitted wardrobes, dressing table, coving, centre piece and attic hatch, dual aspect with 3 sash windows

**Bathroom Ensuite:** beautiful bathroom suit in travertine tiled floor, bath with telephone shower attachment, w.c., wash hand basin, step-in tiled shower cubicle, cornice and centrepiece, picture rail, extractor fan, underfloor heating, tall sash window with working shutters, lovely views over rear gardens

**Bedroom 2:** generous bright double room to the front. Cornice, centre piece and picture rail. Wash hand basin unit. Sash window with working shutters

**Bedroom 3:** bright double room to the front. Cornice,

centre piece and picture rail. Tall sash windows with working shutters, wash hand basin unit, door to

**Bedroom 4:** double room to rear, cornice, centre piece and picture rail, wash hand basin unit, fitted wardrobes with desk and shelving

**Shower Room:** part tiled walls and tiled floor. Step-in shower cubicle, pedestal wash hand basin, w.c., heated towel rail, bathroom cabinet, sash window, coving and extractor fan

#### GARDEN LEVEL

Pedestrian door from front and glazed double doors to side garden

**Spacious L-shaped Hallway:** with cloaks cupboard and under steps wine store

**Living Room:** with feature white marble mantelpiece with coal effect gas fire, alcoves with fitted book shelves, presses and deep bay with window seat

**Bedroom 5:** (rear) with marble fireplace, coal effect gas fire, built in wardrobes with fitted drawers

**Kitchenette/Laundry:** excellent range of shaker style timber wall and floor units, breakfast counter, matching polished granite work top, Neff hob, oven and microwave, washing machine, dryer and fridge/freezer

**Guest W.C.:** with w.c., wash hand basin set in vanity unity, fully tiled

#### **Self-contained Studio Apartment:**

**Bed/Sitting Room:** tiled floor, walk in wardrobes and patio doors to rear garden

**Kitchenette:** with excellent range of wall & floor presses

**Bathroom:** with w.c., wash hand basin and bath

#### **Store Room:**





## OUTSIDE

Electronic security gates provide access to large gravelled front garden, providing parking for 8 cars, with large flower beds, excellent range of mature trees, wrought iron double gates lead to wide fully paved side garden/patio, with raised planted beds, leading to a large, wonderfully private and sunny paved patio area to the rear and side, which in turn leads to magnificent timber framed orangery, with tile floor, outdoor fridge, radiators and radiator covers, behind which is a large outdoor dining area.

The remainder of the back garden is laid out in lawn and is surrounded by a variety of mature trees and shrubs.

Brick built summer houses, with windows to front, side and rear, ideal for a variety of uses such as a playhouse, and storage of garden furniture.

Large timber gates from the front garden provide vehicular access to a lovely olde worlde 2 storey Coach House, which is currently used as a garage with overhead loft. At the rear is a charming original lose box with hay feeder and tack room, boiler house and separate outside w.c.



# FLOOR PLANS





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