



1 UPLANDS

The Hill, Monkstown, Co. Dublin A94 D9D3

BER Exempt



exclusive affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

1 UPLANDS, THE HILL, MONKSTOWN, CO. DUBLIN A94 D9D3



1 UPLANDS IS A PARTICULARLY CHARMING ITALIANATE STYLE VILLA HOME WHERE THE ALLURE NOT ONLY LIES IN ITS ARCHITECTURAL BEAUTY BUT ALSO IN THE SENSE OF GRANDEUR AND PERIOD CHARM THAT EXUDES THROUGHOUT. THE PROPERTY FORMS ONE HALF OF A PAIR OF VICTORIAN HOMES BUILT CIRCA 1840'S FOR THE PIM BROTHERS WHO WERE PART OF A WELL-KNOWN MERCHANT FAMILY. THIS EXQUISITE HOME IS A TRUE GEM COMBING ELEGANCE, HISTORY, AND MODERN COMFORT. BOASTING AN ENVIABLE SITE OF APPROXIMATELY 0.5 ACRES AND LOCATED ON ONE OF MONKSTOWN'S MOST DESIRABLE ROADS MAKES THIS A HOME NOT TO BE MISSED.

320 sqm / 3444sqft approx.

For Sale by Private Treaty

BER Exempt

SPECIAL FEATURES

- Beautifully appointed and exceptionally well laid out accommodation
Private gardens occupying a site of approximately 0.5 acres
- Electric gates to driveway with excellent off street car parking
An abundance of original features
Sited on one of South County Dublin's most prestigious roads
- Oil fired central heating
- Alarm
- Much sought after mature residential road minutes' walk from the Monkstown Village, the sea front and the DART

DESCRIPTION

This stunning property extending to approximately 320 sq m / 3,445 sq ft of graciously proportioned living accommodation is awash with period features to include intricate ceiling plasterwork, tall ceilings, magnificent fireplaces, original stripped and polished timber floorboards and working window shutters. The double reception room with dual aspect bay windows allow natural light to illuminate the space throughout the day and is one of the standout features that sets this home apart. Whether you are entertaining guests or simply relaxing, this room provides the perfect setting for creating memories.

Electric gates open onto the gravel driveway which can accommodate multiple vehicles with ease. A flight of granite steps flanked by wrought iron railings ascends to the front door. From the moment you step inside the graciously proportioned and welcoming entrance hall you are instantly aware that what awaits is a home of immense charm. On the right of the entrance hall is the magnificent double reception room with two sets of bay windows providing both views over the gardens and surrounding area, a feature marble fireplace and intricately detailed ceiling plasterwork. To the left of the entrance hall is the principal suite with the bedroom enjoying a dual aspect overlooking the gardens and from here is a door to the dressing room which in turn leads to the luxuriously appointed shower room with a further door back into the entrance hall. At the end of the hallway is a bathroom and the second bedroom which is a generous double.

Stairs descend to the garden level, the country style kitchen is fitted with oak wall and floor mounted units, an oil-fired white AGA, integrated electrical appliances and original quarry tiled floor, an archway connects to the sitting room which is also accessed from the hallway. Off the kitchen is a utility room, a wine cellar and door to outside. On the other side of the hall are the formal dining room with fireplace and bay window and the garden room a bright and cosy room enjoying a dual aspect with French doors providing access to the garden. A third double bedroom, shower room and study complete the living accommodation.

The west-facing garden offers a serene and private retreat, enhancing the charm of this delightful home. A spacious paved patio serves as an

ideal spot for outdoor entertaining where you can relish the soothing sounds of the stream at the garden's edge amidst a lush tree lined enclave, further contributing to the tranquil and secluded atmosphere.

The front gardens are mainly laid out in gravel providing excellent off street car parking. Mature beds border either side of the driveway and are well stocked with shrubs, trees and planting.

The Hill in Monkstown is highly regarded as one of South County Dublin's most sought after addresses, this crescent shaped access road was originally a 'brick field' on the lands of Monkstown House Farm owned by Lord Ranelagh. The picturesque village of Monkstown steeped in Victorian heritage is literally on your doorstep, residents here are spoilt for choice with a selection of renowned local eateries such as That's Amore, Bresson, Avoca and Lobstar to mention but a few providing an array of culinary delights. Also within close proximity are the four yacht clubs in Dun Laoghaire as well as De Vesci & Monkstown Lawn Tennis clubs. There are many notable schools nearby to include Holy Child Killiney, Loreto Dalkey, CBC Monkstown, Blackrock College, St Andrews and St Michaels. The DART at Salthill Station is a short walk away allowing for a swift and scenic commute to the city centre. Several bus routes passing through Monkstown village also provide access to the city centre and of course, the Aircoach connects directly to Dublin Airport.

ACCOMMODATION

Entrance Hall: Dual aspect, stripped & polished timber floor, archway, stained glass light well, detailed ceiling cornicing & centre rose, dado rail.

Drawing room: Three-sided bay window with sash windows and working shutters overlooking the front garden, two-sided bay window with working shutters overlooking the garden, feature white marble fireplace with brass/slate inset & slate hearth, fitted alcove units with glass shelves, stripped and polished timber floor, ornate ceiling coving and centre rose.

Main Bedroom: Dual aspect overlooking the front and side gardens, detailed ceiling cornicing, centre rose, dado rail. Door to:

Walk-in dressing room: Extensive range of built-in wardrobes and chest of drawer units, Door to:

En-suite shower room: 'His & Hers' wash hand basins inset in vanity unit with wall lights over, shower cubicle with glass enclosure, party tiled walls, tiled floor with underfloor heating.

Bedroom 2: Overlooking the garden, stripped polished timber floor, built-in double wardrobe, wash hand basin inset in vanity unit with wall light over.

Downstairs: Hallway with dado rail, ceiling coving, centre rose, recessed arch, tiled floor, understairs storage cupboard.

Garden room : Dual aspect overlooking the front and rear gardens,

ceiling coving, tiled floor, wall to wall unit, French doors opening out to the garden.

Dining room: Ceiling coving, curved bay window, herringbone floor, feature grey veined marble fireplace with marble and brass inset and hearth.

Bedroom 3: Built-in wardrobes, ceiling coving, feature white marble fireplace with brass and marble inset and hearth.

Shower Room: Double walk in shower cubicle with glass shower screen, pedestal wash and basin with vanity mirror and shelf over, WC, tiled floor, party tiled walls.

Kitchen/breakfast room: Quarry tiled floor, range of oak wall and floor mounted units, Miele integrated dishwasher, white Aga, larder cupboard, Neff integrated microwave, De Dietrich two ring electric hob. Door to:

Utility Room: Plumbed for washing machine.

Wine Cellar

Archway from kitchen/breakfast room to:

Family room

Study : Built in storage units









exclusive affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

SELLING AGENTS

Jacqui McCabe
35 George's Street Upper
Dun Laoghaire, Co Dublin A96 NW94

T: 01 284 44422

E: jacqui.mccabe@sherryfitz.ie

sherryfitz.ie