



ABINGDON

Shanganagh Road, Shankill, Dublin 18 , D18 Y7K4

BER: Exempt



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CHRISTIE'S
INTERNATIONAL REAL ESTATE



ABINGDON, SHANGANAGH ROAD, SHANKILL, DUBLIN 18 , D18 Y7K4



ABINGDON IS A TRULY EXCEPTIONAL DETACHED GEORGIAN PERIOD RESIDENCE. THE ORIGINAL HOUSE WAS BUILT IN APPROX. 1750 AND WAS EXTENDED BY PREVIOUS OWNERS TO BECOME THE FINE AND SUBSTANTIAL HOME IT IS TODAY. THE TOTAL SIZE OF THE PROPERTY IS 461 SQ. M OR 4,961 SQ. FT TO INCLUDE THE SEPARATE ANNEX.

4961 sq. ft / 461 sq. m

For Sale by Private Treaty

BER Exempt



SPECIAL FEATURES

- Exceptional beautifully presented extended Georgian home built c.1750.
- Spacious bright flexible accommodation totalling 392 sq. m in the main house or 4,219. sq. ft approx.
 - Additional accommodation of 69 Sq. m or 742 Sq. ft approx. in the annex.
 - Standing on approx. 1.6 acres of mature grounds with excellent road frontage
 - Exceptional bright well designed interiors
 - Spacious flexible reception rooms
- A statement open plan designer bespoke kitchen / dining room looking onto beautiful mature gardens
 - Private courtyard garden off all of the principal receptions
- A wonderful balance of reception and bedroom accommodation
- Modern beautifully appointed bathrooms and main ensuite
 - Tastefully presented guest annex
- Electric gates and ample off street parking
- Close to all amenities and Shankill Dart station and the sea
 - Heat Pump and Oil fired central heating
 - Replacement double glazed sash windows

DESCRIPTION

The main house has been dramatically improved and upgraded by the current owners and is presented beautifully throughout. The style is traditional yet contemporary in just the right amounts enhancing both the period and modern elements. Features like the truly superb Arena bespoke kitchen, Wide plank Oak floors, modern bathrooms and superb flexible receptions combine to captivate.

An ideal family home there are five generous double bedrooms. The principal suite has a cool sleek ensuite / walk in dressing room and there is also a separate guest suite for visitors.

The gardens are a key feature of Abingdon and total approx. 1.6 acres. With an abundance of mature trees both specimen and native. There are also more formal gardens, an enclosed pool area, several outbuildings and a fully enclosed courtyard garden to the rear with access from all of the principal receptions.

The location is close to every possible amenity. Shanganagh Road connects Shankill and Killiney, so the Dart and the sea are within easy reach. The bustling village of Shankill is within easy reach with its colourful array of shops, restaurants, and hostellers. With easy access to Dublin via the Dart, N11 or the Luas at cherrywood Abingdon is an easy commute. There are numerous top class schools located in the area, and more are easily accessible as is UCD and Dublin city center. Leisure facilities are also well catered for with Rugby, Golf, Tennis, Sailing and GAA clubs nearby.

Abingdon is simply the best of house and garden and is a home we truly recommend viewing.

ACCOMMODATION

Entrance Hall: An imposing porch with sandstone detail with fan light over leads to the entrance hall. Natural stone floor and glass panelled internal door leads to the entrance hall. The hall itself features Oak Parquet floors, Ceiling cornice work, an original central rose and wainscot panelling. To the back of the house past the stairs to the first floor we have a lower lobby with original tiled floor with accommodation off and a door to the downstairs cloakroom.

Guest Cloakroom: Attractive fully tiled floor, beautifully decorated throughout with wallpapered ceiling and inset lights, WC and pedestal wash hand basin with tiled splashback. Vintage radiator and towel rail. Wall mounted mirror and light.

Drawing Room: Beautifully appointed bright reception room with a wonderful balance and dual aspect overlooking the mature grounds. Detailed ceiling cornice, inset lights, Attractive fireplace with decorative timber mantle, marble inset and slate hearth. glass panelled door and steps down to study / family room at the rear.

Kitchen / Family Dining Room: Wonderful light filled open plan room with solid oak wide plank floors and floor to ceiling windows and doors to the front with lovely sunny garden aspect. Open plan to the superb dramatic dining area with high ceilings, floor to ceiling glazing and double patio doors to the private rear courtyard. Featuring an extensive bespoke Arena kitchen designed and laid out by the current owner. Large central island with six seater breakfast bar. Plenty of built in wall and floor level storage. Miele induction hob and work top extractor. Oil fired aga. Underfloor heating. Twin stainless steel sink units. Deep set shelving and built in double wine fridges. Dishwasher. Built in full height fridge and freezer. Miele double ovens. Socket tower and lovely coloured glass splash back. This area is a wonderful family space and is filled with light from sun rise to sun set.

Prep Kitchen/Utility Room: Positioned off the main kitchen with glass panelled arched French doors connecting. This room has a large glass atrium over and has double doors to the private courtyard garden to the rear. Timber floor. Built in units and inset and feature lighting. door to the rear lower lobby also.

Study / Family Room: A bright large open plan room to the rear of the house which is very flexible and could suit a variety of needs. Timber floors, inset lights. Three sets of double French doors out to the private rear courtyard. The current owners uses this space as a study and design room. Attractive cast iron fireplace with timber mantle.

Cloakroom and Shower Room: Positioned to the side of the house with double doors to the gardens and the family room / study we have a cloakroom with plenty of built in storage and a fully tiled floor. Inset lights and door to shower room.

Shower Room: Fully tiled floor, shower, Pedestal wash hand basin, wc and inset lights. wall mounted mirror and light

Laundry Room: Timber floors, partly tiled walls stainless steel sink unit and drainer. Plumbed for washing machine with space for dryer. Plenty of built-in storage and linen closet. door to hall.

Hall: Positioned to the rear of the house with doors to both the main garden and courtyard garden. Terracotta tiled floor and door to the Plant room with the equipment for the heated pool.





TV / Living Room: A wonderful bright and spacious reception room. Separate to the main house but still accessed from the house this is an ideal party space. Attractive timber floors. Three sets of patio doors to the private enclosed courtyard garden with plantation shutters. Feature, timber clad vaulted ceiling with three Velux windows. Built-in shelving and media unit.

FIRST FLOOR:

Lovely bright split landing with wainscot panelling and ceiling coving and centre rose. steps to the main first floor and hall to bedrooms three to five.

First Floor Landing: Lovely bright landing with wainscot panelling and ceiling cornice and central rose.

Principal Bedroom Suite: Lovely, spacious, and bright large double room with wall mounted modern built-in media/storage unit. Ceiling coving, and twin windows overlooking the front garden. An arch leads to the large bathroom / dressing room ensuite.

Ensuite: Fully tiled floor built-in his and hers wash hand basins with vanity unit under. Wall mounted mirror and lights. Ceiling coving. Superb freestanding Victoria Albert bath with chrome fittings. Separate double shower with glass door, fully tiled with rainwater showerhead. Glass privacy door to separate WC. Wall-to-wall, modern built-in wardrobes.

Bedroom Two: Wonderful double room with twin windows overlooking the front gardens. Great size with plenty of space for wardrobes, additional furnishings, etc.

First Floor Return: Bright with wainscot panelling. Large Velux over flooding the hall with natural light.

Bedroom Three: Fine double room with dual aspect and excellent built in wardrobes. This room overlooks the private rear courtyard.

Bedroom Four: Another lovely double room overlooking the rear courtyard with sea views.

Shower Room: Fully tiled floor. Modern wash hand basin and wall mounted wc. Wall mounted mirror and light. Fully tiled shower unit. Heated towel rail. Velux window over.

Bedroom Five: A very fine large double room with dual aspect to the side and front gardens. Built in wardrobe.

Family Bathroom: Fully tiled floor with underfloor heating. Deep set bath with fully tiled surround and fully tiled walk in double shower. Twin wash hand basins and wall mounted mirrors. Inset lights. Heated towel rail.

Guest Annex / Guest Suite: Totalling an additional 69 Sq.m or 742 Sq.ft this annex has its own access from the drive. The current owners have used this excellent entertainment space for a variety of uses since they bought the property back in 2013. It provides a wonderful party room or indeed can be used as a guest suite which is its current use. The room is L shaped with a built in bar which can also be used as a kitchen. There are painted concrete floors and a Cast Iron solid fuel stove with a tiled surround. There are two sets of double doors to the gardens and also a door to the courtyard. There is a fine bedroom space with separate wc and a shower room. There is additional storage heating, and the bar is plumbed. The walls are part timber clad as are the attractive vaulted ceilings.









OUTSIDE

Abingdon is accessed via a winding drive entered by electric gates. There is a wonderful sense of arrival at Abingdon as you round the bend on the gravelled drive and the house and grounds open up before you exposing the wonderful and most handsome and imposing facade. The wide gravel driveway provides ample parking to the front and the side of the property with lovely, mature lawns, bordering the drive on both sides. To the right of the driveway there are beautifully planted, mature, formal gardens featuring a variety of specimen trees, including mature fruit trees, Olive trees, box hedging and flowering plants and shrubs. To the left a bank of nature trees. This part of the gardens feature, shaded walkways throughout the trees and around the boundary. To the right of the house there is a substantial potting/tool shed and a side gate leading to the fully enclosed courtyard garden. This courtyard has direct access from the kitchen, the prep kitchen, the study / family room, the rear lobby, and the games room. It has substantial natural stone patios making the most of the sunshine at all times of the day. Partly bordered by original Cut stone walls and with a wonderful large pergola/barbecue area with lighting and additional storage shed and featuring mature olive trees, lawns and flowering plants and shrubs. There are also additional side and rear gardens. To the side of the house there is vehicular access, leading to a lovely freestanding summer house and double gates to the fully enclosed pool area. there is also a substantial garage to the rear and more formal planting. The entire site area totals approx. 1.6 acres. the majority of these grounds have uninterrupted sunshine from the south and west.



FLOOR PLANS

GROUND FLOOR



FIRST FLOOR





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