



Rathleigh

Military Road, Killiney, Co. Dublin

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Rathleigh, Military Road, Killiney, Co. Dublin

Features

- Exceptionally handsome period home with stunning Victorian architectural features
- Prestigious and highly regarded residential address in the heart of Killiney
- Standing on gardens of just under two acres that have been beautifully and meticulously maintained
- Magnificent views across Killiney Bay to Bray Head
- Within minutes' walk of Killiney Beach and DART station
- Accommodation extending to approximately 555 sqm (5,976 sqft) with an additional 139 sqm (1,500 sqft) at a lower basement level
- Many period embellishments of the era intact including ceiling coving, period fireplaces, window shutters and sash windows
- Ancillary residential buildings include a mews, stable and gate lodge
- Detached garage with space for three cars
- Excellent access to the N11, M50, LUAS and airport
- Surrounded by a wide range of primary and secondary schools, churches and the popular tranquil scenic walks by the seafront and over Dalkey and Killiney hills
- Oil fired central heating
- Digital security alarm
- Located within the Dun Laoghaire Rathdown Architectural Conservation Area

A magnificent period residence occupying an elevated position on just under two acres of manicured grounds and gardens overlooking the majestic Killiney Bay and Bray Head, Rathleigh is a truly outstanding stately home steeped in history and importance. The original part of the home was constructed in the early Victorian era, whilst the imposing front section of the property was added later in the Victorian era c. 1860 and delivers a beautiful, virginia clad, aesthetically pleasing, handsome double fronted property. The property is of much historical significance, being home to the Commander in Chief in charge of the Martello Towers which are a feature of Dublin Bay.

Hidden behind high walls on the corner of Military Road and Killiney Hill Road, the gardens provide an oasis of peace and tranquillity in this highly sought after coastal location. The sweeping tree-lined driveway up to the house creates a most impressive entrance and first view of the house and opens into car parking for multiple cars. From this elevated position there are views across the gardens and treetops out to sea and across Killiney Bay to Bray Head. The sylvan setting is enhanced by a mature Victorian lawned tennis court with croquet lawn below as well as mature shrubbery and trees, creating a countryside atmosphere in this suburban setting and within easy reach of Dublin City Centre.

The property boasts a corner site fronting onto Military Road with two sets of electric gates, while there is also gated pedestrian access onto Killiney Hill Road opposite Shanganagh Terrace. The driveway leads down to a courtyard with access to a triple garage, as well as the stables and mews, both in use as ancillary residential buildings. There is also a gate lodge at the main entrance gates. The second set of electric gates open into a separate parking area, ideal for visitors or the ancillary buildings. The property itself is exceptionally pleasing to the eye, with a double fronted virginia clad exterior and entrance porch creating a sense of grandeur to the home.

Upon entering the entrance porch, there is a door through to a fabulous, very generous reception hall, with steps straight ahead leading up to an inner hallway. Off this, there are two magnificent reception rooms, both with open fireplaces and two windows overlooking the front with magnificent views. Up the steps and off the inner hallway, there is a family room with sprung dance floors that was once used as a ballroom, as well as a study, guest W.C and utility room. To the rear of the property is a breakfast room opening into the kitchen, with a conservatory off. Up the main staircase and off a rear landing there are two bedrooms and a W.C, while off the main landing there is the main bathroom and four bedrooms, two of which mirror the downstairs reception rooms and enjoy more of the spectacular views. There is also an inner hallway with bathroom, airing cupboard and a further bedroom. There is also access from this level up to the roof which was majorly refurbished within the last ten years. The main body of the house extends to approximately 555 sq.m (5,976 sq.ft) of living space.

Below the house is a large internal garage, with additional workshop and storage room, which extends to a further 139 sq.m (1,500 sq.ft). In front of this and part of the Victorian add on is a wine cellar and two further storage rooms. The property benefits from a separate detached garage with space for three cars, as well as the separate ancillary residential buildings being the mews, stables and gate lodge.

The location of the property is of utmost convenience for those looking to live in a calm and comfortable environment close to all of the amenities one could need. Killiney Beach is a short stroll away, where there is also Killiney Dart Station offering direct access along the coast to the towns of Dalkey, Dun Laoghaire, Blackrock and into Dublin City Centre. Shops, churches and a wide variety of schools including Holy Child, Loreto Abbey Dalkey and St. Andrew's College, Blackrock College, St. Michael's College and Castle Park are all easily accessible as are the many interesting costal scenic walks over Killiney and Dalkey hills and along Killiney Beach. Along with the DART on Station Road, the N11, M50 and LUAS are only a short commute away which make accessing the city centre, the airport and further afield all very simple.





Accommodation

Enclosed Entrance Porch 2.45m x 2.45m (8' x 8') with granite steps leading up, period mosaic tiled floor, dual aspect windows with shutters intact looking over the stunning views of the garden and out as far as Bray Head, and part glazed door opening into the

Reception Hall 3.6m x 5.3m (11'10" x 17'5") with tiled floor, ceiling coving, ornate ceiling rose, picture rail and electric storage heaters

Sitting/Drawing Room 7.3m x 5.3m (23'11" x 17'5") with twin sliding sash windows overlooking the gardens and the stunning view, very ornate ceiling coving, centre rose, very attractive marble open fireplace with tiled inset and stone hearth and electric heaters

Dining Room 7.3m x 5.3m (23'11" x 17'5") with ornate ceiling coving, centre rose, Adam's style fireplace with marble mantle, brass inset, polished granite and tiled hearth, and twin sash windows overlooking front with heaters below

Inner Hall 2.3m x 6.5m (7'7" x 21'4") with stairs leading up, pull up side table, coving and door to

Family/TV Room 5.1m x 7.45m (16'9" x 24'5") with sprung solid timber ballroom floor, built in television stand with box shelving under, secondary box shelving to one side of the room and the other, marble fireplace with marble and brass inset and marble hearth, twin sliding sash windows overlooking the rear and ceiling coving

Home Office 5.05m x 3.95m (16'7" x 13') with ceiling coving, marble fireplace with tiled inset and open fire, and sliding sash window opening to the side

Rear Hall 2.3m x 5.5m (7'7" x 18'1") with frosted multi-paned door opening in, tiled floor, double folding multi-paned glazed French doors opening out to the rear garden, shutters intact and Dimplex storage heater

Cloaks Hanging Lobby 1.3m x 2m (4'3" x 6'7") with door into the

Utility Room 4.05m x 3.65m (13'3" x 12') with built in storage units, shelving, tiled floor, cupboards, Belfast sink, dual aspect windows looking side and rear, plumbed for washing machine, space for fridge/freezer, fuse board and electrical meter

Guest W.C. with tiled floor, w.c., pedestal wash hand basin and sliding sash window

Breakfast Room 5.35m x 3.6m (17'7" x 11'10") with glazed folding doors opening in, tiled floor, ceiling coving, twin sliding multi-paned sash windows looking out to the rear, double folding glazed doors opening to the conservatory, and opening through to the

Kitchen 5.2m x 3.2m (17'1" x 10'6") with tiled floor, a range of fitted press units, drawers, saucepan drawers, display cabinets, shelving, tiled splashback, one and a half bowl single drainer stainless steel sink unit, plumbed for Bosch dishwasher, Whirlpool fitted oven, worktops, Neff five ring stainless steel gas hob, Delmore stainless steel chimney effect extractor over, sliding sash window looking to the side, space for large fridge/freezer and ceiling coving

Conservatory 5.3m x 3.4m (17'5" x 11'2") an addition in 1996 with tiled floor, walls of glass, Dimplex panel heaters, double folding double glazed French doors opening out to an elevated deck that accesses the garden

Basement Level

Workshop/Garage 13.75m x 11.4m (45'1" x 37'5") with access via double folding vehicular garage doors, door out to the rear, concrete floor with damp proof course, ceiling insulation, plenty of workshop storage, houses the oil fired central heating boiler with digital heating controls to the side and steps down to further basement storage which goes under the dining room, drawing room and the hall with wine cellar and two large storage areas

First Floor Return

Landing opens to the right

Bedroom 1 4.65m x 4.4m (15'3" x 14'5") with very high ceiling (4.15m), built in wardrobes, sliding sash window to the side, built in shelving and marble fireplace with cast iron arched inset that has been blocked up

Bedroom 2 6.9m x 3m (22'8" x 9'10") with ceiling coving, hatch to roof space, sliding sash to the side and to the back with shutters intact, marble fireplace with cast iron arched inset with open fire and stone hearth, built in wardrobes and high ceiling (4.15m)

Guest W.C. with w.c., pedestal wash hand basin with marble top, wash hand basin set in, mirror over, cupboards under, shaving socket and light, tiled floor and sliding sash window overlooking the rear

First Floor

Lobby with archway, walk in hot press with water pump, understairs storage with further fuse boards and stairwell up to roof access

Bedroom 3 4.85m x 4.2m (15'11" x 13'9") with dual aspect windows with shutters intact, picture rail, ceiling coving, Dimplex storage heater and marble fireplace with painted cast iron inset, open fire

Family Bathroom 3.6m x 3.7m (11'10" x 12'2") with bath, wash hand basin set into vanity with cupboards under, fitted mirror over, w.c., step in tiled power shower with oversized tray, tiled floor, part tiled walls and wall mounted electric heater

Bathroom 5.25m x 2.35m (17'3" x 7'9") with coloured suite comprising pedestal wash hand basin, bidet, w.c., step in tiled Triton shower, bath, sliding sash windows with shutters intact looking to the rear and door to cloaks hanging area

Bedroom 4 / Master Bedroom 7.35m x 5.35m (24'1" x 17'7") with ceiling coving, picture rail, corner pedestal wash hand basin, central marble fireplace with cast iron and tiled inset, Dimplex storage heater, large fitted mirror and twin sliding sash windows overlooking the gardens and garden views with shutters intact

Bedroom 5 4.1m x 4.1m (13'5" x 13'5") with ceiling coving, picture rail and sliding sash window looking out front with stunning views and shutters intact

Bedroom 6 7.35m x 5.35m (24'1" x 17'7") with twin sliding sash windows overlooking the front gardens and stunning views with shutters intact, picture rail, ceiling coving, corner pedestal wash hand basin and painted timber floor

Bedroom 7 5.2m x 3.45m (17'1" x 11'4") with ceiling coving, picture rail, marble fireplace with cast iron and slate inset, wardrobe and multi-paned sliding sash window opening to the side with shutters intact.

BER

BER: G. BER No: 115488868. EPI: 604.37 kWh/m²/yr.

Eircode

A96 YX03.

Outside

the front garden is laid out in lawn with the original Victorian rockery, further flower beds and rose beds with a selection of mature trees, original Victorian tennis court, lower croquet field, tarmacadam parking for numerous cars to the front, access around to the side and to the stabling, townhouse and garage. To the rear is extremely well planted and lawned, with mature trees giving immense privacy and seclusion, path, is very attractive with rose beds, is well walled to the rear with Pergola. Path leads below, bordered by hedging that leads below the workshop/garage, large Eucalyptus, tarmacadam path that goes down to a separate pillared vehicular entrance with electric gates and parking for 1/2 cars. Front garden is bordered by mature shrubbery onto Military Road giving immense privacy and seclusion.



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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



Basement



First Floor



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