



TUDOR HALL

The Hill, Monkstown, Co. Dublin, A94 A7N5

THE PROPERTY

'Tudor Hall' is highly regarded as one of Monkstown's finest landmark family homes, situated on The Hill in Monkstown, a popular and much sought after residential location widely considered as the best address in Monkstown. Extending to approx. 510 sq. m. (5,500 sq. ft.) the property stands on approx. 0.2 hectares (0.5 acres) of landscaped gardens. Tudor Hall is a wonderful example of Tudor architecture exuding period character. It has been extensively modernised updated and improved over the years, resulting in a combination of bright spacious accommodation, blending period design and grandeur to create the ideal family home.

Originally thought to have been designed and built in the 1830's by Sir Richard Morrison, as a Gothic Revival home, the property has since housed a number of high profile residents, including; Catherine Pakenham, wife of the Duke of Wellington, Beatrice Coogan, author of *The Big Wind*, more recently David Collins the renowned Irish architect.









ACCOMMODATION

A charming portico marks the entrance and opens to an elegant outer hallway paved with classical flagstones leading to an inner hall with feature sweeping staircase. Laid over four floors, the property offers well-proportioned and spacious accommodation with beautiful period features, including intricately carved architraves, detailed cornice work, ceiling roses, original shutters and arched gothic style windows which all add to the appeal of this fine property.

To the right is a library with open fireplace fitted with gas fire, including carved timber window surround. The hall leads to an exceptional drawing room with feature bay window, overlooking the rear gardens with interconnecting doors to the formal dining room with feature bay window, large enough for a baby grand piano. Also at this level is a cloakroom with wc and whb.

At garden level is the kitchen, which is the heart of 'Tudor Hall' and a welcoming and comfortable family space. There is an Aga, central island unit space and ample storage. French doors lead to the south east terrace, ideal for summer entertaining. The kitchen has a large dining area and interconnecting double doors to the family room with a similar square bay window and fitted built in shelving and cabinets. There is a cast iron fireplace with fitted gas fire. Across the hall is the office/study with attractive open fireplace fitted with gas fire. There is a large family bathroom and three separate cloakrooms also at this level.

The sweeping stair case leads to the first floor. The master bedroom suite incorporating a full en suite bathroom and fitted wardrobes is located at this level. There are two further large double bedrooms, (one of which could be incorporated into the master bedroom), and a bright family bathroom. The hall leads to the utility and laundry room. On the second floor are three further bedrooms and a large family bathroom.



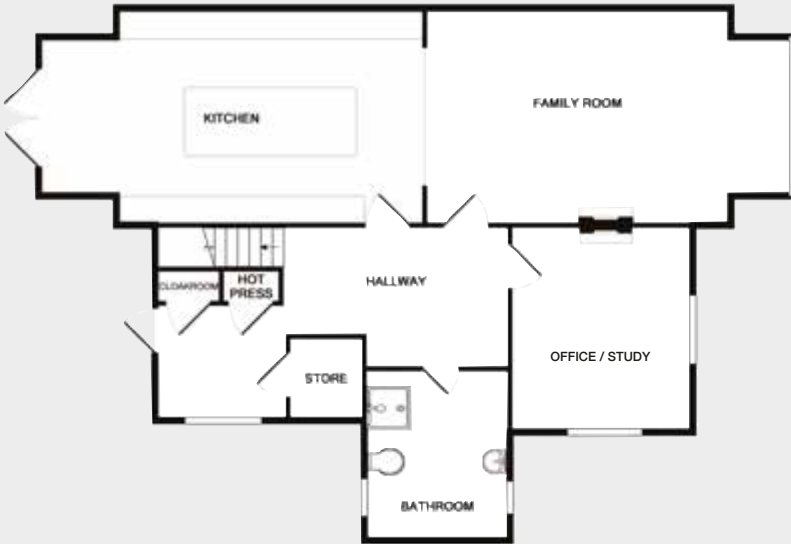


Features

- Spacious accommodation extending to approx. 510 sq. m. (5,500 sq. ft.)
- Exceptional front and rear gardens with ample car parking
- Six bed Tudor period residence
- Five impressive reception rooms
- 10 extension telephone system
- Sitting on approx. 0.2 ha (0.5 acres) private gardens
- Separate detached garage (with draft drawings to develop a 185 sq.m / 2,000 sq.ft Mews House)
- Sought after location in Monkstown village
- Excellent transport links including DART, N11 and M50



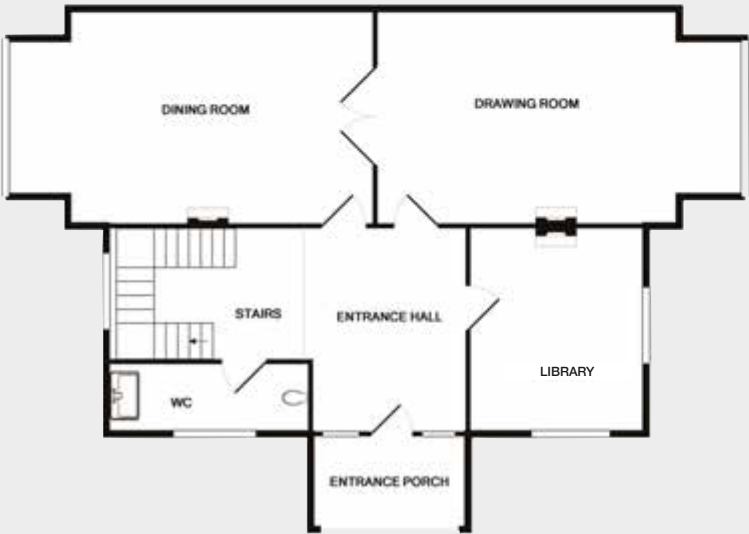
FLOOR PLANS



GROUND FLOOR



1ST FLOOR



ENTRANCE FLOOR



2ND FLOOR

GROUND AND GARDENS

Standing proud on approx. 0.2 ha (0.5 acres) of extensive gardens, the house is well set back from the road, enjoying complete privacy. Entered through electric gates the gravelled driveway sweeps up to the imposing granite gothic portico entrance. The split level gardens to the rear include large patio areas, granite stone walls and have been designed to maximise the bright south east aspect. The sheltered patios offer the perfect space for alfresco entertaining. There is a detached external garage which has lofted games room and separate wc. The property is bordered and surrounded by extensive specimen trees, a variety of mature hedging plants and flowering shrubs.

Proposed mews development opportunity

Plans to develop a detached Mews house, replacing the garage, have been developed and full proposed design and drawings are available for inspection.

LOCATION

Situated on 'The Hill', in the heart of Monkstown village, the location is widely considered as one of South County Dublin's premier residential roads. There is easy access to Dublin city centre via Monkstown and Salthill DART stations, and many of Dublin bus routes accessed on Monkstown Road which is just a short stroll from the property. There is an extensive range of amenities on the doorstep including; the three main yacht clubs and marinas in nearby Dun Laoghaire. The coastal villages of Dalkey, Glasthule and Killiney are within easy access and swimming areas at Seapoint and Sandycove are within easy access. Monkstown village is a highly enviable Dublin suburb with a selection of popular eateries and fashionable clothing and interior boutiques. There is also an excellent choice of primary and secondary schools in the area.





CONTACT



PSRA No. 001223

COLLIERS INTERNATIONAL

Hambleden House
19-26 Lower Pembroke Street
Dublin 2

t: + 353 1 633 3700

w: www.colliers.ie

Catherine O'Connor

e: catherine.oconnor@colliers.com

t: +353 1 6333764

m: +353 87 250 8848

Marcus Magnier

e: marcus.magnier@colliers.com

t: +353 1 633 3785

m: +353 86 255 5161



DIRECTIONS

Travelling south bound from Dublin City Centre on Temple Road, take a left onto Monkstown Road. Take a right hand turn at the church onto Carrickbrennan Road. Take the first left onto Pakenham Road. Take the first right onto 'The Hill'. The property is located on your right hand side.

VIEWING

Strictly by Appointment.

BER EXEMPT

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.