



# CHANTILLY HOUSE

BALLYBRIDE ROAD, RATHMICHAEL, DUBLIN 18, D18 R8R9.

BER EXEMPT



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**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



EXCEPTIONAL PERIOD HOME OFFERING THE PERFECT MARRIAGE OF COUNTRY AND CITY LIVING. SENSITIVELY AND TASTEFULLY RESTORED. THE ENTIRE INCLUDES THE MAIN HOUSE, WHICH IS A FINE FOUR BEDROOM HOUSE, A TWO BEDROOM COTTAGE, A ONE BEDROOM APARTMENT, SWIMMING POOL, TWO GARAGES AND ADDITIONAL ANCILLARY BUILDINGS, CAREFULLY CURATED INTO THE ORIGINAL COURTYARD.

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*Main House 480 sqm/5,167 sqft,*

*2 Bedroom Cottage 65 sqm/700 sqft*

*1 Bedroom Apartment 49 sqm/527 sqft*

*Garages, wine cellar and outhouses combined 170 sqm/1829 sqft*

*BER Exempt*

# OVERVIEW AND SPECIAL FEATURES

- Formerly a stud farm, Chantilly House is now a rambling, picturesque and fully refurbished Georgian house, extending to 8,500 sq. ft of properties in total.
- A distinctive, private and very secluded family home, positioned on approximately just under 2 acres of mature, landscaped gardens.
- A sweeping gravel drive with a large turning circle, providing ample parking for several cars and punctuated by an ornamental fountain.
- The traditional courtyard, formerly the stable yard in the former stud farm, has been carefully set out in gravel and cleverly curated to include a one bedroom self-contained apartment, a two bedroom guest cottage (formerly a milking parlor), two double garages, car washing bay, dog washing basin, wine store, gardener's wc and additional storage sheds. There is also a back gate into the courtyard which was an original entrance gate to the former stud farm.
- A delightful, refurbished collaboration at every turn between the current owner and Knagsie Interiors, creating private zones for each of the family members, with public rooms connecting each other,

providing a casual collected quality to the rooms, resulting in a house that is comprehensible, interesting and chic.

- This collaboration included the restoration of the fine period features in the house to include sash windows, shutters, decorative plasterwork and period fireplaces.
- Spa room with swimming pool, wc and whb, separate shower and steam room.
- Landscaped lawns, flower beds and gardens surrounded by box, yew and beech hedges with texture and colour throughout the year, providing different views of the gardens through every window of the house.
- Oil Fired central heating.
- Electric gates with day and night CCTV security system.
- Lamps from the gate to the house and courtyard lit from dusk to dawn.
- Chantilly House is centrally located between the Luas at Bridesglen, the bus system in Shankill village and the DART at Shankill, providing close and easily accessible public transport either towards Dublin or down towards Bray, Greystones and beyond.



# CHANTILLY HOUSE

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For Sale By Private Treaty

A great sense of wonder awaits at the end of the avenue to Chantilly House. That sense of mystery and anticipation through the electric gates, followed by arrival, when you finally see this amazing period home in full, is one of the more special experiences you can have in a landscape - one that shapes Chantilly's unique character. Nestling into its gardens of just under 2 acres, Chantilly House is a once in a lifetime hidden gem, with an exceptional level of privacy, belying its proximity to local amenities and transport links.

The house is incredibly pretty, with approx 8,500 square feet of properties in total; divided between the main house, cottage, apartment, pool, garages and outbuildings, carefully curated into the original courtyard of Chantilly and surrounded by almost 2 acres of gardens. Box hedges surround the large lawns and flower beds, epitomizing the country garden with gloriously full borders rich in texture and colour, generously planted with a variety of trees, shrubs, thousands of bulbs and a myriad of acer trees in many different varieties, ensuring colour throughout the year in this magnificent garden - and also providing a different view of every part of the garden from each window. A parterre with a sundial is also cleverly hidden from view behind a yew hedge adding to the charm of this glorious garden.

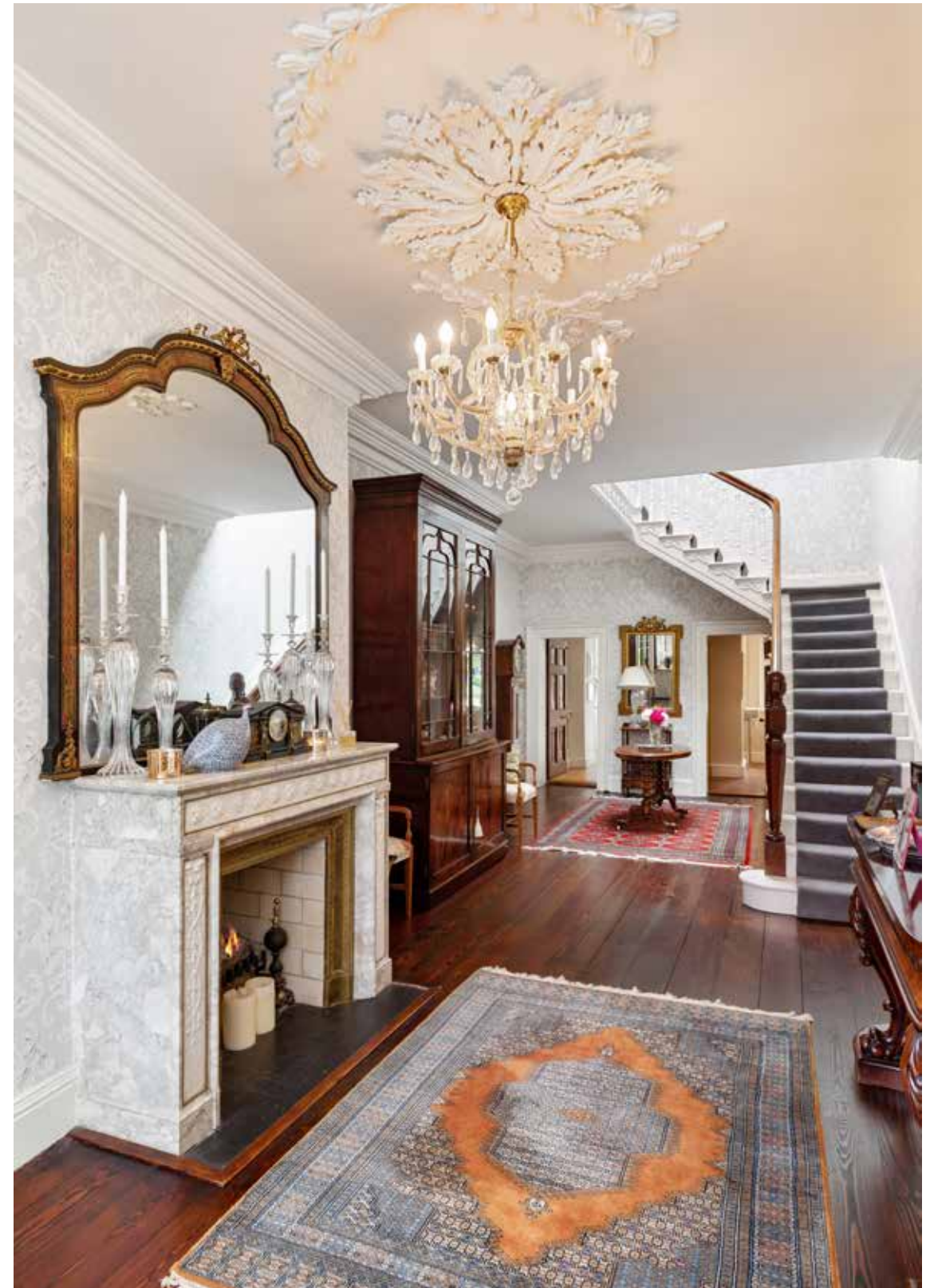


Originally built as a stud farm, Chantilly has been carefully refurbished, enhanced and improved by the current owners, with outstanding attention to detail; with a vision seeming casual yet emphatically chic, that has brought the house wonderfully to life, whilst retaining the original features of the elegantly proportioned Georgian reception rooms, preserving the original window frames, glass, sashes and architraves, reconstructing any damaged details with equivalent care and fidelity.

Working shutters, fireplaces in all the main rooms including the grand reception hallway and bedrooms, while contemporary styling and modern fittings have been added, creating a stylish and spacious space for both living and entertaining.

The result was a thrilling and thoroughly enjoyable collaboration ensuring that the house belongs unmistakably to the present, yet retains a connection to its original Georgian era, with a defined connection to the incredible garden.

The main house is layered with furniture and fabrics, antiques, family photos and books - enabling architecture, furniture and decoration to serendipitously collide - with all of the wonderful elements combining to create an indelible and highly personal sense of place, functional, comfortable and with elegance.



# ACCOMMODATION

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## GROUND FLOOR:

**Entrance Porch:** External and internal panelling, brass carriage lantern and door furniture and opening windows with brass hardware. The current owners retained the granite and Georgian flagstone flooring opening to the:

**Grand Reception Hallway:** Notable features in this fabulous reception hallway include a top-lit stained-glass staircase with galleried first floor landing and a most unusual projecting French fireplace providing a focal point to the room with original walnut stained floorboards throughout. Wallpaper by Zoffany completes the gracious look, amplifying the architecture's welcoming open personality.

**Downstairs Cloakroom:** With built in storage cupboard and boot room, this whimsical room also has solid walnut flooring, Jim Lawrence lighting, mirrored glass metro tiles and Lefroy Brooks whb with "cadillac" taps and wc. A Victoria Plumb white and chrome traditional heated towel rail completes the overall effect.

**Drawing Room:** Accessed from the wonderful reception hall, the stunning drawing room with floor





**Kitchen:** A stunning open-plan kitchen designed by the current owner and Knaggsie Interiors and built by the Design House Kitchen Company with an extensive range of appliances including an electric 4 oven Aga, large wooden and marble counter incorporating a ceramic double sink complete with an Insinkerator, Quooker dual boiling and cold-water tap and 3 Fisher & Paykel dish drawers. A large Liebherr American fridge with freezer drawers, ultra simple pull-out larder units, corner larder, open shelving and eye level cupboards serve as an essential counterbalance to the elegance of the kitchen. Under counter drawers, marble tops from Miller Brothers, industrial REM refurbished lights over the Aga and a brass chandelier from Wilson's Yard complete the carefully curated finish to this wonderful room; fully equipped and comfortable to work in, contributing to the welcoming environment, while permitting both casual dining and an easy connection to guests sitting in the adjoining breakfast room. An elliptical arch opens to embrace the

**Uniquely Beautiful Conservatory-style Breakfast room:** With a magnificent antique stained glass decorative skylight in the ceiling and enhanced by the addition of a brass chandelier from Wilson's Yard. There is also a stove installed by the current owners, with a brass porthole detail from Wedge Joinery overlooking the beautiful courtyard with its planting, gravel driveway and the vista of attractive reclaimed farm buildings. There is also a beautifully carved fascia board designed by the owner, by Dask Timber Products. Opposite the conservatory is the brown-brick refurbished cottage and the exposed barn which further excite the senses enhancing the beauty of this wonderful room. Double doors open onto the courtyard.

to ceiling folding French doors to the front of the property and two large sash Georgian windows overlooking the side garden fill the room with light. A fireplace with carved Georgian pine and gesso surrounds with inset stove and slate hearth. Manuel Canovas toile wallpaper throughout interconnects with the recently redecorated

**Dining Room:** This is a beautiful panelled room with newly-laid parquet flooring from the Hardwood Flooring Company. Whimsical wall lights from Pooky complete the look. Wooden carved fireplace with inset stove and slate hearth. The dining room opens via French doors to the Parterre, providing the ability for private dining behind the 5ft yew hedge. There is also an unusual window door opening onto a huge sun terrace, ideal for entertaining on a large scale, particularly in the summer for croquet parties on the lawn.

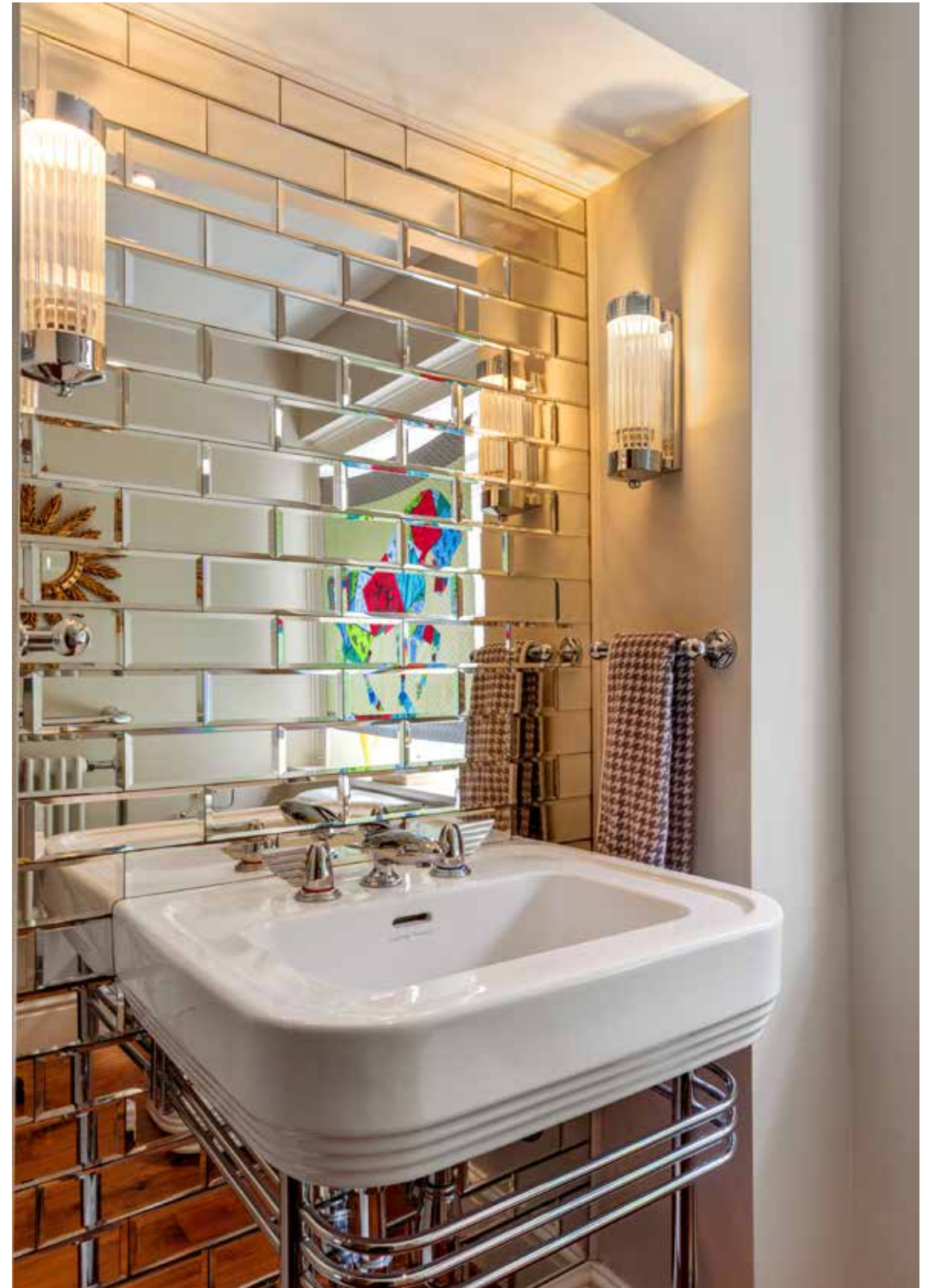
**Family Room:** Opposite the drawing room from the reception hallway, is the panelled family room with floor to ceiling folding French doors opening to the front of the property. Fireplace with carved Georgian pine and gesso surround with free standing stove and slate hearth provide an elegant but cosy room emphasizing the importance of the comfort quotient, giving the room a relaxed air. The current owners cleverly knocked an existing cupboard from the family room into an opening from the kitchen, with shelves underneath in the family room, increasing the natural light in both rooms and providing additional views over the lawns at the front of the house from the kitchen. Door to:

**The Elves Cottage:** The 'Elves' Cottage as this room is called has had many iterations throughout its history, including a flower room. It is currently used as an office/library with original windows overlooking the courtyard and front garden and a small door opening to the courtyard and perhaps most importantly Benjy the dog's bedroom!









**Back Hall:** Continuing from the reception hall through a glazed door is the long panelled back hall serving as a transitional zone leading to the recreational part of the house with doorways opening both to the parterre and the courtyard on either side. There are double doors installed for privacy leading to the:

**Cinema Room:** Fully panelled, set up by Cloney Audio as a surround sound cinema room with a 62" LG TV, sub woofers and speakers in the next door pool area, 5 amp lighting. In addition there is an insulated double-locked door leading up stairs to:

**Swimming Pool (15.77 x 4.32):** Originally designed as a swim spa with speed-controlled swim current generators. There is also a steam shower with separate wc and storage room. The current owners updated the pool area, removing a stained glass arched window and instead installing an opening sash window which is more in keeping with the traditional design of the original outbuildings.

#### FIRST FLOOR:

**Main Bedroom Suite:** This extensive master bedroom suite is a beautifully bright room with dual aspect and three windows overlooking two sides of the garden. There is a wooden fireplace with carved wood surround with a brass and tiled inset, slate hearth. Opens to:

**Walk-In Wardrobe/Ensuite Shower Room:** This is a fantastic principle suite, enjoying a cast iron fireplace with tiled inset and very cleverly designed brass and lacquered wardrobes in the carpeted area accentuating the space's height; heated tiled floor with two early Roman-style mosaics inserted into the tiled floor to add to the surprise of this extraordinary room and separate brass handled and lined shower and wc cubicles. A traditional white and brass heated towel rail situated outside the shower cubicle completes the look.

In addition, in the centre of the room, is a marble topped mahogany double basin unit with two 'floating' brass mirrors extending from

a cleverly designed marble-topped wall behind the unit to the ceiling help to maximize the natural light without impacting the view out the window to the side lawn over the dressing area. All the wardrobes and brass fittings in this room were designed by Knaggsie Interiors and installed by Wedge Joinery.

**Bedroom 2:** This is an exceptionally pretty light-filled room again with dual aspect, built-in wardrobes, a wooden fireplace with tiled inset and slate hearth, sharing a glorious Jack & Jill bathroom suite with the spare bedroom. This well-appointed bathroom enjoys an Imperial bath, wc, whb and shower unit with Victoria Plumb white and chrome heated towel rail, Fired Earth tiling and half panelled walls. This room also contains the hot water tank neatly hidden behind louvred doors installed by the Shutter Co.

**Bedroom 3:** Double bedroom flooded with evening light through both windows, with dual aspect overlooking the courtyard. Built in wardrobes. Attractive en-suite shower room with fully panelled walls, Grohe shower, Burlington whb and wc and Victoria Plumb chrome heated towel rail.

**Bedroom 4:** Double bedroom with built-in shelving and cupboard storage unit suitable as a home office or study area. Built in wooden fireplace with tiled surround and slate hearth. Shares the Jack & Jill bathroom with Bedroom 2.

**Laundry Room:** Cleverly included on the upper floor is the laundry room. This room is fully fitted out with two washing machines and two tumble dryers. There is a single drainer stainless steel sink unit, a double fitted hanging rack system and there is also a sheila-maid hanging rack suspended from the ceiling. In addition, there is a tall cupboard housing the ironing board and the upstairs vacuum cleaner.







# COURTYARD ACCOMMODATION

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The courtyard is laid out in gravel with strategically placed flower beds with camellias, acers, pittosporum balls, herbs and shrubs surrounding a dog washing basin and a cleverly concealed granite paved car washing bay. Ample space has been left to allow the essential parking in the two garages without affecting the intrinsic beauty of the space. Flower beds filled with bulbs and acer trees also front the cottage and the conservatory-style breakfast room. An attractive step down from the main area of the courtyard has been laid out with seating and a table with a barbeque area which is used extensively by the family for outdoor entertaining.

**Self-Contained Apartment:** Above the triple garage, approached by side steps is a 1 bedroom staff or guest apartment. There is an entrance hallway leading to an open plan sitting room with a panelled kitchen area with electric oven and hob, dishwasher, washing machine and fridge. A doorway leads to the bedroom with an en-suite shower room with whb and wc. Oil Fired Central Heating.

**Cottage:** Formally a milking parlor the original brick-fronted cottage is now used as guest or staff accommodation with the fascia board carved by Dask Timber Products to a design by the current owner mirroring the conservatory-style breakfast room opposite.

An entrance hallway with cloaks cupboard opens to an inner doorway with a separate utility room containing under counter units, a stainless-steel sink unit, washing machine and dryer.

A second door leads to a large welcoming open plan living/dining room with a fully integrated kitchen including a dishwasher, ceramic double sink unit, electric hob, fridge freezer and an eye level microwave with a separate oven.

A corridor leads to two double en-suite bedrooms with mirrored units, wc, whb and shower cubicles. The entire building is flooded with south facing light from three new opening Wyatt windows and provides a most attractive vista from the main house across the courtyard. The Cottage is fully insulated with a hot water tank with a heat exchange system and is heated by electric heating.



**Triple Garage:** Fully restored floored garage with extensive storage.

**Wine Cellar:** Lined along one side with cubicles for wine bottles and shelving for additional cases of wine.

**Random Stone and Granite Barn:**

Currently used as a double car, boat shed and storage, the barn has its original floor and also has storage for garden equipment such as the ride-on lawn mower, a car service bay and a mezzanine floor for storage which is accessed by a stairs and also a hatch for easy access.

**Outside Toilet:** Tiled with whb and wc.

**Storage Sheds:** Log and bin shed with an adjacent separate storage shed for wintering garden furniture.

**Under-Pool Plant Room:** Containing hot water tank servicing the apartment and shower in the pool area; pool servicing equipment; cold water tank servicing the main house.

**Main House Plant Room:** With oil fired boiler servicing the main house.

**Apartment and Pool Plant Room:** With Oil fired boiler servicing the apartment and pool area.

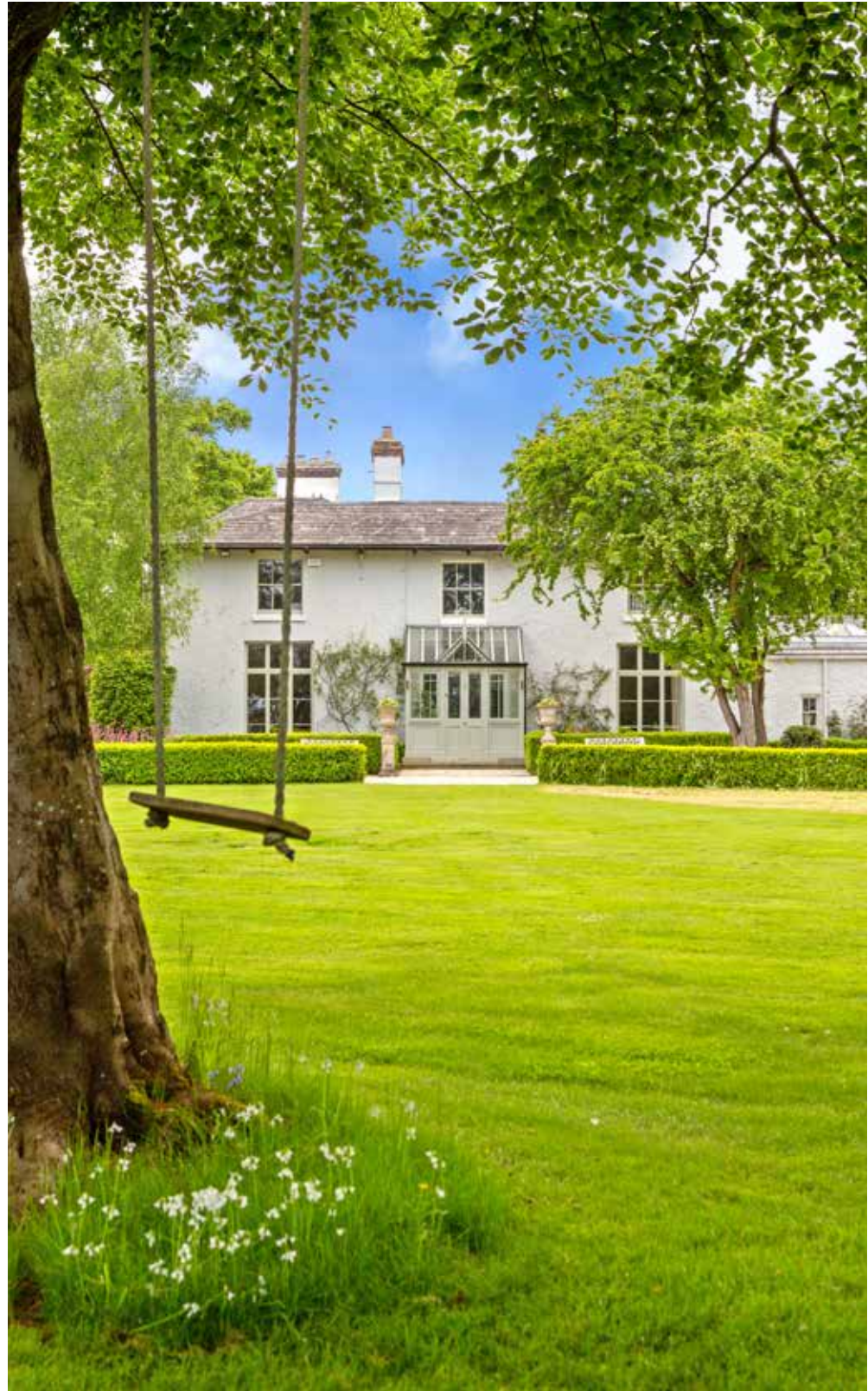
DOUBLE BACK GATES TO ROAD FROM COURTYARD.

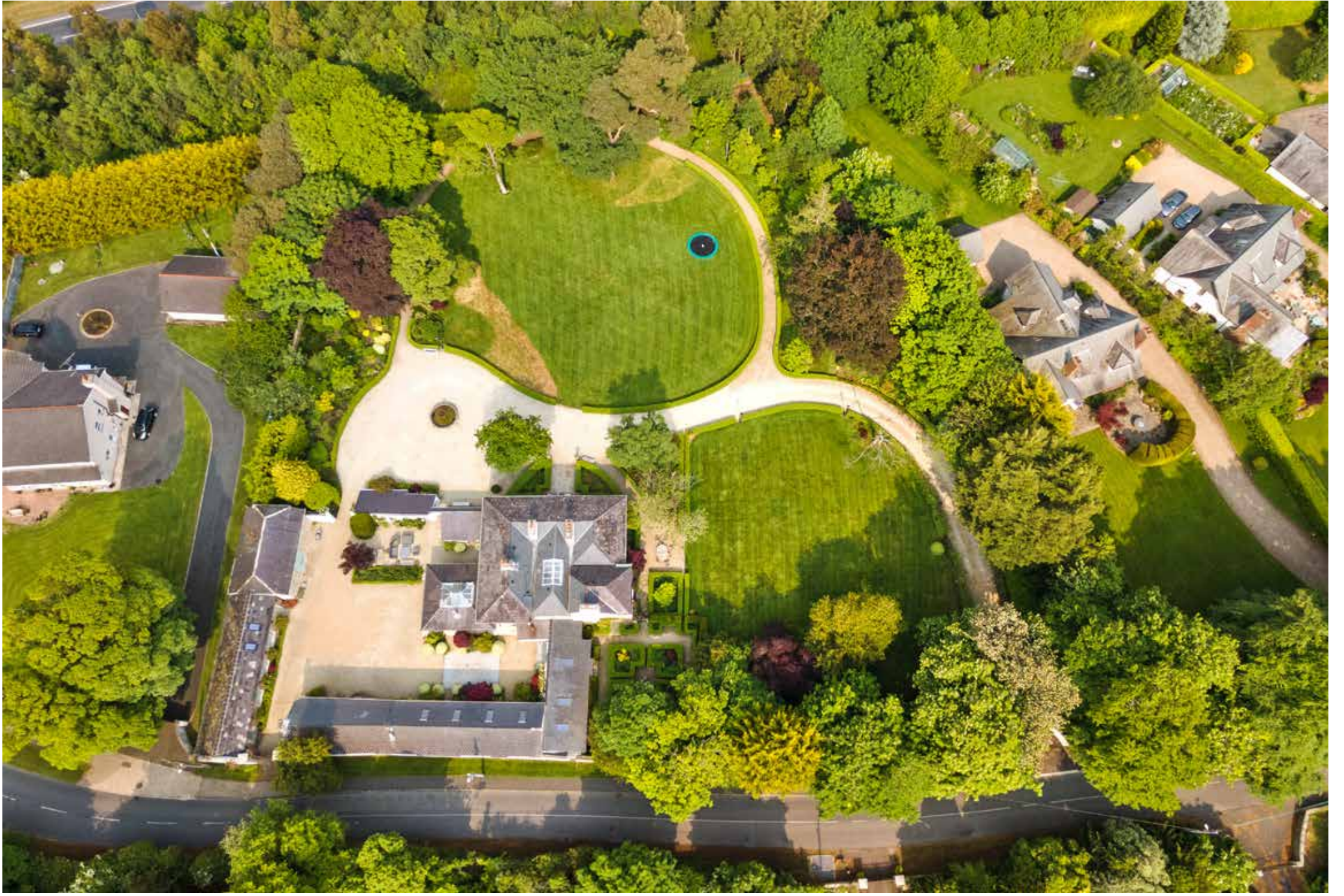
ORNATE DOUBLE GATES LEADING FROM THE COURTYARD TO THE GARDENS.

As previously described, the gardens are magnificent, surrounding the house and have been extensively landscaped by the current owners with a gravel avenue from the electric gates leading to a pond with an ornate statue to the front of the house; box hedging surrounding the lawns, landscaped flowerbeds, yew hedging providing shelter and the surprise of the hidden parterre. There are also mature trees, laurel hedging, extensive planting of acers, camellias, rhododendrons, magnolias, herbaceous borders and beech hedging ensuring colour all year round in almost two acres of beautiful gardens and making the great landscape payoff an integral component of the house; with the arrival a kind of unfolding adventure.

There is also a gravel path around the main lawn leading to an unexpected granite walkway between a delightfully full flowerbed to a large gravelled south facing seating area underneath an ancient pink cherry tree. Another walkway behind the children's playhouse with drystone granite walls and low maintenance shaded planting leads back to the side lawn, completing this children's' paradise, with plenty of safe spaces to hide in the garden, to run wild and bounce on the in-ground trampoline - a rarity in today's more usual compact gardens - whilst allowing parents to relax in the sunshine and enjoy the view down the spectacular gardens that complete Chantilly House. The lawn to the side of the house is currently used in the summertime as a croquet lawn but the current owners have looked into adding a Paddle Tennis court to this area subject to necessary planning permission.











# FLOOR PLANS



NOT TO SCALE. FOR ILLUSTRATION PURPOSES ONLY.

# LOCATION

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Located at the Stonebridge Road end of Ballybride Road, Chantilly House enjoys a rural setting with the convenience of being within minutes of the M50, providing ease of access to the north and south of the country. It is no wonder this is a much sought after location. With a number of excellent primary and secondary schools within the area, including Aravon (Ireland's longest established preparatory school in Ireland), St Gerard's School, Rathmichael Parish and St Annes National Schools. School admission policies are subject to change and should be verified.

Shankill is a short drive and provides a number of services and amenities such as shopping, St Columcille's Hospital, Dublin Bus, the DART station as well as the LUAS at Cherrywood. Easy access to the N11/ M50 means that destinations such as Dundrum and Dublin City Centre are within easy reach. Tennis, horse riding and golf clubs are but a few of the sporting amenities provided locally. For those looking for scenic walking routes the Sugar Loaf, Bray Head and the Bray to Greystones Cliff Walk are ever popular.





VIEWING STRICTLY BY APPOINTMENT

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