



DUNMARA, STRAND ROAD
Killiney, County Dublin | Ireland

BER Exempt

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INTERNATIONAL REALTY

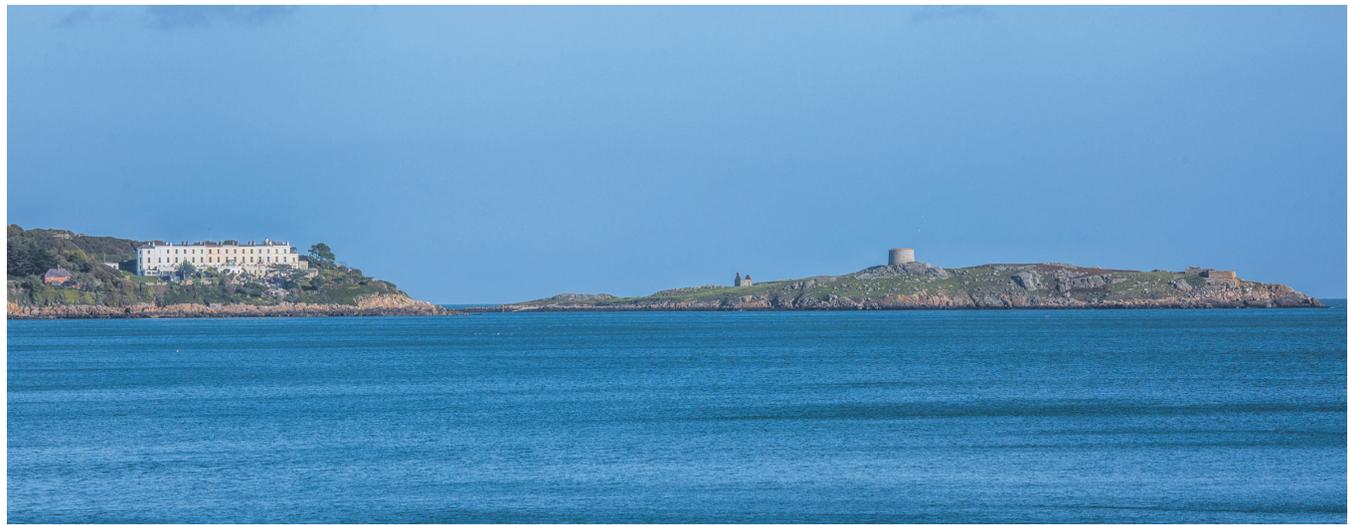


DUNMARA

A truly elegant three storey over garden level Victorian castellated home set within generous private grounds of *circa* 1.1 acres and enjoying a remarkable seafront position, with direct access to Killiney beach and a marvellous coastal vista over Killiney Bay to Dalkey Island and Bray Head.

Built circa 1878 in attractive cut stone granite and including a castellated tower the accommodation is well proportioned and elevated to allow all the principal rooms to enjoy the truly marvellous coastal position, a later extension providing some 4,670 square feet or 436 square metres of accommodation in all and majestically linking the house to the magical seafront position with access to two seafront garden terraces, a *'secret'* Italianate garden and the wider pleasure grounds.

A flight of granite steps lead from an enclosed walled courtyard, with ample parking, up to the front door and into the impressive reception hall, which leads in turn to the principal reception rooms and stair hall. A double drawing room spanning the entire depth of the house enjoys a dual aspect, has twin open chimneypieces and a large seated bay window with spectacular views over Killiney Bay and combines with the dining room, inner hall and an outside decked terrace at this level to create a marvellous entertaining suite, combining indoor and outdoor spaces. The principal staircase in the stair hall and a secondary spiral staircase link to the lower ground floor and first floor from the main staircase. Further reception rooms on the lower ground floor include a study, family room, bar and breakfast room and link easily to the kitchen and its ancillary utility rooms, cloak room with WC and a gym. A second WC is conveniently positioned on the first floor return.



A generous landing on the first floor is amply lit from a large arched window on the staircase return and leads to the bedrooms on the first and second floors, including the tower. In all providing 4 generous bedrooms and each with great character. The master bedroom featuring a large bay window and benefiting from superb sea views, while Bedroom 2 overlooks the private courtyard, Bedroom 3 has a large seafront roof terrace and Bedroom 4 is within the castellated tower. A large family bathroom and separate WC service the bedrooms. Two further bedroom suites at ground floor level provide Bedrooms 5 and 6, each with shower rooms ensuite and with double French doors opening out onto garden terraces with direct sea views.

Being balanced within a semi-detached composition the house is positioned to the southern end of the large grounds, making them seem extraordinarily generous and most especially by comparison in such a rare seaside position with private beach access. This combined with all the principal rooms being sea facing and an overall orientation toward the private gardens and solid stone walls make the accommodation and grounds extremely secluded and private.

The grounds are simply magical, linking seamlessly to the house and beach and enjoying panoramic sea views over Killiney Bay to Dalkey Island and Bray Head and outward to sea. Incorporating a pleasant mix of formal, manicured lawns including a full size tennis court, and informal gravelled paths and shrubberies the grounds also provide

further accommodation spaces and include the former boathouse, a charming timber chalet, a garden room, dolls house and several paved terraces suitable for al fresco dining. The boathouse has been used as a cinema room, the timber chalet faces south and west and is often utilised for garden entertaining and the garden room has direct sea views and is extremely suited for a quiet read. The decked timber terraces link directly between the house and beach and accessed from numerous French doors can be readily utilised as outdoor accommodation spaces. The *'secret'* Italianate garden is pleasantly hidden, being largely enclosed.

Enjoying an excellent position Dunmara is located within close proximity to the heritage villages of Dalkey and Killiney, providing an array of speciality shops, eateries, bijou restaurants and hostleries. A variety of nearby recreational amenities include golfing, hill walking over the Dalkey and Killiney hills, beach walks and 4 yacht clubs.

Some of south Dublin's most prestigious primary and secondary schools are located within close proximity and include the Holy Child, The Harold, Christian Brothers College (CBC Monkstown), Loretto Dalkey, St. Andrews and Blackrock college. The M11 and M50 orbital motorways are within close reach and access to the city centre and airport convenient. Public transport links include access at nearby Killiney to the DART light rail network or at Cherrywood to the LUAS tramway network and the Aircoach has a stop at the nearby FitzPatricks Hotel.

DUNMARA
STRAND ROAD, KILLINEY,
COUNTY DUBLIN

BER Exempt {Building Energy Rating Certification}

Offered for sale on circa 1.1 acres

All showings by appointment only

House | 4,693 square feet or 436 square metres

Towns | Killiney village 1.2 miles, Dalkey village 2.5 miles, Dun Laoghaire 4 miles, Bray 4.2 miles

Airports | Dublin International 26 miles. Weston Aerodrome 22 miles

Public Links | DART light rail station Killiney 0.05 miles, LUAS tram station Cherrywood 1.9 miles, Aircoach bus stop FitzPatricks Hotel 1.7 miles

Trunk Road(s) | M50 motorway 2.5 miles, M11 motorway 1.9 miles

(Measurements and distances approximate)

David Ashmore

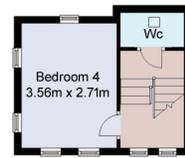
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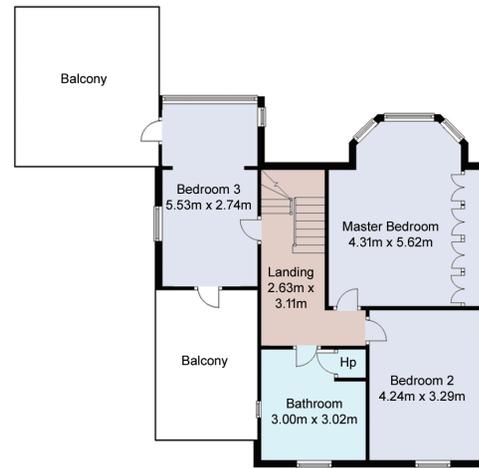
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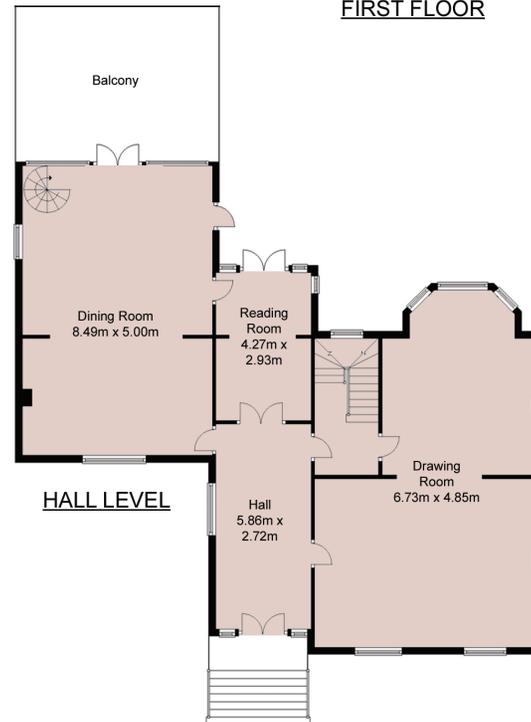
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