



Mentone

Marino Avenue East, Killiney, Co. Dublin











Features

- Size: Approximately 393 sq. m. (4,230 sq. ft)
- Bedrooms: 5, including a luxurious principal suite with dressing room and en-suite
- Bathrooms: Elegantly appointed spa-inspired bathrooms
- Living Areas: Grand dual aspect living room, cozy snug with oak panelling, and an elegant thermally insulated crittal steel orangery with dining room overlooking and leading to the terrace and gardens looking out on Killiney Bay.
- Kitchen: Bespoke Andrew Ryan kitchen with quartz countertops, large electric AGA, and integrated appliances
- Outdoor Spaces: Expansive landscaped gardens, large sun terrace with outdoor fire, and a feature walled garden: Husqvarna robotic lawnmower system
- Additional Features: High ceilings (up to 4m), sash windows, Italianate marble chimneypiece, underfloor heating, and a home office with tower lookout
- Sustainability: 12 PV Solar panels
- Security: monitored CCTV system with thermal imaging AI cameras
- Parking: Electric gates, ample off-street parking, high-speed dual EV charge point.
- Location: Two minutes' walk to Killiney Beach and DART station. Holy Child school is opposite and other excellent schools nearby.
- Heritage Status: Protected Structure (RPS 1737)

A Masterpiece of Victorian Elegance

Mentone is a magnificent double fronted period residence with uninterrupted panoramic sea views from every principal room.

This is a stunning private residence situated in a secluded elevated position with 1.4 acres of manicured landscaped gardens designed by Rachel Lamb Garden Design.

This distinguished residence features a stunning Italianate tower and occupies an enviable corner position on Strand Road and Military Road . Mentone includes a charming separate cottage in a courtyard setting.

Mentone, recently designed by Minnie Peters Interior Design, with structural refurbishment by B&C Building Contractors, seamlessly blends period charm with modern living.

Upon entering through the grand porched entrance with Victorian mosaic tiling, you are welcomed into an exquisite reception hall featuring reclaimed oak flooring and ornate cornicing. The spacious dual aspect living room boasts a large bay window, an arched front window, and a stunning Italianate marble chimneypiece.

The cozy snug is designed for comfort with bespoke solid oak panelling, a hidden media unit, a Chesney fuel stove, and elegant book shelving.

The custom made Andrew Ryan kitchen features a central Island with solid oak counter top, a four oven Aga cooker, a free standing curved fridge and pantry cupboard and a full height arched window showcasing the sea views. The kitchen also has an adjoining large utility room which doubles as a laundry room and has additional kitchen storage which is maximised when entertaining. The adjoining dining room was designed as an Orangerie to maximise the light and views. The Orangerie is also an area to relax in and watch the ever changing tides and is designed with an eye level fireplace and exposed beams. The full height French style crittal doors lead to an outdoor terrace with a fireplace perfect for entertaining.

Upstairs, the principal suite enjoys sweeping views of the sea towards Killiney Hill, Dalkey Island and the sea, and has a custom made dressing room, and a marble-clad en-suite.

Three additional bedrooms are designed with bespoke wardrobes and exquisite detailing.

A fifth bedroom/home office on the second-floor return provides access to the Italianate tower, offering breathtaking 360-degree panoramic vistas towards Killiney Bay, Dalkey Island, Killiney Hill and the Wicklow mountains.

[Structural refurbishment by B&C Building Contractors]









Accommodation

PORCHED ENTRANCE: with granite steps leading up, Victorian mosaic tiled floor and front door opening into the

LOBBY: 2.1 (6'11")m x 3.2 (10'6")m (floor to ceiling height 3.95 (13')m) with reclaimed oak timber flooring throughout, windows either side of the hall door, beautiful cornicing and plasterwork, central ceiling rose and glazed double doors opening into the

ENTRANCE HALL: 6.05m x 2.05m (19'10" x 6'9")

LIVING ROOM: 6.7m x 6.15m (22' x 20'2") dual aspect with large bay window to the side and a beautiful arched window overlooking the front garden, feature Italianate white marble chimneypiece and ceiling coving

SNUG: 4.55m x 4.25m (14'11" x 13'11") dual aspect with window overlooking the side and back, luxurious oak panelling throughout with hidden media unit, book shelving, sandstone chimneypiece with a Chesney solid fuel stove, ceiling coving and centre rose

KITCHEN: 4.9m x 6.75m (16'1" x 22'2") bespoke Andrew Ryan kitchen with quartz countertop, arched window at the front overlooking the garden with sea views, electric AGA, extractor over, integrated appliances including: Siemens dishwasher and larder fridge, central island with solid oak top, feature oak pantry unit, and archway opening into the

ORANGERY/DINING ROOM: 5m x 6.8m (16'5" x 22'4") with reclaimed oak flooring, full glazed maximising the view to the terrace and gardens, cosy open fire with log store below, exposed beams to the ceiling, and two doors opening out to the

SUN TERRACE: a superb space for entertaining with a sandstone patio and outdoor fire, that benefits from west facing sunshine

LAUNDRY/PANTRY: 4.4m x 4.75m (14'5" x 15'7") with floor to ceiling Shaker style units providing great storage space, fuse board, glazed double doors opening out to the rear courtyard, quartz countertop, window overlooking the rear courtyard and door back out to the rear lobby

HALL RETURN

REAR LOBBY: 3.3m x 1.8m (10'10" x 5'11") step down, cloaks hanging area, access out to the rear courtyard, wainscoting, alarm panel and understairs storage

GUEST W.C.: with window to the side, vanity with marble top, w.c.

FIRST FLOOR RETURN

BEDROOM 4: 4.1m x 3.8m (13'5" x 12'6") dual aspect, bespoke Andrew Ryan wardrobe and large window seat overlooking the courtyard

FIRST FLOOR

LANDING: 2.05m x 7.25m (6'9" x 23'9") with hatch to the attic, video intercom and glazed double doors opening into the

PRINCIPAL SUITE: 4.85m x 5.45m (15'11" x 17'11") dual aspect enjoying stunning sea views with reclaimed oak floor and wall panelling

DRESSING ROOM: 3.7m x 2.3m (12'2" x 7'7") with a range of fitted wardrobes and window seat overlooking the terrace and walled garden

EN-SUITE: with marble floor and wall tiles, large luxury shower, chrome heated towel rail, window to the rear, recessed LED lights and vanity with natural stone top

BEDROOM 2: 4.85m x 5.7m (15'11" x 18'8") dual aspect, solid oak flooring and bespoke Andrew Ryan wardrobe

BEDROOM 3: 4.9m x 5.65m (16'1" x 18'6") dual aspect, solid oak flooring and bespoke wardrobe

BATHROOM: 2.15m x 4.1m (7'1" x 13'5") with marble tiled floor, luxury shower, chrome heated towel rail, vanity unit with marble top, w.c., free standing bath and hatch to attic

SECOND FLOOR RETURN

BEDROOM 5/HOME OFFICE: 3.8m x 3.9m (12'6" x 12'10") dual aspect and spiral staircase leading to the

TOWER

LOOKOUT: 3.8m x 3.7m (12'6" x 12'2") offering 360-degree

panoramic views with twin arched windows on each side looking up to The Witch's Hat, Killiney Hill, Wicklow mountains and out over Killiney Bay to Sorrento Terrace

REAR COURTYARD: accessible via steps from the rear lobby on the hall floor, with sandstone paving, a large wood store, pedestrian gate opening onto Marino Avenue East and access to the

BOILER ROOM: with fuse board, Worcester gas boiler and water cylinder

GATE LODGE: extends to approximately xx sqm with an open plan kitchen/living room, one bedroom and a shower room. The lodge has a outdoor toilet and store behind.

BER Exempt

Protected Structure (RPS 1737)





The Grounds & Gate Lodge

Mentone's beautifully landscaped grounds extend to approximately 1.43 acres, approached via electric gates leading to a sweeping gravel driveway.

The front garden, approximately 72m wide x 48m long, includes a feature walled garden, while the large sandstone sun terrace benefits from west-facing evening sunshine.

A rear courtyard, accessible from the home's rear lobby and side of the house, includes a sandstone patio, wood store, and pedestrian gate out onto Marino Avenue East.

The separate Gate Lodge provides additional guest accommodation, featuring an open-plan kitchen/living area, one bedroom, a shower room, and a private storage area.

There is separate storage areas behind the Gate Lodge.

A Prestigious Location

Killiney is renowned for its natural beauty, prestigious homes, and outstanding amenities. Mentone enjoys a prime location just steps from Killiney Beach and the DART station, offering excellent connectivity to Dublin City Centre and beyond. Nearby Dalkey and Glasthule boast boutique shopping, gourmet dining, and vibrant cultural attractions. A selection of top-tier schools, including Holy Child Killiney (directly opposite Mentone), Loreto Abbey Dalkey, and Blackrock College, St. Andrew's, Castlepark and Rathdown all are within easy reach.









FLOOR PLANS Not to scale - for identification purpose only.

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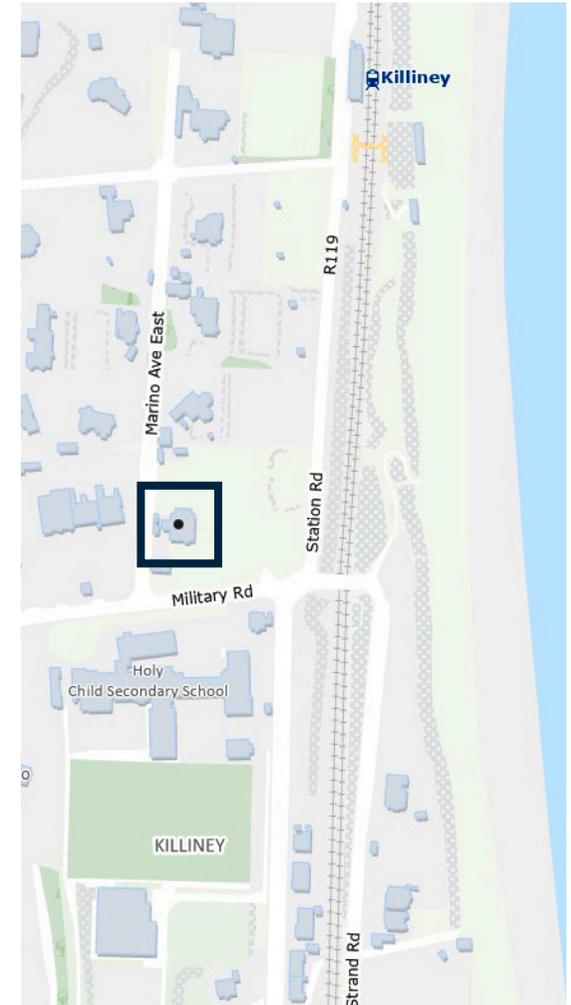
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