



# ROCK LODGE HOUSE

Claremont Road, Killiney, Co. Dublin A96 N568



*exclusive affiliate of*  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



# ROCK LODGE HOUSE, CLAREMONT ROAD, KILLINEY, CO. DUBLIN A96 N568



ROCK LODGE HOUSE IS AN ELEGANT AND CHARMING RESIDENCE, METICULOUSLY MAINTAINED AND PRESENTED IN IMMACULATE CONDITION THROUGHOUT. NESTLED ON OVER HALF AN ACRE OF SECLUDED, BEAUTIFULLY LANDSCAPED GROUNDS, THIS HOME BOASTS BREATHTAKING SEA VIEWS FROM THE MASTER BEDROOM AND BALCONIES.

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*398.6 Sq m / 4290 Sq ft*

*For Sale by Private Treaty*

*BER: C2 | BER Number: 109828889 | EPI: 183.27kWh/m<sup>2</sup>/yr*



## SPECIAL FEATURES

- Secure private setting
- Beautifully appointed accommodation with a floor area of 396.8 sq. m.
  - stunning sea views from Master Bedroom and Balconies
    - Gym and Cinema Room
  - Wonderfully curated and tastefully decorated interior
- Double Glazed Hardwood Windows and Doors Throughout
  - Electric Security Gates and CCTV
  - Solar Panels on roof (10 panel, 4 battery operated)
  - LED Lighting Throughout – Interior and Exterior
    - Circa 0.58 of an Acre
    - Beautifully Landscaped Gardens
- Barrell sauna, hot and cold outdoor shower, barbeque area with overhead awning, steel garden shed with solid concrete floor
  - Secure Parking for Multiple Cars



## DESCRIPTION

Accessed via the private Claremont Road, Rock Lodge House offers a grand approach through electric gates (complete with CCTV) and a long, tree-lined avenue. The home is discreetly hidden behind mature foliage, with numerous specimen trees, manicured lawns, and lush borders. Ample secure parking adds to the convenience and peace of mind.

Since acquiring the property in 2020, the current owners have significantly enhanced it. Upgrades include stunning hardwood oak parquet floors, luxurious bathrooms, new wiring and plumbing, as well as the installation of solar panels. The beautifully redesigned garden features a barrel sauna and an outdoor hot and cold shower, creating a true oasis.

Spanning approximately 396.8 sq. m over two levels, the interior is thoughtfully designed for modern family living. The spacious accommodation is in turnkey condition, offering everything a growing family could need. The home includes an array of reception rooms, a home gym, and four generously sized bedrooms, three of which are ensuite. Additionally, there's a practical attic room that offers further flexibility.

Perfectly situated in the heart of Killiney Village, Rock Lodge House is just a short walk from Victoria and Killiney Hill Parks. The area boasts a range of local amenities including the Druids Chair pub, Killiney Castle Hotel & Leisure Centre, and Killiney Golf Club, which can be accessed via a nearby walkway. The picturesque town of Dalkey, located just 1.5 km away, offers a variety of shops, restaurants, cafes, and a DART station for convenient commuting. Dublin City Centre is only 13 km away.

## ACCOMMODATION

**Entrance Hall:** The ground floor comprises a wide welcoming entrance hall with solid oak parquet floors, fitted boot room cupboard. Cloakroom area

**Guest wc.:** with wc and wash hand basin in vanity unit.

**Inner hallway:** again with solid oak parquet floors

**Gym:** The inner hallway provides access to a wonderfully bright gym with Tecca gym floors, Flos wall uplighters and radiator cover. Note there is a hardwood floor underneath the Tecca floor.

**Cinema Room:** Of the hallway is the cinema room that has polished dark solid wood floor and radiator cover.

**Drawing Room:** A stunning formal reception room with its double height pitched ceiling, solid oak parquet floors and marble fireplace with wood burning stove, and has access to the front garden.

**Inner hall:** again with solid oak parquet floors, generous understairs storage – houses fuse boards

**Kitchen/Breakfast Room:** The bright and spacious kitchen has cream painted wooden units and granite worktops and tiled splashback. The central island unit has a gas hob and barbecue grill and has seating for 4 people. Fisher & Paykel american style fridge freezer. There is a new Simens oven and microwave. The sink has an integrated top of the range, Emerson Evolution 200 InSinkErator waste disposal unit, with air-switch that grinds and disposes all kinds of food waste.

Overall, the kitchen/breakfast room has a bright and spacious aspect, that is optimised for keen chefs and family alike. The orangery breakfast room enjoys access and wonderful outlook over south-facing rear garden that enjoys sunshine from morning to sunset.

**Utility Room:** The spacious utility room off the kitchen has abundant full height storage cupboards and an integrated full height freezer. It also accommodates a separate utility sink, with Quooker tap for filtered and boiling water, washing machine, dryer and the high-efficiency self-condensing gas boiler. Overhead Sheila maid.

**Playroom/Study:** Leading off the kitchen is the study opening around into a secluded playroom area. The room features full height and length French doors opening onto the decking and has beautiful views of the garden. The floors of the playroom are currently covered with Tecca gym floor protection but a polished wood floor lays below.

## FIRST FLOOR

**Landing:** : The upstairs landing has a seated area. There is also a large airing cupboard. The new energy efficiency hot water tank.

**Master Bedroom:** Is a wonderfully bright principle bedroom, with polished solid hardwood timber floors, recessed lighting, and a seated area with access doors to the balconies. The two private balcony terraces enjoy stunning sea views over Dublin Bay.

**Ensuite:** A stunning top of the range ensuite bathroom with Soho House his and her wash hand basin in vanity unit with Burlington London taps and hardware. There is a travertine marble floor with underfloor heating, large step in shower unit again with Burlington london hardware and rainwater shower head. W.c. and free standing cast iron bath with claw feet. The sliplap wood panelling on the wall conceals a door to the excellent eave storage area

**Walk in wardrobe:** there is a separate walk in wardrobe area.





**Bedroom 2:** The exceptionally large bedroom (once two rooms) is beautifully decorated as a charming girls twin bedroom, it has a large balcony area off it.

**Ensuite:** fully tiled with wash basin and vanity unit, w.c., and corner shower unit with rainwater shower head

**Family Shower room:** with wash hand basin on vanity unit, w.c., corner shower unit.

**Bedroom 3:** A delightful double room with polished solid timber floors and French doors to veranda overlooking the gardens.

**Bedroom 3:** This is stylish double bedroom with a Juliette balcony.

**Ensuite:** another stunning ensuite bathroom with tiles imported from France and incorporates large shower unit with Burlington London taps, wash hand basin and vanity unit, w.c., and chrome heated towel rail.

**Attic Room:** the attic room is extremely flexible accommodation and has skylight and fire doors – it enjoys access to the large cave storage area.



# FLOOR PLANS

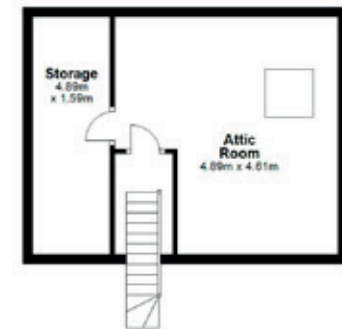
Ground Floor



First Floor



Second Floor





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