

Directions
From Dublin City Centre turn right at Sutton Cross Road onto Greenfield Road and continue onto the Carrickbrack Road turn left onto Windgate Road. Property is located on the right hand side half way up Windgate Road.

FOR SALE BY PRIVATE TREATY

WINDGATE

WINDGATE ROAD, BAILY, HOWTH, CO. DUBLIN

Superb Art Deco Residence on a magnificent elevated site with panoramic views of Dublin Bay.
c.450sq.m. / 4,850sq.ft. on c.1.4 acres / 0.56 ha



BER D1



Finnegan
Menton

VIEWING BY APPOINTMENT ONLY

Contact : Glenn Burrell or Iain Finnegan

01 614 7900

17 Merrion Row, Dublin 2, Ireland. Tel (01) 614 7900 info@finneganmenton.ie

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Commanding & Timeless

A UNIQUELY SPECTACULAR HOME, WINDGATE IS A JEWEL IN THE CROWN OF DUBLIN.

"Windgate" is situated on Windgate Road which can be accessed via Carrickbrack Road and Balkill Road. The property is nestled aloft the peninsula of Howth Head below the Ben of Howth and is only 2 km to Howth Village and 15 km to Dublin City Centre.

"Windgate" enjoys commanding views of the Irish Sea in a 180° vista stretching from the Baily Lighthouse to Dún Laoghaire and Dalkey ending in a mountainous back drop to a most serene city skyline.

Howth Head is located in a protected "Special area of Conservation." Most of the headland is hilly with gorse while peaks include the Black Linn, Ben of Howth, Shieltmartin Hill, Carrickbrack and Dunhill.

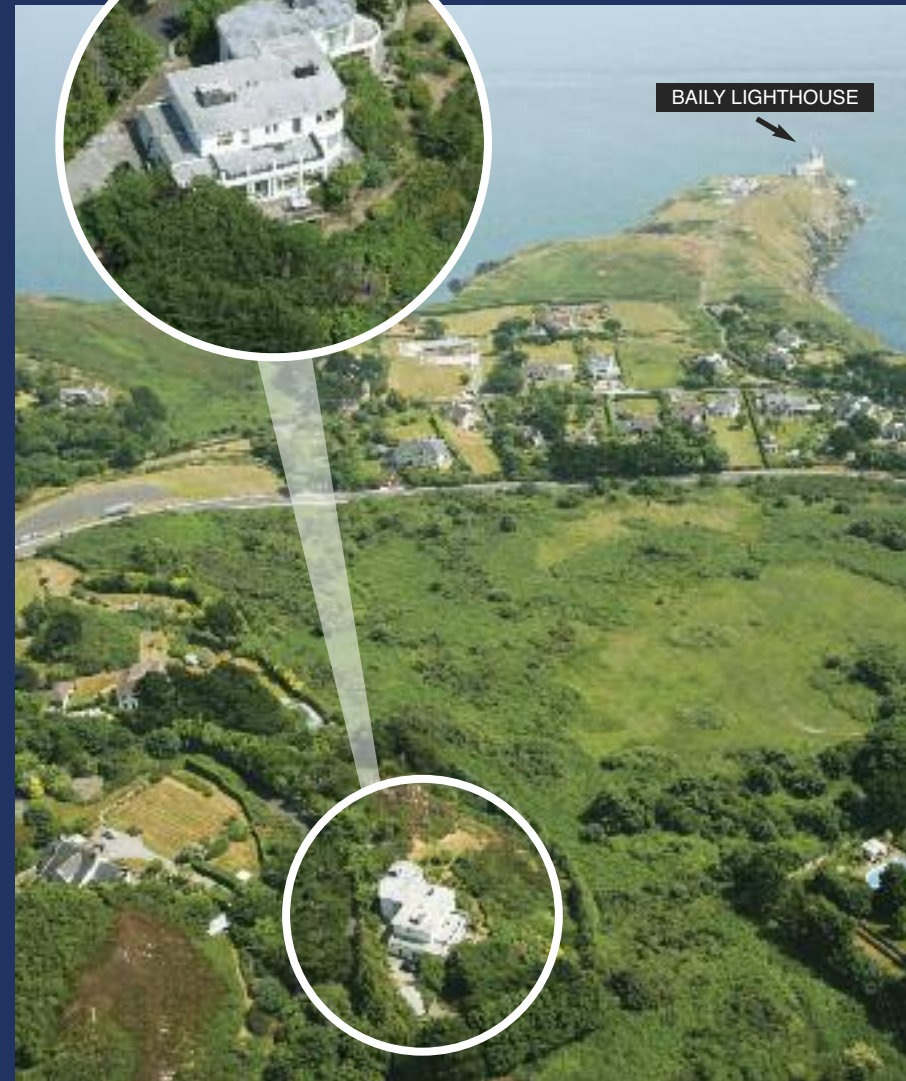
"Windgate" is a detached art deco family residence with 4 reception rooms, 7 bedrooms, 7 bathrooms and external balcony terrace areas. The property is south facing to maximise the views from each room, most rooms have views of the sea.

There is a large timber deck off the kitchen/dining area which is elevated above the gardens with spectacular sea views.



SPECIAL FEATURES

- Private elevated setting with breathtaking views of the sea and city skyline.
- c.1.4 acres / 0.56 ha of private grounds overlooking Howth Head and sea scape.
- Sweeping driveway with dual entrance gate, house unseen from Windgate Road.
- Large balcony and terraces, perfect for entertaining
- Generous accommodation inside and out.
- Close to Howth Golf Club with Howth Yacht Club nearby.
- Excellent Boys and Girls schools in Howth and Sutton.
- Good transport links with Howth DART and frequent Dublin Bus service (Route 31 & 31a) to the summit.
- 1 Bedroom Chalet and a children's Wendy house.



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WINDGATE
HOWTH, CO. DUBLIN.

Distinguished Family Residence in Privileged Howth Setting

SUPERB ART DECO DETACHED FAMILY RESIDENCE ON C.1.4 ACRES SET IN LUSH GARDENS IN THE VERY PRIVATE PRIVILEGED SETTING ON HOWTH SUMMIT.

HISTORY OF PROPERTY

"Windgate" was originally built in c.1935. This magnificent home is one of the best examples of the art deco style in Ireland, with the site carefully selected for its panoramic sea views of Dublin Bay. A separate 2 bedroom house was built onto the main house in 1984 which can be used separately or connected back to the main house. The design of Windgate is based on 1930's German art deco architectural styles. There is a separate Chalet and Wendy house. Windgate is accessed by a sweeping driveway with dual entrance gates to Windgate Road.



- Beautifully presented large outdoor areas and landscaped gardens.
- Minutes walk from Howth Summit with its panoramic view of Dublin Bay.
- Local amenities include a sailing club, tennis club, golf courses and a variety of shops, restaurants and bars located in Howth Village and West Pier.
- Beautiful walking routes, cliff walks and beaches close by.
- Three primary and three secondary schools in the area including private and multidenominational schools.
- Generously sized accommodation throughout.
- Regular rail and bus services to Dublin City Centre.



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Property Overview

TOTAL SITE AREA

c.1.4 acres / c.0.56 ha

RESIDENTIAL ACCOMMODATION

c.450sq.m. / c.4,850sq.ft.

GROUND FLOOR

Entrance Hall:

c.2.59m x c.2.19m

Reception Hall:

c.4.06m x c.3.54m

WC:

c.1.95m x c.1.43m

Drawing Room:

c.10.5m x c.4.04m & c.3.57m x c.1.55m

Sun Room:

c.4.4m x c.3.53m

Kitchen:

c.3.32m x c.3.23m

Dining / Living Area:

c.7.43m x c.4.81m

Games Room:

c.3.33m x c.4.68m

Bedroom 5:

c.3.99m x c.3.28m

Bedroom 6:

c.4.57m x c.3.94m

Bathroom:

c.2.98m x c.2.11m

FIRST FLOOR

Landing:

c.4.66m x c.4.66m & c.1.96m x c.1.8m.

Master Bedroom:

c.5.28m x 3.59m / Door to Balcony

Ensuite:

c.3.58m x c.1.51m

Bedroom 2:

c.4.43m x c.3.51m / Door to Balcony

Ensuite:

c.3.58m x c.1.51m

Bedroom 3:

c.4.57m x c. 3.30m / Door to Bathroom.

Bathroom:

c.2.49m x 1.8m

Bedroom 4:

c.5.46m x c.3.99m

Kitchen:

c.3.98m x c.2.94m

Living Room:

c.4.58m x 4.75m / Door to Bathroom.

Guest WC:

c.0.81m x c.2.8m

GRANNY FLAT

Granny Flat Kitchen / Living Area:

c.3.62m x c.2.89m

Granny Flat Bedroom:

c.3.69m x c.2.92m

Granny Flat Ensuite:

c.1.43m x c.1.39m

GARDEN MEWS Including hall, bedroom, bathroom, kitchen / living area.

CHILDRENS WENDY HOUSE Concrete built childrens play house.

GARDENS

Mature manicured gardens include lawns, shrubs, gorse, semi mature palm trees, red and pale pink rhododendron, magnolia, cordylines, lilac, fusia, pines and oak trees.

SERVICES

Mains water, biocycle system for main house and private septic tank sewage system for 2 bedroom house, Oil-fired central heating (oil boiler only 2 years old), tv and telephone lines available.

BER D1-105531909 256.47 kWh/m2/yr.

SOLICITORS Maurice Leahy, Leahy Wade & Co. Solicitors, The Plaza, Swords, Co. Dublin,



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