

# Cnoc Aluinn, 92 Coliemore Road, Dalkey, Co. Dublin



BER A3

For Sale by Private Treaty  
**€3.5 million**

When old meets new - Cnoc Aluinn (92 Coliemore Road) is a villa style period property (built c.1843) that enjoys every modern convenience. Remodelled in 2017, No. 92 is quite a spectacular family home enjoying a truly outstanding position with beautiful coastal views, where a natural habitat with dolphins, seals, peregrine falcons and other numerous sea birds are enjoyed.

The level and quality of restoration under strict architectural supervision is simply stunning. With features such as living accommodation on first floor (to enhance sea views), vaulted ceilings, mezzanine office, 'hidden' room, large landscaped grounds, contemporary paneling and many more this property is a pleasure to experience.

Coliemore Road winds out of Dalkey village, dipping down to the pretty harbour, before finishing up at Sorrento Terrace. With stunning views across the sea to

Dalkey Island, Howth and beyond, it is un-spoilt, almost picture-postcard perfect. On a site of approximately .42 acres, the accommodation is over 2 floors measuring 280m<sup>2</sup> (3,000ft<sup>2</sup>) and consists of 4 double bedrooms (master en-suite) gallery room, drawing room, kitchen/dining room, TV/family room mezzanine, utility room, hidden room (gym or wine cellar).

The property is a wonderful example of a villa style Victorian period residence and was built approximately 1843. The property was home, for a time, to two famous novelists, Edna O'Brien and Ernest Gebler and has been upgraded over the years and more recently by current owners, who employed the skills of well known Irish architect, Ross Cahill O'Brien - a multiple award winning and hugely admired architect, who won the prestigious Royal Institute of British Architects (RIBA) national portfolio prize.

## FEATURES

- Completely modernised, bespoke and redesigned by architect Ross Cahill O'Brien completed 2017
  - Builder: O.S. Construction
  - State of the art accommodation 280m<sup>2</sup> (3,000ft<sup>2</sup> approx.)
- Stunning sea views over to Howth from front reception rooms (as well as from the grounds and balcony)
  - Highly desirable location
  - South-west facing rear garden on .42 acres /0.17 hectares (completely landscaped)
- Gardens designed by Austen Associates Landscape Architecture and implemented by Foxcover Landscapes
- Large front terrace garden, ideal for children's football or rugby practice ([possible site for another dwelling - subject to FPP](#))
  - Off street parking for approximately 10 cars
    - Bespoke 'Michael Farrell' kitchen
  - Original chimney pieces retained and restored
- Air to water heating system with under floor heating
  - Solar panels
  - BER A3



## DETAILS OF ACCOMMODATION

### FIRST FLOOR FRONT PORCH

Tile floor glazed double doors to

### GALLERY ROOM

(c6.25m x 6.29m) Vaulted ceilings, 3 sets of roof lights, 10 inch white Irish oak floor, dual aspect, sea views and feature timber panelling – twin double doors to

### DRAWING ROOM

(c3.96m x 6.29m) Double doors to balcony (decking and glass rail surround) with stunning sea views, vaulted ceiling, 10 inch white Irish oak floor, original ornate marble and cast iron surround chimney piece, dual aspect, sea views and feature timber panelling with access to

### SECRET 'HIDDEN' ROOM

(c1.85m x 1.58m) Carpet floor, vaulted ceiling and ornate shelving – this room is ideal for a wine store, meditation room, small study or gym

### FAMILY/TV/ENTERTAINMENT ROOM

(c4.30m x 4.11m) Original ornate marble and cast iron surround chimney piece, sea views to Howth and feature cove and timber panelling

### CLOAKROOM

(Plumbed for WC and WHB)

### MEZZANINE OFFICE

(c4.30m x 6.29m) Sensational sea views, roof lights and carpet floor

### KITCHEN/DINING ROOM

(c5.76m x 5.25m) 'Michael Farrell Design' bespoke kitchen, comprehensive range of wall and counter units, island unit, concealed pantry, integrated full length fridge, separate freezer and dish washer, 'Neff' double oven, microwave and induction hob with central extractor. Feature marble wall and 'Calypso' stone counter tops, 10 inch white Irish oak floor, paneled walls, large dining area with unique bench with glass surround that is built beyond the walls over looking the garden, large full length sliding patio door.

### GARDEN LEVEL LOBBY

(c4.85m x 2.07m) Porcelain tile floor with ample built in storage units

### UTILITY ROOM

Stainless steel sink, tile floor, access to the rear garden, wall and counter units, plumbed for washing machine and space for separate dryer

### MASTER BEDROOM

(c3.96m x 6.29m) Dual aspect with sea views, small study or office area and direct access to the garden, original ornate tile and cast iron surround fireplace, carpet floor, panelled walls to

DRESSING ROOM (c2.42m x 2.70m) and

EN-SUITE BATHROOM (c2.38m x 2.70m) - his and hers WHB with vanity unit, WC, tile floor, panelled walls and large power shower

### SECOND BEDROOM

(c3.59m x 4.12m) Fitted wardrobes, carpet floor and study desk

### BATHROOM

(c1.98m x 2.84m) Tiled floor with panelled walls, WHB, WC, bath, shower

### THIRD BEDROOM

(c3.68m x 4.12m) Feature granite windowsill, dual aspect, fitted wardrobes, carpet floor and study desk

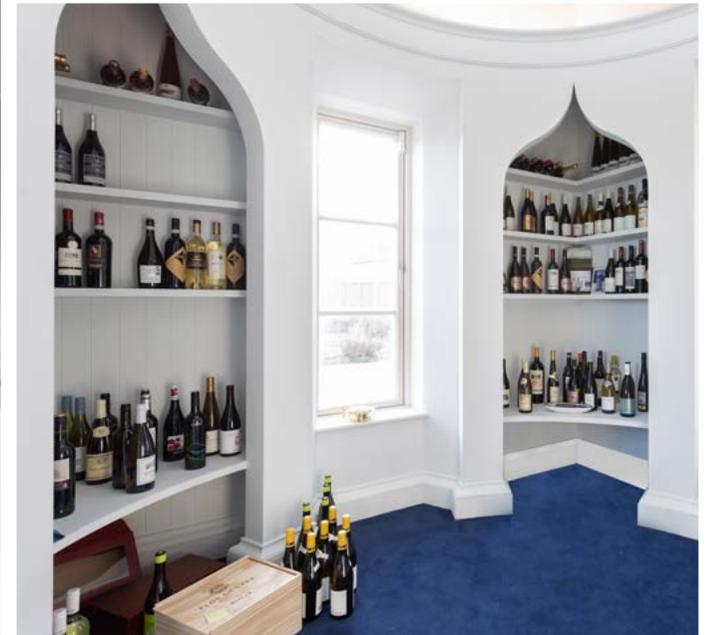
### FOURTH BEDROOM

(c3.68m x 5.22m) Feature granite windowsill, fitted wardrobes, carpet floor and study desk

### BATHROOM

(c1.98m x 2.84m) Tiled bathroom - panelled walls, his and hers WHB with vanity unit, WC, and large power shower





### FRONT AND REAR GARDENS

- Designed by Austen Associates Landscape Architects and implemented by Foxcover Landscapes
  - Off street parking for approx. 10 cars
  - Sea views from the front garden
- Large front terrace garden, ideal for children's football or rugby practice -possible site for another dwelling (subject to FPP)
- Generous decking areas and limestone patio areas with a rich array of plants, trees, shrubs and rock garden area, granite cobblestones, water features and pond
  - Night lighting throughout the grounds
    - Large shed and storage sheds
    - Surrounded by high granite walls
      - Side entrance
      - Built in BBQ area

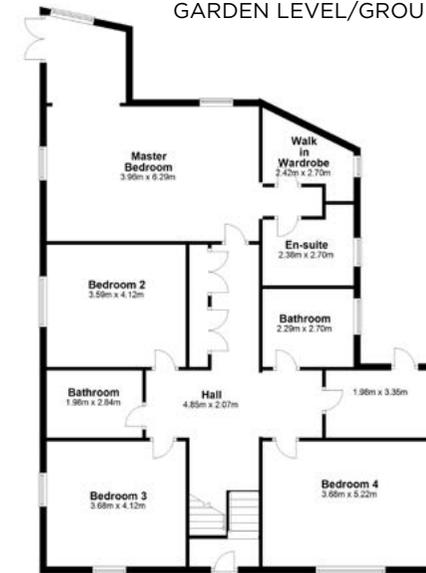
### GLORIOUS POSITION

Located in picturesque Dalkey town, a heritage town, which has Dalkey Castle and Heritage Centre as its focal point. The town centre is 90 seconds walking distance and where one can enjoy a good selection of restaurants, bars and cafes. Shopping includes a butchers shop, a fish shop, delicatessen, numerous coffee shops, health food shop, craft shop, newsagents, a general grocery store, a wine shop, off-licence and assorted artisan shops and weekly market. The DART train railway can be accessed in the town, giving access to Dublin city centre within about 30 minutes commute.

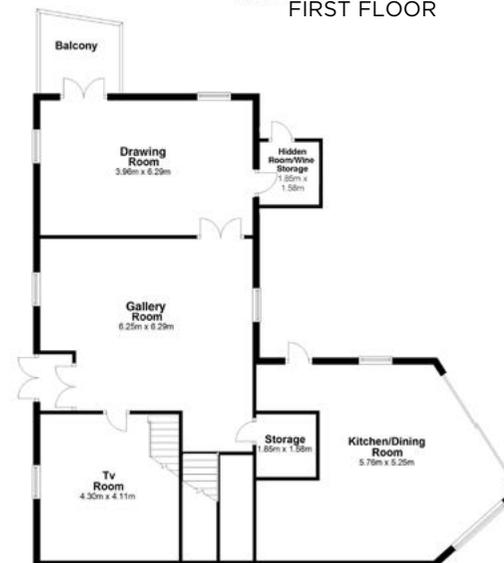
### DALKEY, IRELAND

Dalkey, with its nautical and literary history, has managed to strike exactly the right balance, being largely unchanged and unspoilt by tourism yet offering everything that visitors and locals require including a number of pubs and shops, butchers, delicatessen, off-licence, banks and post office. The privacy, peace and tranquillity of it's surroundings, combined with its accessible coastal location, within easy reach of Dublin, make Strawberry Hill House both the perfect family home and weekend retreat. Coliemore Harbour is much smaller but very picturesque and is in the southern part of Dalkey. In the Middle Ages Coliemore was the main harbour for Dublin City. Bulloch Harbour is still a working harbour with boats that fish for lobster and crab. Dun Laoghaire Harbour is located 2.1 miles from Dalkey and houses four waterfront Yacht Clubs between the East and West Piers. The Irish National Sailing School is located here.

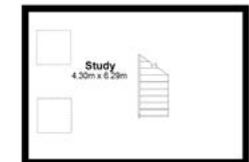
GARDEN LEVEL/GROUND FLOOR



FIRST FLOOR



Second Floor



SECOND FLOOR







## SCHOOLS

There are a number of schools easily accessible including Loreto Dalkey, Holy Child Killiney, Castle Park School Dalkey, Willow Park, St. Michaels, Blackrock College and St. Andrews.

## SAILING AND WATERSPORTS

There are several small harbours close by, namely Coliemore Harbour and Bulloch Harbour, this being the biggest and is a declared seal sanctuary. There is also swimming at White Rock and Vico Rock.

## SPORTS

Dalkey offers great leisure activities with Cuala GAA Club, Dalkey United F.C. or for those that enjoy a challenge there is paragliding off Killiney Hill or scuba diving in the bay.

## ACCESS AND TRANSPORT LINKS

- **CAR** Communications are good with the M50 motorway (4 miles) linking Dalkey with the main arterial road system.
- **TRAIN** Dalkey railway station is within 10 minutes walking distance and is served by the DART electric rail system, which affords quick access to and from Dublin City Centre.
- **BUS/COACH** An Aircoach service with a stop at Hyde Road links Dalkey with Dublin Airport. Dublin Bus services 59, 7d and 8 link the area with the city centre.
- **FERRY** Dublin Port just 9 miles from Dalkey is served by four ferry companies, between them, they operate up to thirteen sailings daily connecting Dublin with Holyhead, Liverpool and Douglas.
- **AIR** Dublin Airport (45 mins) offers daily flights to an extensive number of international destinations and has a general aviation facility. 8 miles south east of Dublin City Centre, the heritage town of Dalkey is arguably one of the most sought after locations in Ireland the perfect setting for this superbly renovated home.

ASKING PRICE: €3.5 million

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Potential for another dwelling - subject to FPP



vincent  
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