



8 Proby Square  
Blackrock, Co. Dublin

Lisney | Sotheby's  
INTERNATIONAL REALTY





Set in the prestigious and highly sought-after Proby Square in Blackrock, No. 8 is a magnificent mid-19th century period residence that exudes timeless elegance and charm. This substantial three-storey over garden level home is a superb example of classic Victorian architecture, retaining many of its original features while offering spacious and adaptable family living throughout.

Accessed via an elegant flight of granite steps, the home opens into a beautiful and welcoming reception hall, showcasing high ceilings, ornate cornicing and period detailing that sets the tone for the rest of the property.

To the front of the hall level is a wonderfully proportioned living room filled with natural light through a large sash window, while to the rear sits a well-appointed kitchen that blends functionality with character. Also on this level are a convenient utility room and a guest W.C.

Ascending to the first floor return, there is a generously sized family bathroom. The main first floor hosts a double bedroom and a truly stunning drawing room that spans the full width of the house. With its original fireplace, intricate ceiling rose, and tall windows, this room is a statement space perfect for entertaining or relaxing in refined surroundings. The second floor comprises three further spacious bedrooms and an additional family bathroom, making the home perfectly suited to growing families or those in need of home office space.

A notable feature of this home is the self-contained garden level apartment, which includes a large living room to the front, a generous double bedroom, a well-appointed kitchen, a shower room, and excellent storage—ideal for guests, extended family or rental potential. One of the most outstanding features of this property is its exceptional rear garden. Stretching over 30 metres in length, this private oasis is enclosed by mature granite walls, creating a sense of seclusion and tranquillity. The garden includes a large patio area ideal for outdoor dining, a manicured lawn and the rare benefit of rear access.

The location would be difficult to better situated within a short stroll of the bustling village of Blackrock with its host of cafes, restaurants, bars and boutique style shops. There are two shopping centres within Blackrock with an excellent array of shopping facilities. The property is situated close to numerous recreational amenities with easy access to three local parks, Blackrock Park, Carysfort Park and Rockfield Park. There are an abundance of sports and fitness clubs available within the immediate area including Green Road tennis club, Granada FC soccer club and an abundance of gyms and fitness centres. The home is ideally located near some of South County Dublin's most highly sought after schools including Blackrock College, Willow Park and Saint Andrews and the UCD Smurfit Business School is within a short stroll. The property benefits from excellent public transport links including the DART and multiple bus routes.











## Features

- Magnificent Victorian period family home situated close to Blackrock and the seafront
- Attractive 30m garden with rear access
- Separate self-contained one bedroom garden level apartment
- Gracious interconnecting reception rooms at first floor
- Gas fired central heating
- Floor area of approximately 280 sq.m (3,013 sq.ft)
- Wonderful decorative period detail throughout Short walk to DART, Blackrock and Carysfort Park
- Close to numerous primary and secondary schools Quiet cul de sac setting

## Accommodation

**Reception Hall** 8.9m x 1.9m (29'2" x 6'3") with very fine timber flooring, ceiling coving, centre rose and door to

**Living Room** 4.85m x 4.5m (15'11" x 14'9") with sliding sash picture window overlooking front, working shutters, marble fireplace with cast iron and tiled inset, tiled hearth, gas coal effect fire, timber flooring, ceiling coving and centre rose

**Kitchen/Breakfast room** 4.9m x 4.6m (16'1" x 15'1") fitted with a range of overhead press and drawer units, marble worktop, undercounter stainless steel sink unit, oven, integrated Neff dishwasher, five ring Smeg gas hob with Smeg stainless steel extractor over, integrated Miele fridge and separate integrated Miele freezer, centre island with marble worktop, tiled floor, ceiling coving, centre rose and window overlooking garden

**Utility Room & Downstairs WC** 3.7m x 2.2m (12'2" x 7'3") with excellent storage, door to rear garden, pedestal wash hand basin, wc, plumbed for washing machine and dryer, gas fired boiler and window to side.

### First floor return

**Bathroom** with pedestal wash hand basin, wc, bath with shower over, window overlooking garden and part tiled walls

### First floor

**Bedroom 1** 4.88m x 4.6m (16' x 15'1") with attractive timber flooring, marble fireplace, tiled hearth, ceiling coving and window overlooking rear

**Drawing Room** 4.23m x 7m (13'11" x 23') with magnificent marble fireplace with solid wood burning stove, slate hearth, parquet flooring, ceiling coving, centre rose and two picture windows overlooking front

### Second Floor

**Bedroom 2** 3.5m x 4.4m (11'6" x 14'5") with excellent range of floor to ceiling built in fitted wardrobes and window overlooking rear

**Shower Room** with wash hand basin, wc, corner shower, tiled floor and part tiled walls

**Bedroom 3** 3.55m x 3.86m (11'8" x 12'8") with window overlooking front

**Bedroom 4** 3.8m x 3m (12'6" x 9'10") with window overlooking front

**Landing** door to hot press, with built in shelving

### Garden Level Apartment

**Entrance Hall** 2m x 2m (6'7" x 6'7") with open arch leading to

**Living Room** 4.4m x 6.8m (14'5" x 22'4") with window to front

**Bedroom** 4.3m x 4.4m (14'1" x 14'5") with floor to ceiling built in fitted wardrobes and windows overlooking garden

**Kitchen** 6.3m x 1.8m (20'8" x 5'11") fitted with a range of overhead presses and drawer units, four ring hob with extractor over, stainless steel sink unit, freestanding fridge freezer and tiled splashback

**Utility** plumbed for washing machine, door to rear garden and door to

**Shower Room** with wc, wash hand basin, corner shower, tiled floor, tiled walls and window to side

## BER Information

BER: B3. BER No: 106086218. EPI: 143.06 kWh/m<sup>2</sup>/yr.

## Eircode

A94 C5H2









FLOOR PLANS Not to scale - for identification purpose only.



OFFICES

51 Mount Merrion Avenue,  
Blackrock, Co. Dublin,  
A94 W6K7.  
T: 01 280 6820  
E: blackrock@lisneysir.com

8 Railway Road, Dalkey,  
Co. Dublin, A96 D3K2.  
T: 01 285 1005

103 Upper Leeson Street,  
Ballsbridge, Dublin 4,  
D04 TN84.  
T: 01 662 4511

29 Dunville Avenue,  
Ranelagh, Dublin 6,  
D06 K283.  
T: 01 662 4511

St. Stephen's Green House,  
Earlsfort Terrace, Dublin 2,  
D02 PH42  
T: 01 638 2700

55 South Mall,  
Cork, T12 RR44  
T: 021 427 8500



lisneysir.com

Lisney Sotheby's International Realty is an Independently Owned and Operated Company.

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney Sotheby's International Realty, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney Sotheby's International Realty as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney Sotheby's International Realty as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney Sotheby's International Realty, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney Sotheby's International Realty. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848.







© 2022 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. This material is based upon information which we consider reliable but because it has been supplied by third parties, we cannot represent that it is accurate or complete and it should not be relied upon as such. All offerings are subject to errors, omissions, changes including price or withdrawal without notice. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Equal Housing Opportunity.

Lisney | Sotheby's  
INTERNATIONAL REALTY