



VICTORIA HOUSE

81 AILESURY ROAD, BALLSBRIDGE, DUBLIN 4

BER EXEMPT



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THIS IS A RARE AND EXCITING OPPORTUNITY TO ACQUIRE ONE OF AILESBUARY ROAD'S FINEST RESIDENCES.

550 sq. m./5,920 sq. ft. (approx.)

For Sale by Private Treaty

BER Exempt



SPECIAL FEATURES

- Magnificent, landscaped gardens front and rear, designed by Bloom Gold Medal winner Jane McCorkell
 - 4 wonderfully elegant reception rooms
 - 2 Storey Hampton's Sun Room and Orangery both with direct access to the back garden
- Superbly appointed light filled kitchen/breakfast room at Hall return level, with wonderful outlook over back garden
 - 6 bedrooms (3 ensuite) plus 2 shower rooms in the main house
 - Impressive 2 bedroomed 60 sq. m./645 sq. ft. (approx.) self-contained Guest Apartment
- Underfloor heating at garden level with antique style cast iron radiators throughout the house
 - Double glazed sash windows throughout

DESCRIPTION

Having been extensively refurbished with great flair, imagination and meticulous attention to detail in c.2017, the property now provides 550 sq. m./5,920 sq. ft. (approx.) of wonderfully elegant and superbly appointed accommodation making it an exceptional family home, in walk-in condition on one of Dublin's most sought-after residential roads in the heart of Dublin's Embassy belt.

In addition to the hugely impressive and stunningly elegant accommodation within the main house the property also benefits from having a superb, recently constructed 60 sq. m./645 sq. ft. (approx.) self-contained detached 2 bedroomed guest apartment, which though separate to the main house, has direct access from it through the covered side entrance.

Situated on the sunny side of Ailesbury Road, close to Donnybrook Church, the property benefits from an exceptionally convenient and desirable location. The vast majority of Dublin's premier amenities are within comfortable walking distance including the excellent specialty shops, restaurants and hotels of Ballsbridge and Donnybrook. Also within easy reach are numerous rugby, cricket and tennis clubs such as the Aviva Stadium on Lansdowne Road, the R.D.S. the home of Leinster Rugby, Belvedere and Wanderers RFC's, Merrion Cricket Club, David Lloyd Riverview and Elm Park Golf Club.

Many of the city's premier primary and secondary schools are also close by such as St. Michael's Junior School, St. Mary's Belmont Avenue, Lakelands and Star of the Sea primary schools. Secondary schools include Muckross Park, St. Andrews College and St. Michaels College which is located on Ailesbury Road itself. School admission policies are subject to change and should be verified.

ACCOMMODATION

ENTRANCE LEVEL:

Railed granite steps lead to Pillared Entrance Porch with tiled floor

Gracious Entrance Hallway with ornate cornice, arch, stained glass window, feature staircase and steps to

Guest Cloakroom with mosaic tiled floor, mirror set in timber panelled walls, w.c., wash hand basin and fitted press with hanging space and drawers

Drawing Room with twin sash windows to front, ornate ceiling cornice and centre rose, feature marble mantelpiece with cast iron inset, silk wall paper and sliding double doors to

Dining Room with ornate ceiling cornice-work centre rose, matching marble mantelpiece and glazed French door to cast iron stairs to the back garden.

HALL RETURN:

Living room this lovely cosy room features a marble mantelpiece, linen wallpaper, wall hung T.V. cabinet and door to

Magnificent kitchen/breakfast room this lovely spacious, light-filled room is fitted with an extensive range of Clive Christian's wall and floor units and large island unit, with extensive white marble worktops, in addition to a 4 oven AGA with 2 rings and 4-ring gas hob, large larder unit, numerous drawers and presses, integrated glazed display cabinets, Miele dishwasher, Fischer & Paykal freezer etc. A door from the Dining area leads to

2 Storey Hampton's Sunroom & Orangery with feature gas fire and door to cast iron stairs leading to the back garden.

FIRST FLOOR RETURN:

Shower Room with mosaic tiled floor, part marble tiled walls, step-in shower, w.c., wash hand basin and heated towel rail.

Bedroom 1/Home office with original cast iron fireplace and 2 windows overlooking the rear.

FIRST FLOOR:

Main Bedroom Suite this lovely bedroom, which along with the ensuite bathroom and walk-in dressing room runs the full width of the house and includes a custom-built wardrobe with hand painted and embroidered silk panels.

Walk-in Dressing Room folding doors provide access to the walk-in dressing room, with generous hanging space, illuminated clothes and shoe drawers and feature fully mirrored end wall, providing concealed additional cosmetic storage.

Bathroom Ensuite with mosaic tiled floor, large step-in shower, 4-claw roll top bath, recessed w.c., and twin circular wash hand basin set in attractive timber vanity unit.

Bedroom 3 this attractive double bedroom, which overlooks the back garden incorporates a feature marble fireplace, built-in wardrobe and door to

Shower Room Ensuite with mosaic tiled floor, marble tiled walls, large step-in shower, w.c. and wash hand basin.

TOP FLOOR RETURN:

Bedroom 4 with window overlooking the back garden. Built-in wardrobe, fitted desk and shelves.





ENTIRE GARDEN LEVEL:

Spacious Hallway with feature stone-tiled floor and door to covered side passage.

Bedroom 5 (rear) double room with built-in wardrobe.

Shower Room Ensuite with marble tiled walls, mosaic tiled floor, large step-in shower, w.c., wash hand basin and heated towel rail.

Bedroom 6 (front) double with original cast iron fireplace and twin windows to front.

Shower Room with matching stone tiled floor, part timber panelled walls, w.c., wash hand basin, fully tiled walls, double door to shower and heated towel rail.

Laundry: this extremely well-designed room has floor to ceiling presses, floor units with marble work top, Belfast sink, eye level washing machine and dryer and door to

Wine Cellar fully shelved.

To the rear, off the Hallway a door leads to

Ante-Room with 3 walls of floor to ceiling storage units, comms press, window seat and secret door to

Snooker/Games Room with patio doors to the back garden, and door to

Sun Room/TV Room with timber panelled ceiling and 3 glazed external walls

SELF-CONTAINED GUEST APARTMENT:

Accessed through the glazed side passage is the very impressive, recently constructed 2 bedroomed apartment, extending to 60 sq. m./645 sq. ft. (approx.)

- Hall with cloaks cupboard
- Spacious Living/Dining/Kitchen with patio door to rear

- 2 bedrooms
- Shower Room

OUTSIDE:

Electronic security gates provide access to the superbly laid out front garden, which is a very good size and provides generous off-street parking for 6 cars and is wired for E.V. charging points.

A covered pedestrian side entrance leads through to the magnificent back garden, which along with the front garden was designed by Bloom, 9 Gold Medal winner Jane McCorkell to take full advantage of its magnificent sunny south facing orientation. Accessed directly from the house is a lovely, paved patio area taking full advantage of the wonderful sunny orientation, with access to a second larger patio area which is ideal for lengthy al fresco lunches and barbeques. Both patios are bordered by mature box hedging. The remainder of the back garden is laid out in a manicured lawn with two paved paths separating it from the well-stocked flower beds.

The charming summerhouse at the end of the garden is wi-fi connected so ideal as a home office, artist's studio etc. Ensuring a sense of tranquility, and security, is the fact that over the back wall of Victoria House are the magnificent 4 acres of Danesfield, the German Ambassador's residence.







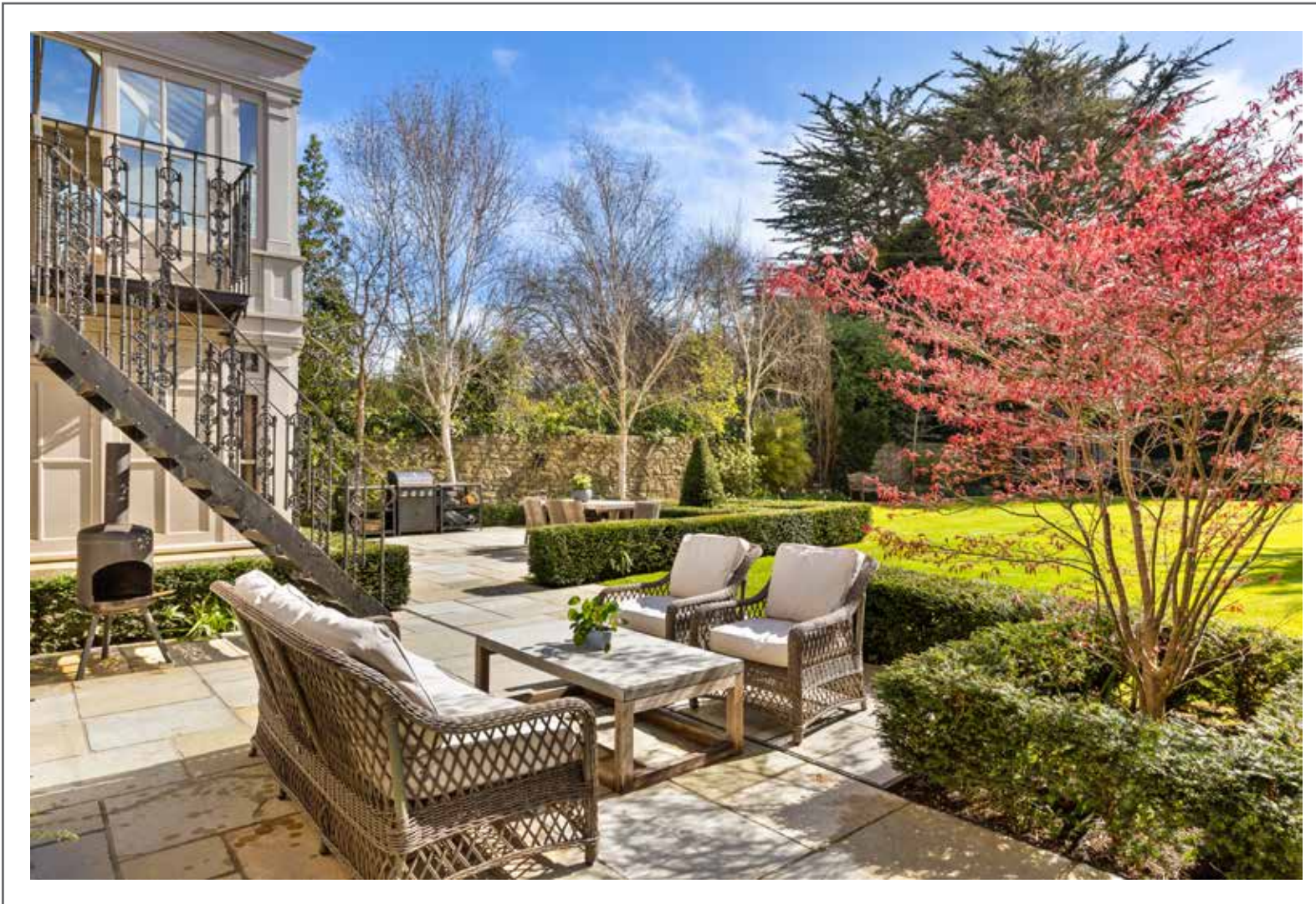




FLOOR PLANS



NOT TO SCALE. FOR ILLUSTRATION PURPOSES ONLY.



VIEWING STRICTLY BY APPOINTMENT

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