



Torca Lodge

Torca Road, Dalkey, Co. Dublin



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Features

- Highly sought after prestigious residential address
- A very fine detached six-bedroom family home on approximately 0.2 acre
- Floor area of approximately 275 sqm (2,960 sqft)
- Many period features of the Victorian era
- Off street parking for numerous cars
- Two sun terraces
- Panoramic sea views to Bray Head and the Sugar Loaf
- Surrounded by many excellent schools, recreational & leisure facilities
- Large private south-westerly facing garden approximately 22m in length
- Gas fired central heating
- Scope to extend subject to planning permission
- Dalkey Heritage Town and Killiney Hill on your doorstep
- Excellent transport links via the 59 & 7 bus, the DART & Aircoach on the doorstep
- Shortcut to Vico Road via The Cat's Ladder
- Fitted carpets, window coverings and appliances included in the sale

Torca Lodge is an exceptionally fine detached Victorian family home located on this quiet elevated residential road with stunning sea views out to Bray Head and the Sugar Loaf, it stands on approximately 0.2 acre and benefits from a mature sunny wraparound garden. The house was extended to the side and rear approximately 25 years ago, and there is a wonderful balance of period features and modern comforts throughout. It still retains many original features including sliding sash windows, high ceilings, original plasterwork, and chimney pieces.

Vehicular gates open into a large, graveled driveway providing off street parking for several cars, bordered by granite outcrops and a beautifully landscaped front garden with gated pedestrian access to one side of the property. Granite steps lead up to the front door flanked by two female Sphinx statues.

The light filled well-proportioned accommodation extends to approximately 275 sqm (2,960 sqft) over two levels, at hall level there is a porch entrance opening into the reception hall. Off the hall there are two very fine reception rooms, both are dual aspect with period features. To the rear there is a cosy family room with an open fireplace which opens through to the kitchen/dining room, this space is the heart of the home and has a great connection to the garden. There is a snug seating area with an open fire to one end and the kitchen is fitted with a range of Shaker style units with French doors opening out to the rear garden. There is access from the kitchen and the front reception room into a sunroom that opens out to the side garden. A guest bedroom, shower room and utility complete the accommodation at this level.

At first floor level there are five bedrooms, two to the front of the house which are light filled, with access from the master bedroom onto a south facing terrace with breathtaking panoramic views out to Bray and the Sugar Loaf. There are three further bedrooms to the rear, one with an en suite shower room. There is access from the rear hall onto a second sun terrace overlooking the garden which enjoys good afternoon sun. The rear garden measures approximately 22m in length and is beautifully landscaped with a large patio with a water feature, this is the ideal spot for al fresco dining and barbeques in summertime. Steps lead up to a lawned garden which benefits from immense privacy and seclusion bordered by lovely old granite walls.

The position of this quality home will be of major interest to those trying to get a foothold in the highly regarded and much sought after Dalkey location. This coastal town offers a wide range of local and specialist shops, cafes, delicatessens, excellent pubs, and some of the finest restaurants in South County Dublin. The surrounding area is well served by an excellent selection of primary and secondary schools including Loreto Abbey Dalkey, Harold Boys, Castle Park, Holy Child, Rathdown and the Harold National School. Dalkey DART Station is close by, and this services the city centre as well as many boys' schools with regular ease. Dalkey also caters for many recreational and leisure facilities with Cuala GAA and Dalkey United situated close by as well as golf, tennis, and hockey clubs. There are also many fitness centres and the tranquil scenic walks over Killiney and Dalkey hills and along the seafront are particularly popular – the entrance to Dalkey Hill is only 250m from the house. Dun Laoghaire Harbour has its two piers and the four yacht clubs along with the extensive marina will be of major interest to the marine and sailing enthusiasts.





Accommodation

Porch: 2.15m x 2.3m (7'1" x 7'7") with tiled floor, cloaks hanging area, two windows looking out front, one to the side, and step up into the

Reception Hall: 2.65m x 5.15m (8'8" x 16'11") with stained glass panelled door, tiled floor, electricity fuse board and ceiling coving

Drawing Room: 3.65m x 4.6m (12' x 15'1") dual aspect with parquet floor, original marble fireplace, ceiling coving and centre rose

Living Room: 3.6m x 4.55m (11'10" x 14'11") window to the front, original marble fireplace, ceiling coving, and glazed door with stained glass panel opening out to the

Sunroom: 5.35m x 2.65m (17'7" x 8'8") with terracotta tiled floor, French doors opening out to the side, glazed door opening back into the kitchen

Family Room: 5.5m x 3.95m (18'1" x 13') with solid timber floor, understairs storage, two multi-paned sliding sash windows looking out to the side, original marble fireplace, door to the rear lobby, and an arched stained glass panel door leads into the kitchen/breakfast room

Kitchen/dining Room: 3.65m x 9.2m (12' x 30'2") with terracotta tiled floor, brick chimney piece with open fire, log store either side, steps leading into the sunroom, window the kitchen is fitted with a range of cream coloured Shaker style units with a polished granite countertop, two windows out to the side, tiled splashback, New World standalone gas cooker, Belfast style sink, Zanussi dishwasher, bay window at the end with French doors opening out to the patio, American style fridge/freezer, display cabinet and recessed lighting above

Rear Lobby: with terracotta tiled floor, fuse board, and door out to the patio

Utility Area: 3.4m x 2.75m (11'2" x 9') with Indesit dryer, Zanussi washing machine, shelving above the zoned central heating Climote control panel and cloaks hanging area

Downstairs Shower Room: with terracotta tiled floor, wainscoting to the walls, w.c., wash hand basin, corner shower with Mira shower unit and recessed lighting

Bedroom 5: 3.9m x 4.4m (11'6" x 14'5") with solid timber floor, window to the rear, fitted wardrobes and recessed lighting

Upstairs

Landing: with solid timber flooring, hatch to the attic, sliding sash window looking front

Bedroom 1: 3.75m x 4.35m (12'4" x 14'3") with timber flooring, original fireplace, hatch to the attic, recessed lighting, fitted wardrobes, glazed door opening out to the side terrace with steps leading down to the garden

En Suite Shower Room: with tiled floor, w.c., Victorian style wash hand basin with storage to the side, mirror above, power shower, and Velux skylight over with recessed lighting

Bedroom 2: 3.7m x 4.6m (12'2" x 15'1") dual aspect, solid timber flooring, original cast iron fireplace, ceiling coving and glazed door opening out to a south facing terrace offering sea views out to Bray and the Sugar Loaf

Bedroom 3: 3.7m x 4.6m (12'2" x 15'1") dual aspect, solid timber flooring, a range of fitted wardrobes, ceiling coving and picture rail

Rear Landing: with hot press housing the hot water tank, Velux skylight, glazed door opening to the rear sun terrace which benefits from afternoon sun and views over the garden

Family Bathroom: 2.7m x 2.7m (8'10" x 8'10") with tiled floor, wainscoting, wash hand basin, w.c., bath with telephone shower, window looking to the back, power shower and recessed lighting

Bedroom 4: 4.55m x 2.9m (14'11" x 9'6") with window to the side and to the rear, Velux skylight above and fitted wardrobes

Study: 3.65m x 3.9m (12' x 12'10") with a range of fitted units, desk unit, original fireplace, two multi-paned sliding sash windows looking out to the side and vanity unit

Boiler House/storage: 4m x 2.85m (13'1" x 9'4") houses the Valiant gas boiler with shelving and window to the side

BER Information

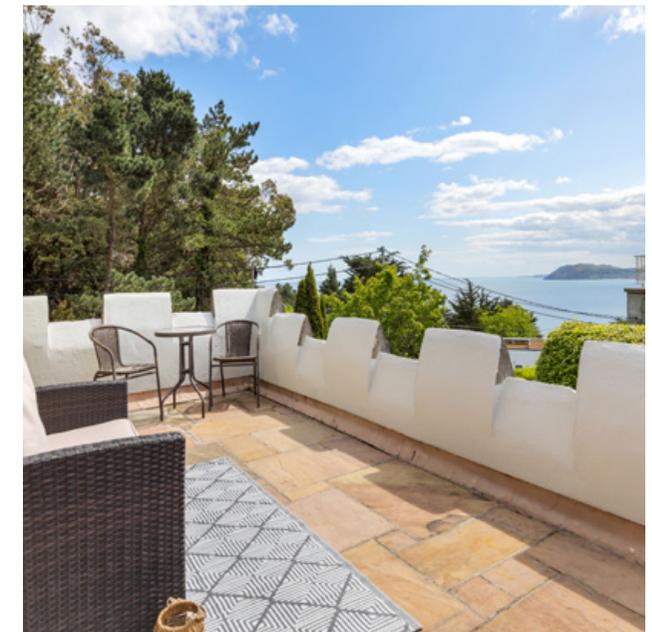
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EPI: 241.29 kWh/m²/yr.

Eircode

A96 C968



Outside

Torca Lodge stands on approximately 0.2 of an acre of mature private grounds, to the front there is a large, gravel driveway providing off street parking for several cars. The rear garden measures approximately 22m in length and is beautifully landscaped with a large patio with a water feature, this is the ideal spot for al fresco dining and barbeques in summertime. Steps lead up to a lawned garden which benefits from immense privacy and seclusion, and all-day sun as the garden wraps around the house and faces south to the side and west at the back.



OFFICES

8 Railway Road, Dalkey,
Co. Dublin, A96 D3K2.
T: 01 285 1005
E: dalkey@lisneysir.com

51 Mount Merrion Avenue,
Blackrock, Co. Dublin,
A94 W6K7.
T: 01 280 6820

11 Main Street, Dundrum,
Dublin 14, D14 Y2N6.
T: 01 296 3662

171 Howth Road,
Dublin 3, D03 EF66.
T: 01 853 6016

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

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

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



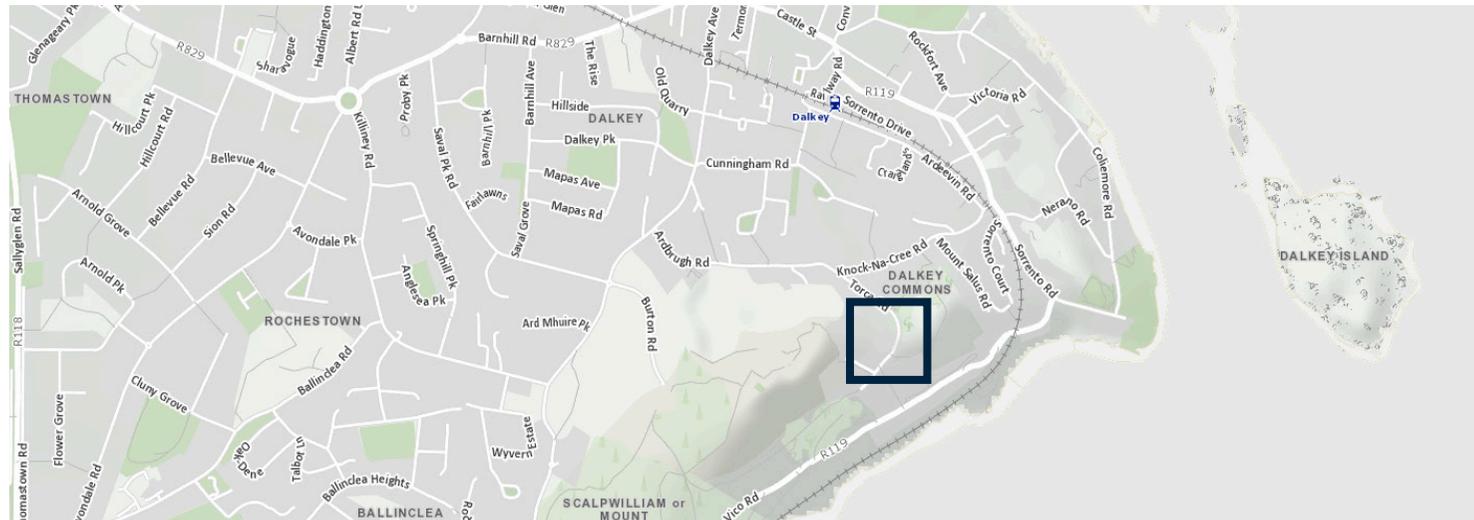
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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