

# 'ST ANNE'S' AND 'WOODVILLE'

THE HILL, MONKSTOWN, CO DUBLIN





**'St Anne's' and 'Woodville' are a wonderful pair of semi-detached period residences which enjoy an elevated position on The Hill off Pakenham Road, Monkstown. Built c. 1860, both properties were designed to appear like one large residence. There is now an excellent opportunity for these properties to be acquired in one or two lots.**

'St. Anne's' is a magnificent three storey over garden, semi-detached Victorian residence which is accessed via a tree lined driveway from The Hill. 'St. Anne's' is currently divided into two units to include the principle residence and a one bedroom, self-contained apartment which occupies the basement level. 'St. Anne's' stands at 315 sq.m / 3,400 sq.ft (approx.) and whilst in need of complete refurbishment, enjoys a host of wonderful Victorian period features throughout to include richly embellished plaster corncicing and roses, high ceilings, stained glass and projecting bay windows and a feature 'Belvedere Tower'.

A flight of granite steps from the garden level provides access to the main entrance hallway. Whilst some of the rooms are now subdivided by partition walls, both the ground, first and first floor return comprise of two principal rooms each. Accommodation throughout briefly includes two / three reception rooms, four bedrooms and two bathrooms. The top floor is occupied by the "Belvedere Tower" and enjoys magnificent views of Dublin Bay.

'St. Anne's' will most likely appeal to those looking for a family home in a prime location and also those looking for a refurbishment project with an added option to purchase the adjoining property, 'Woodville'.





## Location

The Hill in Monkstown is undoubtedly one of the most highly regarded and sought after addresses in South Co. Dublin. The delightful village of Monkstown, steeped in its Victorian heritage is only a short stroll away with many of the original shop fronts still intact adding to the quaintness and "olde world" charm that is Monkstown. A variety of restaurants, cafes and boutiques are available in the village and the Avoca emporium is a wonderful addition to village life.

## Amenities

Excellent recreational facilities are on hand to include coastal walks along the West and East piers, Monkstown Lawn Tennis Club and the sailing enthusiast will be spoilt for choice with the National Irish, The George and the Royal Irish Yacht Clubs all only minutes away. There is a great choice of well-established schools at both primary and secondary level close by to include CBC Monkstown, Monkstown Educate Together and Holy Child Killiney.

## Transport

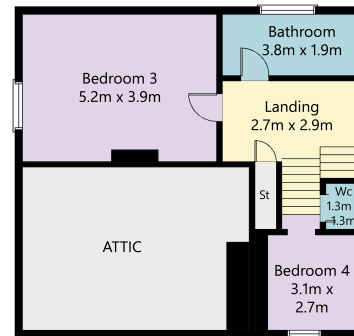
Transport links to and from the city centre include the No. 7 and No. 8 bus routes and the nearby Salthill and Monkstown DART station. The N11 and M50 and all main arterial routes are easily accessible.

## Features

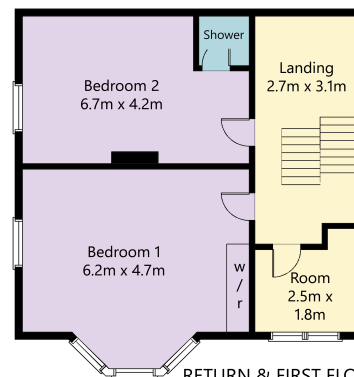
- Period features to include stained glass and projecting bay windows, high ceilings, corncicing and picture rails
- Feature 'Belvedere' tower on second floor
- Self-contained one bedroom apartment at basement level
- Large, mature garden to the front of the house
- Off-street parking on driveway

**Floor Area:** 315 sq.m / 3,400 sq.ft (approx.)

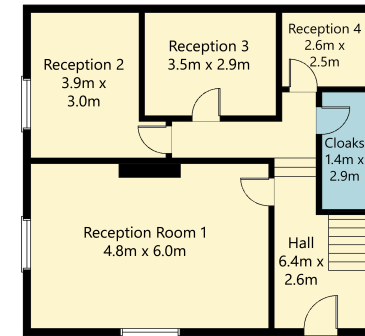
**Asking Price:** €950,000



RETURN & SECOND FLOOR

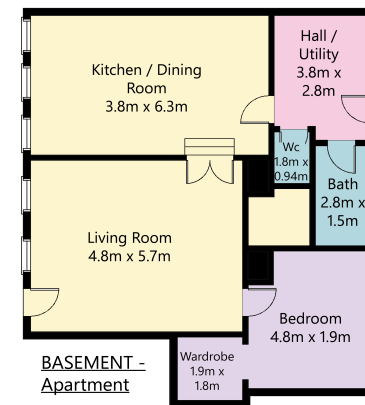


RETURN & FIRST FLOOR



GROUND FLOOR

NOT TO SCALE  
Whilst every attempt has been made to ensure the accuracy of these floorplans, measurements are approximate and no responsibility is taken for any errors, omissions or mis-statement.  
This plan is for illustrative purposes only and should be used as such.  
These plans are for guidance only and must not be relied upon as a statement of fact.  
Attention is drawn to this important notice.



BASEMENT -  
Apartment





# 'WOODVILLE'

## THE HILL, MONKSTOWN

***A fine two storey over basement period property currently divided into five self-contained apartments and featuring a detached double garage to the rear.***

'Woodville' is an attractive semi-detached period Victorian residence built c 1860's which stands approximately 278 sq.m. / 3,000 sq.ft. Sources suggest that both Woodville and the adjoining "St. Anne's" were the work of the Victorian Architect, William Caldbek (1825 – 1872).

'Woodville', originally one principle residence, is currently divided into five self-contained units. There are two 'own door' apartments at basement level and one on each of the ground, first and second floors, each of which are currently occupied by tenants. The property is accessed directly from The Hill and backs on to Pakenham Road. There is a detached garage located to the rear of the property which can be accessed from Pakenham Road.

The basement level is accessed via a flight of steps from the side of the house and is currently sub-divided into two one bedroom self-contained, own door apartments. Ground floor accommodation includes an entrance porch which leads to the entrance hall which features high ceilings, cornicing and an impressive original staircase. There is one, two bedroom apartment located on this level. Accommodation on the first floor includes a one bedroom apartment which is set out over two levels. Originally two principle rooms, now divided and comprises entrance, large double bedroom, kitchenette and a flight of stairs which lead to a large open plan living / dining room with annex and bathroom.





Second Floor accommodation comprises a one bedroom apartment, again laid out over two levels which comprises entrance hall, living / dining room, bedroom, kitchen and a flight of stairs leading to the bathroom. Both principle rooms on the first and second floors and to the front and rear feature projecting bay windows. Outside, there is a gated pedestrian access to the front door from The Hill. There is a generous garden to the rear with access to the detached garage.

In need of refurbishment, 'Woodville' offers a wonderful opportunity to acquire a magnificent period residence with one of south Dublins most prestigious and desirable addresses.

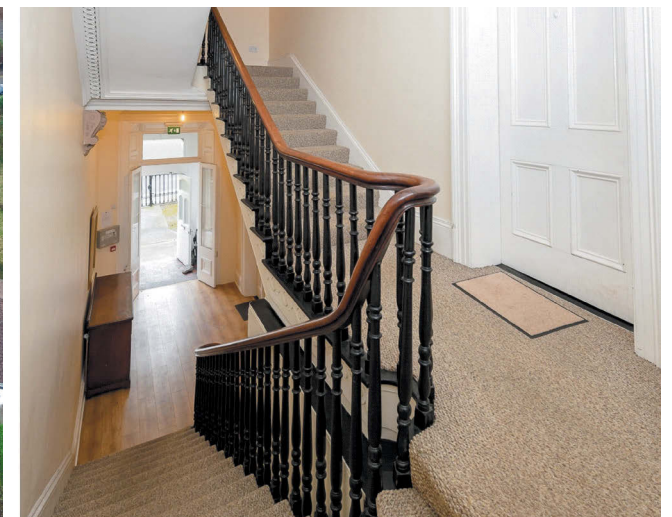
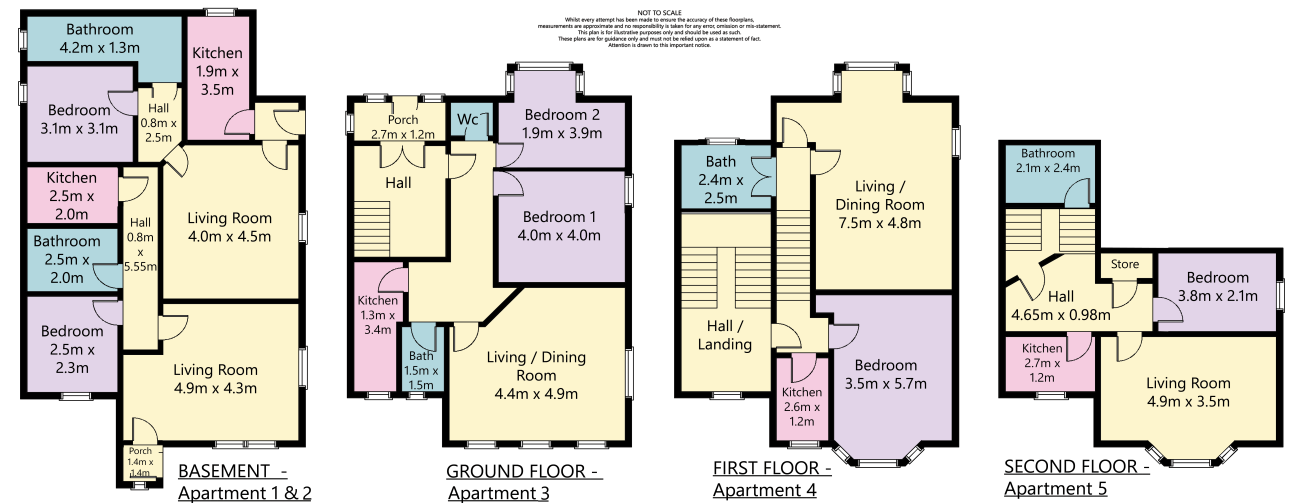
**Approximate Floor Area:** 278 sq.m / 3,000 sq.ft

**Price:** €1,100,000

**Joint Agents:** Herbert Property Services

#### Features

- Currently divided into five self-contained residential units to include a two bedroom apartment and four, one bedroom apartments
- Electric storage heating
- Period features throughout
- Garden to the rear with double garage backing on to Pakenham Road
- Pedestrian access from The Hill







**Eileen-Louise O'Sullivan**  
**01 6342466**  
**20 / 21 Upper Pembroke Street**  
**Dublin 2**

eileen-louise.osullivan@ie.knightfrank.com



**Paddy Markey**  
**01 4167132**  
**3 Christchurch Hall**  
**High Street**  
**Dublin 8**

paddy@herbertpropertyservices.ie

Conditions to be noted: These particulars are issued by HT Meagher O'Reilly trading as Knight Frank on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of these particulars, they do not constitute an offer or contract. All descriptions, dimensions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only, they are given in good faith and believed to be correct, and any intending purchaser/tenant should not rely on them as statements or representation of fact but should satisfy themselves (at their own expense) to the correctness of the information given. Prices are quoted inclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction. Neither HT Meagher O'Reilly trading as Knight Frank or any of their employees have any authority to make or give any representation or warranty in respect of this property. Reg. No. 001880.