

For Sale

By Private Treaty

Asking Price

€1,250,000

grimes[®]



Magnificent 5 Bedroom Family Home - €1,250,000
Measuring c.237 m² / 2,551 ft²

FOR SALE BY PRIVATE TREATY

Ballustree
Loughshinny Harbour
Skerries
Co. Dublin
K34VP62



grimes.ie
PSRA Licence No. 001417

DESCRIPTION

Grimes are delighted to introduce 'Ballustree' in Loughshinny to the market. Occupying a prime harbour-front position in the picturesque coastal village of Loughshinny, this exceptional five-bedroom detached residence boasts breathtaking panoramic views across Loughshinny Harbour, Lambay Island and the open sea beyond. Perfectly positioned to take full advantage of its stunning waterside setting, this home blends substantial, light-filled accommodation with stylish interiors and modern efficiency, creating a truly outstanding family residence in one of North County Dublin's most desirable locations.

The property which was built in 2003 extends across a generous and impressive footprint, thoughtfully designed to offer both flexibility and comfort. With five spacious double bedrooms, including three located on the ground floor — ideal for guests, multi-generational living, or a home office — and two further large bedrooms upstairs. There are five well-appointed bathrooms, all finished to the highest standard, that ensure practicality and privacy for both family and visitors.

'Ballustree' has been architecturally designed to maximise the spectacular sea views from both levels, the home features large windows throughout, framing the ever-changing coastal landscape. The ground floor offers an open-plan kitchen, dining, and living area, creating a fluid space perfect for modern living and entertaining. The McNally kitchen, with its elegant cabinetry and luxurious granite worktops, serves as the heart of the home, flowing seamlessly into the spacious living and dining areas. These light-filled spaces offer a sense of connection to the outdoors, with panoramic views that bring the beauty of the coastline inside.

Upstairs, a generous sitting room, complete with an open fireplace, provides an ideal setting to relax and enjoy the panoramic vistas. Expansive windows ensure that the stunning sea views remain the focal point, enhancing the room's tranquil atmosphere. A few steps lead up to an additional room, currently used as a home bar but offering great versatility. Whether envisioned as a study, snug, or even a playroom, this space can easily be adapted to suit your needs.

The property is further enhanced by beautifully manicured gardens, thoughtfully designed to provide privacy while showcasing year-round colour. The west-facing rear garden enjoys afternoon and evening sunshine, making it perfect for outdoor dining, entertaining, or simply relaxing while enjoying the peaceful coastal atmosphere. A large, detached garage provides excellent storage and potential for various uses, completing this remarkable home's offering.

With a B-rated BER, the home provides impressive energy efficiency and year-round comfort, while the addition of an electric vehicle charging point ensures it is fully equipped for modern, sustainable living. Homes of this caliber, scale, and location are a rare find. Combining expansive accommodation, high-end finishes, and uninterrupted sea views in a coveted harbour-side setting, this is a unique opportunity to acquire a landmark coastal residence overlooking Loughshinny Harbour. Early viewing is highly recommended to fully appreciate all that this extraordinary home has to offer.



ACCOMMODATION Ground floor

Entrance Foyer: 7.37m x 9.76m	Beautiful bright and welcoming entrance hallway with access to the open plan kitchen / dining living area, three of the bedrooms (one of which is currently used as a living room), three bathrooms & storage closet. Finished with solid Canadian Maple wooden flooring.
Open Plan Kitchen / Dining Living Area: 3.56m X 5.34m 3.56m x 3.42m 2.79m x 3.66m	Located to the front of the property with breathtaking viewing over Loughshinny Harbour, this large room is finished with beautiful interiors, an open fire & solid Canadian Maple wooden flooring. The kitchen area is fitted with shaker style units by Mc Nally joinery with granite stone worktops & tiled Flooring. The kitchen also provides access to a large utility room.
Utility / Laundry Room: 3.37m x 2.56m	The utility room has ample storage units and is plumbed for washing machine and finished with tiled flooring with access to the rear garden.
Guest W.C: 1.00m x 2.56m	This modern bathroom is fitted with wc, whb & tiled flooring. There is also a window for light and ventilation.
Bedroom 1: 4.06m x 3.64m En-suite: 1.99m x 3.06m	Spacious double Bedroom with double doors access the rear garden. There are fitted wardrobes, solid wood flooring and access to a modern en suite bathroom. Large bathroom with wc, whb and walk in shower. Tiled floor and surround.
Bedroom 2 / family room: 5.89m x 4.26m	Purpose-built as part of an extension to create a fully independent apartment, this versatile room retains concealed kitchen plumbing and enjoys direct access to the rear garden, offering excellent potential for multi-generational living or rental use.
Main Bathroom: 2.55m x 1.86m	Large bathroom, tiled floor to ceiling with wc, whb and walk in shower. There is also a window for light & ventilation.
Bedroom 3: 3.14m x 3.59m	Large bright double bedroom located to side of property with storage and solid maple flooring.
Storage Room: 2.55m x 1.03m	Cloak Room with additional storage space .

ACCOMMODATION First floor

Sitting Room: 5.68m x 6.57m	Stunning sitting room with panoramic views of Loughshinny harbour and beach, with open fireplace and solid maple wood flooring.
Bar: 3.56m x 2.55m	Beautiful 'snug' area with rattan counter ideal for entertaining. Solid Wood flooring
Main Bathroom: 2.61m x 2.56m	Fully tiled floor to ceiling with wc, whb & bath. Window for light and ventilation.
Bedroom 4: 3.51m x 3.59	Double room with carpet flooring and built in wardrobes, located overlooking rear garden
Master Bedroom: 3.51m 4.42m Ensuite: 1.80m x 1.88m Walk in closet: 3.71m x 3.07m	Double room with carpet flooring and built in wardrobes Wc, whb and walk in shower. Tiled floor and surrounds. Beautiful walk in wardrobe with ample storage space.

FEATURES

- Prestigious detached home in stunning sea front location
- Panoramic sea, harbour and island views
- Energy efficient B2 Rating
- Sunny west facing landscaped rear garden with vehicle access
- Stunning landscape gardens to front and rear with electric car charging point
- Large Detached garage
- Presented in showhouse condition throughout
- Potential to create a fully self-contained apartment with its own private entrance and independent gas boiler within the property
- Located just a short drive from the vibrant coastal towns of Skerries & Rush
- Easy access to Dublin Airport, M1, M50 and Dublin City Centre





PRICE

AMV €1,250,000

VIEWING

By appointment
Louise Shannon

Please contact us to arranging a viewing.
We are open from 9 am to 5.30 pm Monday to Friday and by appointment on Saturdays.

THINKING OF SELLING YOUR PROPERTY?

We at Grimes, Skerries would be delighted to offer you a free valuation appraisal on your property. We will advise you on value, method of sale and presenting your property to it's highest potential.

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MORTGAGE ADVICE:

As tied agents with EBS d.a.c., we are delighted to be able to offer very competitive rates of 3.2% (Green Rate for homes with an Energy Rating – BER- of B3 or better – no cashback) **Or 3% cash back** for any First Time Buyer / Trade Up & Refinance loans issuing until 31st December 2026.

2% Back -in-Cash at drawdown means we will pay you 2% of the mortgage loan amount that is drawn down. We will pay this 2% into the current account you use for mortgage repayments within two months of drawdown. (eg. €300k = €6k)

1% Back-in-Cash in year 5 means we will pay you 1% of the mortgage loan amount originally drawn down. We will pay this 1% into the current account you use for mortgage repayments within two months of the 5th year anniversary of the mortgage loan drawdown date (eg. €300k = €3k)



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CONDITIONS TO BE NOTED: 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.