



Richmond Park House, Richmond Hill,
Monkstown, Co.Dublin

 **HUNTERS**
ESTATE AGENT

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BER Exempt





For Sale by Private Treaty

Hunters Estate Agent are honoured to present to the market this stunning late 19th century five bedroom mansion extending to circa 380sq.m/4,100sq.ft. Commissioned in 1874 the property is constructed in the Italianate style popularised by Queen Victoria in her summer residence Osborne House and bears many of the same hallmarks such as the campanile viewing tower and ornamented stucco façade, albeit on a smaller scale. The property was renovated and restored in 1987 by the developers of the Richmond Park Estate and has been well maintained by the current owners.

Upon entering the property one is immediately welcomed by a bright outer hall with an attractive Victorian pattern tiled floor which leads through double doors to the grand reception hall with impressive period cornice and grand dimensions. To the right there is a very large dining room with dual aspect and original period plaster work. To the left one enters the generous and very fine drawing room which contains some excellent examples of the plasterwork of the period and a large marble chimney piece with open fire and has the benefit of a large bay window and dual aspect. To the rear of the house there is a spacious kitchen/breakfast room fully equipped with built in units with a useful utility room with separate access to the side of the house and a large study/family room with dual aspect. There is also a well-equipped guest bathroom, garden lobby with storage and a cloakroom at this level. Rising up the grand staircase one encounters the stunning showpiece marble colonnaded landing that joins the first floor return and first floor of the property. At return level there are two generous double bedrooms and a well-equipped family bathroom. The first floor is set out as three grand bedrooms and was originally intended for the principle members of the household (a tradition continued today). The master bedroom has the benefit of built-in wardrobes and a dual aspect with views over the rooftops of Monkstown to glimpses of the sea beyond, the second bedroom is a large dual aspect bedroom with the benefit of a large suite situated at the first floor level of the campanile tower. There is a further spacious double bedroom at this level. From the first floor landing a small staircase leads up to the tower observation room with its 270 degree panoramic views encompassing.

This gracious period residence is situated on a site of circa 0.25 acre bounded by railings, walls and mature planting. To the front there is a generous gated off-street parking area, while to the rear there a large south-facing garden of circa 100ft laid out in lawn and bounded by mature hedging and specimen trees with planted beds and a terrace on which to take the evening sun. There is also a large wooden storage shed and pedestrian access to the rear garden from both sides of the property.

Richmond Park and Richmond Park House were originally established in 1874 by Sydenham Davis. Sydenham Davis of Thomastown, Co. Kilkenny was an established Kilkenny landlord. He was also a Taxing Masters of the Supreme Court of Judicature. Prior to his appointment as Taxing Master he was well known as an experienced and skilful solicitor in Dublin. The house maintains many of its original exterior features including the elaborately carved timber roof brackets, a carved timber porch to the rear, and various copper roofs covering the bow windows and Italianate tower.

Richmond Park House is set at the end of Richmond Hill above Monkstown and is located within Monkstown Parish. Bustling Monkstown Crescent a five minute walk from the property has an enviable plethora of boutiques, restaurants and gourmet shops including a branch of Avoca. It is an easy walk to both Monkstown and Dun Laoghaire allowing one to enjoy both the pleasure of fine restaurants and enjoyable walks on the piers of old Kingstown. There is superb public transport with the Dart Station at Salthill 8 minutes walk and South County Dublin's favourite bus the 46A stopping close by. Nearby schools include CBC Monkstown, Newpark, Blackrock College, St. Andrew's, Rathdown, Castlepark, Sion Hill, the Harold and Monkstown Educate Together to name but a few. The area is also blessed with a myriad of parks. One of the location's most attractive features is the close proximity to the coast, in particular Dun Laoghaire Harbour with its four yacht clubs.

SPECIAL FEATURES

- » Very generously proportioned period property extending to 380sq.m/4,100sq.ft
- » Site of circa 0.25 acre
- » Protected structure
- » Stunning period detailing including working shutters, plasterwork and fire surrounds
- » Italianate campanile viewing tower
- » 100ft south-facing rear garden
- » Generous off-street parking
- » Extremely flexible accommodation
- » Five bedrooms
- » Grand reception rooms
- » Close to Monkstown Crescent
- » Excellent schools
- » Superb public transport including Dart and 46A
- » Protected structure built in 1870's
- » Gas-fired central heating

ACCOMMODATION

GROUND FLOOR

OUTER HALL

1.89m x 2.56m (6'20" X 8'40")

Decorative Victorian pattern tiled floor, ceiling light, decorative cornice, double doors to opening to reception hall.

RECEPTION HALL

3.01m x 8.54m (9'88" X 28'02")

Ceiling rose, decorative cornice, two picture lights, stained glass decoration in door surround, radiator cover, doors to all principal reception rooms, decoration Palladian style architraves, staircase with mahogany finials to first floor.

DRAWING ROOM

8.85m x 5.55m (29'04" X 18'21") (Max measurement)

Marble chimney piece with open fire brass and iron register grate and slate hearth, carpet, ornate ceiling rose and decorative cornice, period shutters, two picture lights, T.V. point, picture rail, large bay window.

DINING ROOM

7.45m x 5.41m (24'44" X 17'75")

Marble chimney piece with open fire, cast iron grate and slate hearth, ornate ceiling rose, decorative cornice, varnished pitch pine floor, picture light, period shutters.

KITCHEN /BREAKFAST ROOM

6.28m x 3.73m (6'28" X 3'73")

Tiled floor, built-in wall and floor units, Hotpoint hob, stainless steel sink and draining board, Belling double oven, plumbed for dishwasher, two ceiling lights, T.V. point, extractor fan.

UTILITY ROOM

2.82m x 2.41m (9'25" x 7'91")

Tiled floor, built-in units, stainless steel sink with draining board, plumbed for washing machine, door to side garden, ceiling light.

STUDY/PLAYROOM

4.41m x 3.58m (14'47" x 11'75")

Carpet, ceiling light, T.V. point, window blinds.

GUEST BATHROOM

Marble floor, pedestal sink, bath, bath/shower mixer tap, w.c., shower, make-up light, curtain pole, towel ring.

GARDEN LOBBY

2.56m x 2.46m (8'40" x 8'07")

Marble floor, ceiling light, door to garden, understairs storage.

CLOAKROOM

0.85mX 2.42m (2'79" x 7'94")

Ceiling light, coat hooks, tiled floor.

GALLERY LANDING

Large galleried landing opening from return level to first floor level with marble pillar, decorative cornice, mahogany finials, ceiling lights, door to all principal bedroom and staircase going to the observation tower.

RETURN LEVEL

BEDROOM 4

4.32m x 3.80m (14'17" x 12'47")

Carpet, marble fire surround, ceiling light, period shutters.

BEDROOM 5/FAMILY ROOM

3.59m x 4.43m (11'73" x 14'53")

Carpet, marble fire surround with open fire, cast iron grate and slate hearth, ceiling light, cornice, period shutters.

FAMILY BATHROOM

4.33m x 2.72m (14'17" x 8'92")

Tiled floor, bath, pedestal sink, w.c., ceiling light, period shutters, towel ring, shower enclosure, radiator cover, access to attic space.

AIRING CUPBOARD

1.23m x 1.83m (4'04" x 6'00")

Large airing cupboard with built-in shelving and insulated immersion tank.

FIRST FLOOR

BEDROOM 1

5.46m x 5.23m (17'91" x 17'16") (Max measurement)

Large dual aspect bedroom, carpet, ceiling light, period shutters, built-in wardrobes, period cornice, views over mountains to the sea.

BEDROOM 2

4.89m x 3.80m (16'04" x 12'47")

Carpet, marble fire surround, period shutters, plaster cornice, ceiling light.

BEDROOM 3

5.52m x 4.87m (18'11" x 15'98")

Large dual aspect ensuite bedroom, carpet, painted fire surround, ceiling light, period shutters.

ENSUITE

2.46m x 2.15m (8'05" x 7'05")

Tiled walls, pedestal sink, corner bath, mirror, make-up light, w.c., period shutters, towel ring, ceiling light.

TOWER

Staircase to tower observation room, carpet, access to storage room, access to attic, carpet, wall light.

OBSERVATION ROOM

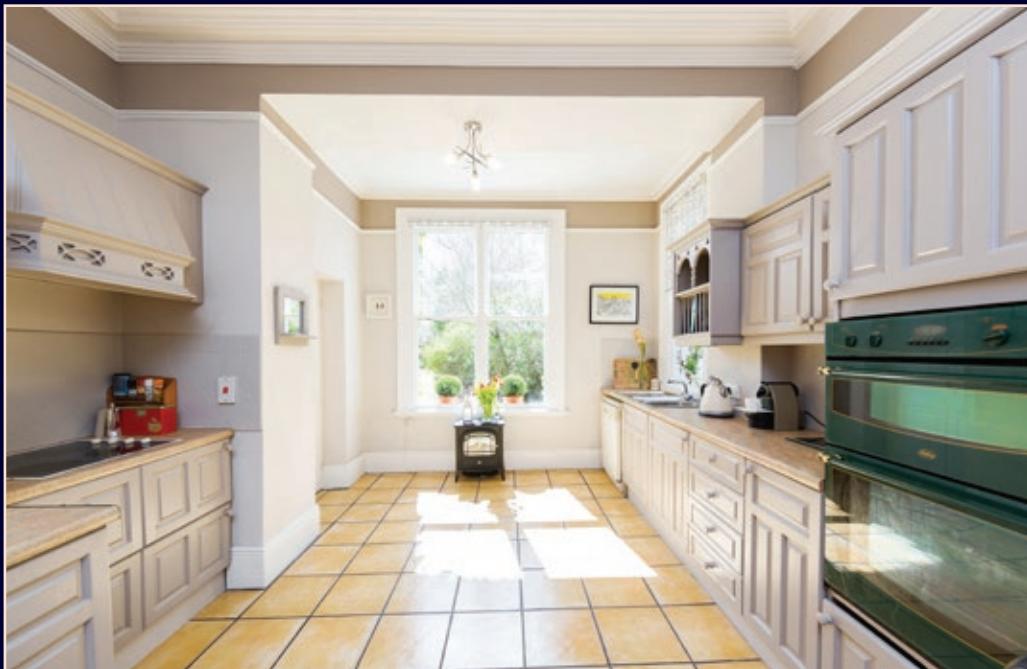
2.86m x 2.83m (9'38" x 9'28")

Carpet, large with views over South County Dublin, stunning views across mountains to Dublin Bay, Howth and beyond, T.V. point, handrail, wall scones.

















OUTSIDE

This gracious period residence is situated on a site of circa 0.25 acre bounded by railings, walls and mature planting. To the front there is a generous gated off-street parking area, while to the rear there a large south-facing garden of circa 100ft laid out in lawn and bounded by mature hedging and specimen trees with planted beds and a terrace on which to take the evening sun. There is also a large wooden storage shed and pedestrian access to the rear garden from both sides of the property

DIRECTIONS

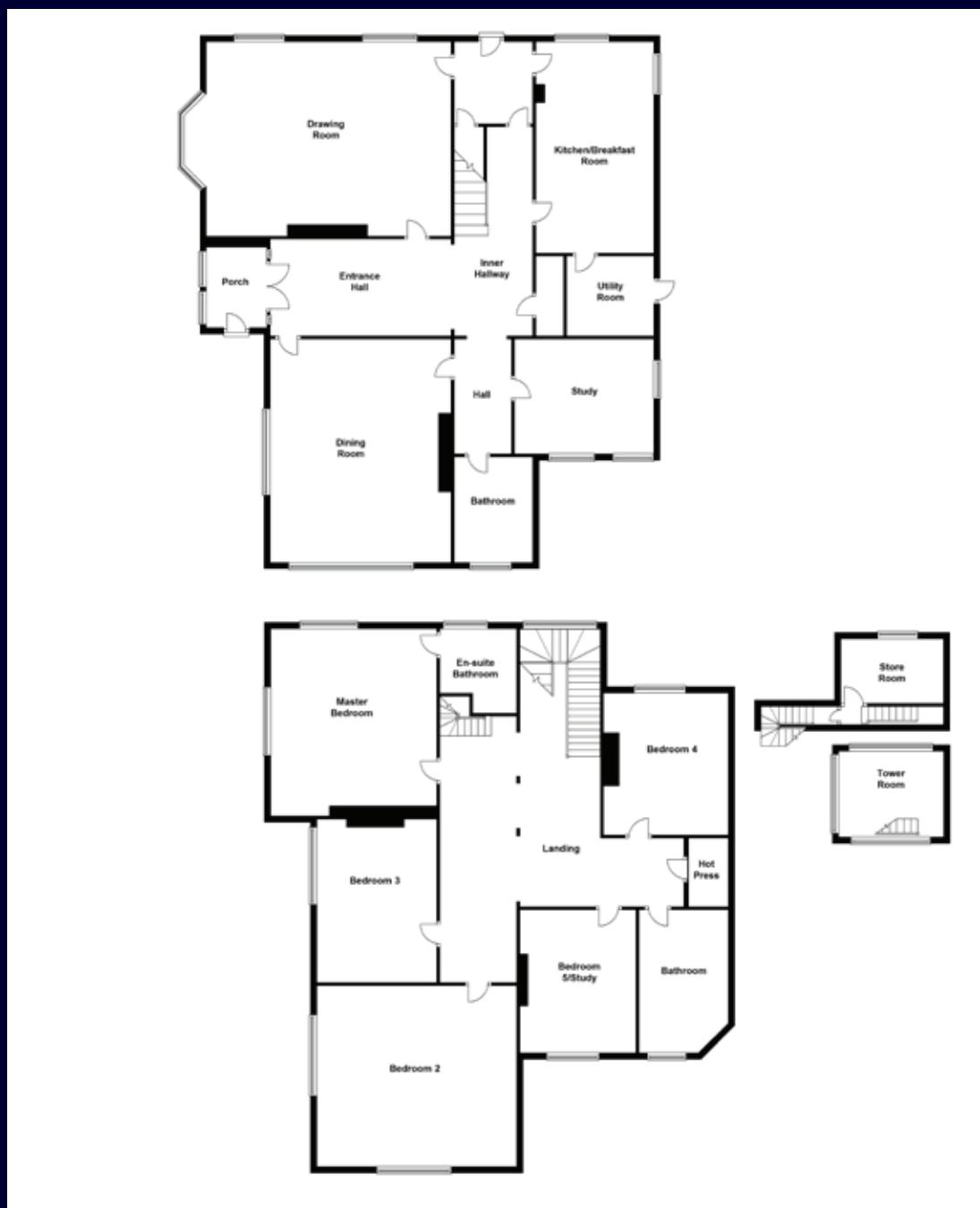
Travelling from the city centre travel along Monkstown Road, take the right hand turn at Monkstown Church onto Carrickbrennan Road. Pass by the post office and Saint Patrick's Church and Richmond Hill is the next right turn. Continue along Richmond Hill into Richmond Park, veer right and the road will bring you to the entrance to Richmond Hill House.

BER DETAILS

This is a protected structure therefore BER exempt.

VIEWING

Strictly by appointment through Hunters Estate Agent Dalkey on 01 275 1640 or email: dalkey@huntersestateagent.ie



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