



Laragh House, Killiney Avenue,
Killiney, Co. Dublin

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ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent are delighted to present to the market this stunning detached six-bedroom late-Victorian mansion extending to 641sq.m/6,900 sq.ft excluding mews (46sq.m/500sq.ft). This marvellous period home underwent renovation and restoration in circa 2001 and offers prospective purchasers the opportunity to acquire a substantial period property in this sought after location. Laragh is undoubtedly the finest detached property to come to market in Killiney so far this year. Throughout the property the proportions and quality of light together create a wonderful atmosphere redolent of a bygone era of gentility. From the house there are stunning vistas of the Dublin mountains, the Sugarloaf and beyond to Wicklow. Marrying perfectly old and new this elegant property contains a wealth of period features including original sash windows, decorative plasterwork, wooden shutters and period fireplaces while at the same time providing modern comforts.

Upon entering the property one is welcomed by a grand reception hall with doors leading to the principal entertaining rooms of the property. To the left there is a formal drawing room with period chimney piece and bay window which interconnects to a music room boasting views over the formal terraced gardens to the Dublin Mountains. Also to this side there is an inviting sitting room again with an impressive chimney piece and bay window allowing for more relaxed entertaining. To the right of the hall is a cosy library and further on a very grand formal dining room which has the benefit of a butlers pantry with access to the rear courtyard to allow service to take place without interruption to the guests. Continuing on one comes to the staircase hall with its grand staircase rising to the first floor. On the return is a w.c. and guest shower room. Rising to the first floor one finds an impressive landing lit by a roof light and 'lantern' window with doors leading to the principal bedrooms. To the right there is a spacious light-filled double aspect master bedroom with ensuite, period chimney piece and bay window and a further large double-bedroom with period chimney piece and bay window. To the left there are three further generous double-bedroom all with period features and matching marble fire surrounds. On the lower ground floor one finds a further well proportioned hall. To the right there is a well-equipped dual aspect kitchen flooded with light from a bay window and fitted with a hand crafted timber kitchen, this interconnects to a spacious family/breakfast room with a further bay window and access to the garden and a door to a useful T.V. room/playroom. To the left of the hall there is a further double-bedroom, a very large utility room and two ancillary rooms. There is also a guest shower room and store room at this level along with a wine cellar and a sauna room with an Egyptian theme. To the rear of the property is a courtyard with two useful stores and a self-contained detached mews house currently laid out as staff accommodation with a living area/kitchen, two bedrooms and a bathroom.

The property is situated in the heart of circa 0.9 acre of gardens. Outside the grounds are superbly stocked with specimen trees including some very attractive ancient Scots Pines and mature planting and laid out in an attractive combination of lawn, terraced gravelled walks and meandering paths. The formal Italianate gardens with their terraced embankments and large lawn have an ideal south-

westerly aspect allowing sunlight to flood in throughout the day and into the evening, there is also a summer house ideal for al fresco barbeques and a detached garage.

Killiney Avenue was constructed in the middle of the 19th Century. It was initially built as the approach road to a new formal entrance to Killiney Park House. The road was then likely extended to the south as part of the same operation that facilitated the construction of Laragh and another property of a similar date Clonard. Laragh was once the residence of Joe 'Spud' Murphy the entrepreneur who created the iconic Tayto brand. Another previous owner was John Hughes a founding director of the Irish Press.

Should one desire, there is also an option to purchase separately the detached Laragh Lodge (62sq.m/675sq.ft.) a two bedroom former staff lodge located on a spacious site adjacent to the house with opportunity to extend subject to planning.

Set on desirable Killiney Avenue the property is within minutes of a host of amenities. Dalkey Village is just 5 minutes' drive away with its myriad shops and restaurants. There are excellent transport links with the Dart station at Killiney 5 minutes away, the Aircoach at Fitzpatrick's Castle Hotel and a range of bus routes nearby including the 111, 7 and 45a. There are excellent schools in the area with Holy Child Killiney, Wyvern, Castle Park and Loreto Dalkey all close by. Access to the road network is also excellent with the M50 and N11 easily accessible at Cherrywood which also boasts a Luas Green Line stop.

SPECIAL FEATURES

- » Very generous accommodation extending to 641sq.m/6,900 sq.ft
- » Separate two bedroom mews house extending to 46sq.m/500sq.ft.
- » Six large double bedrooms
- » A wealth of intact period features
- » Refurbished circa 2001
- » Set in the centre of sweeping gardens
- » Generous proportions throughout
- » Stunning views over Dublin Mountains and beyond.
- » Gas-fired central heating
- » Set on large grounds of circa 0.9 acre
- » Feature high ceilings extending to 12ft.
- » Excellent schools nearby including Holy Child, Loreto Dalkey, Castle Park, Rathdown
- » Close to excellent transport links including Dart station at Killiney, the Aircoach and a range of bus routes including the 111, 7 and 45a.

ACCOMMODATION

ENTRANCE PORCH

4.23m x 5.46m (13'88" x 17'91")

2.61m (8'56") x 1.33m (4'36")

Ornate plaster cornicing, tiled floor, marble insets.

ENTRANCE HALLWAY

6.22m (20'40") x 2.58m (8'46")

Ornate plaster cornicing, picture rail with gold detail, feature brass wall light and marble tiled floor.

DRAWING ROOM

6.61m (21'68") x 6.18m (20'27")

Majestic marble fireplace with brass inset with slate surround and hearth. Ornate plaster cornicing, feature centre rose, picture rail with gold detail, wide plank stripped and polished pitch pine floor, picture windows overlooking the rolling gardens and with a view across to the Sugarloaf. Opening to:

MUSIC ROOM

4.3m (14'10") x 4.03m (13'21")

Ornate plaster cornicing, picture rail with gold detail, wide plank pitch pine floor and marble shelf. Dual aspect overlooking the gardens.

LIVING ROOM

6.5m (21'32") x 6.1m (20')

Period marble fireplace with projecting pillars with polished steel register inset and marble hearth. Ornate plaster cornicing, picture rail with gold detail, wide plank pitch pine floor, decorative wall lights and picture windows overlooking the gardens.

DINING ROOM

8.17m (26'79") x 5m (16'4")

Ornate ceiling coving with gold leaf detail, wide plank pitch pine floor and decorative wall lights. Door to:

BUTLERS PANTRY

4.25m (13'94") x 1.7m (5'57") + 1.33m (4'36") x .86m (2'82")

Fitted shelving with desk unit and wide plank pitch pine floor. Door to inner court-yard.

LIBRARY

4.76m (15'61") x 4.7m (15'41")

Feature ebony fireplace with ornate surround with marble hearth, ebony library shelving units with recessed lighting further complimented by ebony ceiling and wall fitting. Ornate plaster cornicing, picture rail with gold detail and walnut floors.

STAIRCASE HALL

6.15m (20'17") x 2.6m (8'52")

Ornate plaster cornicing, dado rail, walnut floor, mahogany handrail and oak spindles.

INNER HALL

2.17m (7'11") x 1.56m (5'11") + 3.08m (10'10") x 1.3m (4'26")

Tiled floor with orange design. Door to court-yard.

GUEST W.C

1.63m (5'34") x 1.6m (5'24")

White suite, pedestal wash-hand basin, w.c., ceramic tiled floor.

FIRST FLOOR RETURN

2.83m (9'28") x 1.17m (3'83")

Dado rail.

GUEST W.C

1.93m (6'33") x 1.36m (4'46")

White suite incorporating pedestal wash-hand basin, w.c., and ceramic tiled floor.

BATHROOM

4.6m (15'08") x 1.56m (5'11")

White suite incorporating a bath, free standing shower unit, wash-hand basin in vanity unit, wall mirror, shaver light unit, medicine cabinet, tiled walls, tiled floor and heated towel rail.

STAIRS TO FIRST FLOOR

LANDING

7.4m (24'27") x 2.6m (8'52")

Ornate plaster cornicing, picture rail with gold detail, decorative brass light fittings, wide plank pitch pine floor and ceiling light. Access to attic space.

MASTER BEDROOM

6.53m (21'41") x 6.11m (20'04")

Feature marble fireplace with cast iron surround and marble hearth. Decorative ceiling coving, picture rail with gold detail, wide plank pitch pine flooring, brass ceiling and wall light fittings. Picture windows with breath taking view of across to Sugarloaf. Door to:

ENSUITE

3.42m (11'21") x 2.9m (9'51") + 1.4m (4'59") x 1.27m (4'16")

White suite incorporating a corner Jacuzzi bath with shower attachment, pedestal wash-hand basin, mirror door medicine cabinet, w.c, tiled walls and tiled floors.

BEDROOM 2

6.08m (19'94") x 6.05m (19'84")

Majestic marble fireplace with a polished steel register grate and inset with ornate detail, plaster cornicing with gold detail, wide plank pitch pine floor, brass ceiling light and wall fitting and picture windows overlooking the gardens with views of the Sugarloaf.

BEDROOM 3

4.97m (16'30") x 3.98m (13'05")

Wide plank pitch pine floor, picture rail, marble fire surround and tiled hearth, period shutters and brass wall lights. Door interconnecting into bedroom 4:

BEDROOM 4

4.05m (13'28") x 4.9m (16'07")

Wide plank pitch pine floor, marble fire surround with tiled hearth, decorative plaster cornicing, picture rail, built-in wardrobes and desk and four wall lights. Door interconnecting into bedroom 3.



BEDROOM 5

4.28m (14'03") x 4.87m (15'97")

Wide plank pitch pine, marble fire surround with tiled hearth, eight wall lights, picture rail and decorative ceiling coving.

GROUND FLOOR

LOWER HALL

13.45m (41'11") x 2.55m (8'36")

Solid oak floor, decorative plaster cornicing, ceiling rose, radiator cover, recessed lighting and two brass picture lights.

GUEST SHOWER ROOM

Tiled floor, part-tiled walls, shower enclosure, pedestal wash-hand basin, w.c., medicine cabinet and mirror with glass shelf.

KITCHEN

6.17m (20'23") x 6.12m (20'07")

Marble inlaid floor, decorative plaster cornicing, ceiling rose, built-in hand crafted solid pine kitchen with feature breakfast unit. Belfast sink with chrome mixer tap, Sub Zero fridge freezer, pull-out larder drawers, black granite worktops, Thermador professional dual fuel range cooker with four gas burners with hot plate and BBQ grill, recessed lighting, decorative plaster cornicing and integrated Miele dishwasher. Interconnecting to family/breakfast room.

FAMILY ROOM/BREAKFAST ROOM

6.29m (20'63") x 6.1m (20')

Solid maple floor with decorative banded outlay, recessed lighting, radiator cover, built-in shelving, shutters. Door to patio. Door to playroom.

T.V. ROOM

4.28m (14'03") x 3.23m (10'59")

T.V. point.

WINE CELLAR

2.48m (8'13") x 1.2m (3'93")

Slate floor, brick storage bins with led lights and glass shelves. Mirrors and recessed lighting.

SAUNA AREA

In Egyptian style with shower and bench seating, cedar cladding and glass door.

BEDROOM 6

4.81m (15'77") x 4.3m (14'10")

Wide plank pitch pine floor, ceiling light, shutters, mirrors and recessed lighting.

ANCILLARY ROOM 1

5.03m (16'49") x 1.92m (6'29")

Wooden flooring, shutters and picture rail.

ANCILLARY ROOM 2

4.95m (16'23") x 1.91m (6'26")

Wooden flooring, ceiling lights and shutters.

UTILITY ROOM

5.02m (16'46") x 4.16m (16'64")

Tiled floor, built-in wall and floor units, four ring hob, stainless steel double sink unit, tiled floor, plumbed for dishwasher, ceiling light and Bosch fan oven.

STORAGE ROOM

4.57m (14'98") x 1.62m (5'31")

COURT YARD

Enclosed court-yard with cast iron gate to garden, wooden doors to drive and two further ancillary store rooms.

MEWS HOUSE

KITCHEN/LIVING ROOM

6.09m (19'07") x 2.81m (9'21")

Range of fitted wall and floor units, four ring electric hob, Indesit oven, wooden floor, ceiling light, Glow-Warm boiler and solid fuel cast iron stove.

HALL

5.42m (17'77") x .85m (2'78")

Wood floor.

BEDROOM 1

3.02m (9'90") x 2.83m (9'28")

Wooden floors and ceiling light.

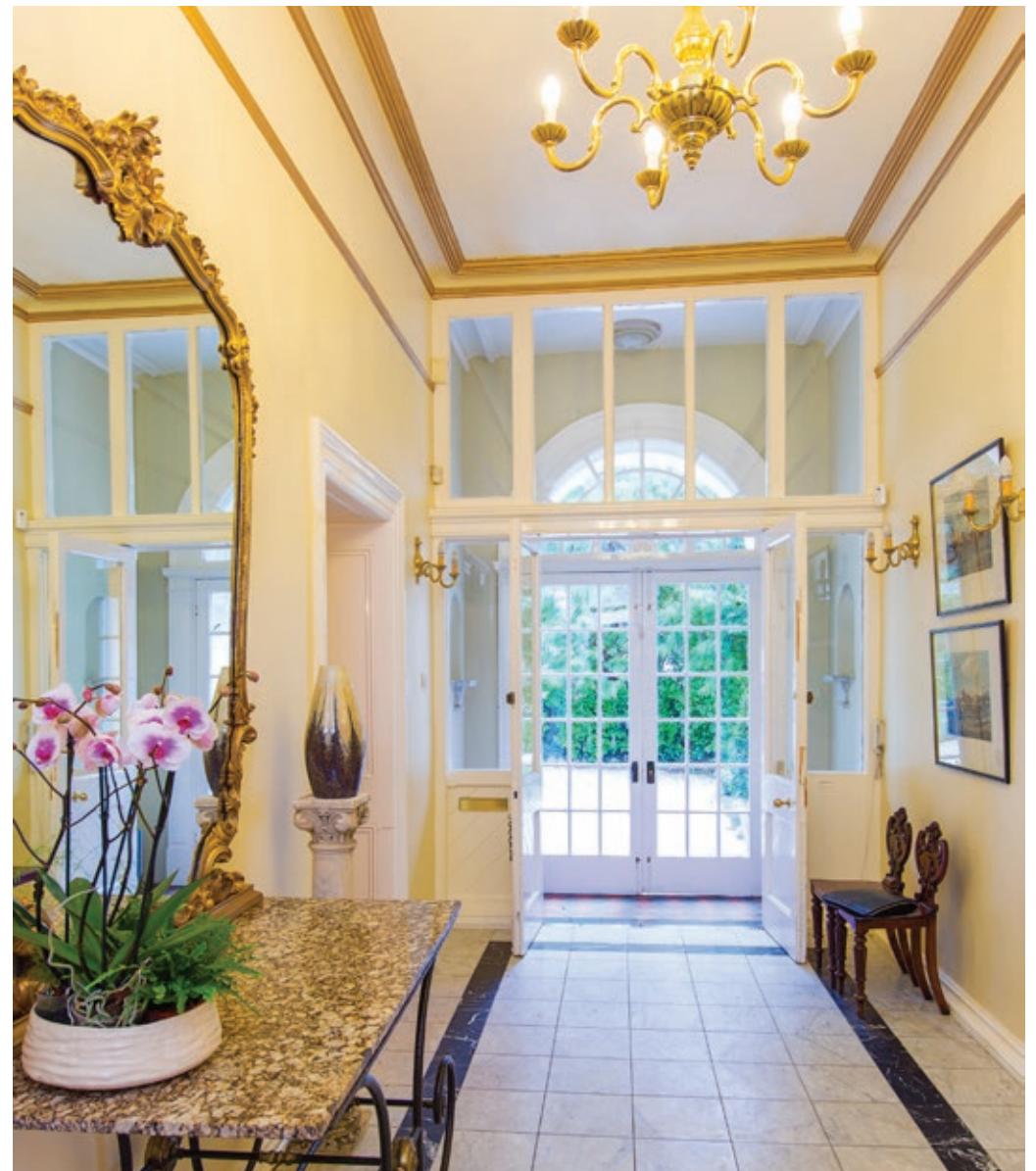
BEDROOM 2

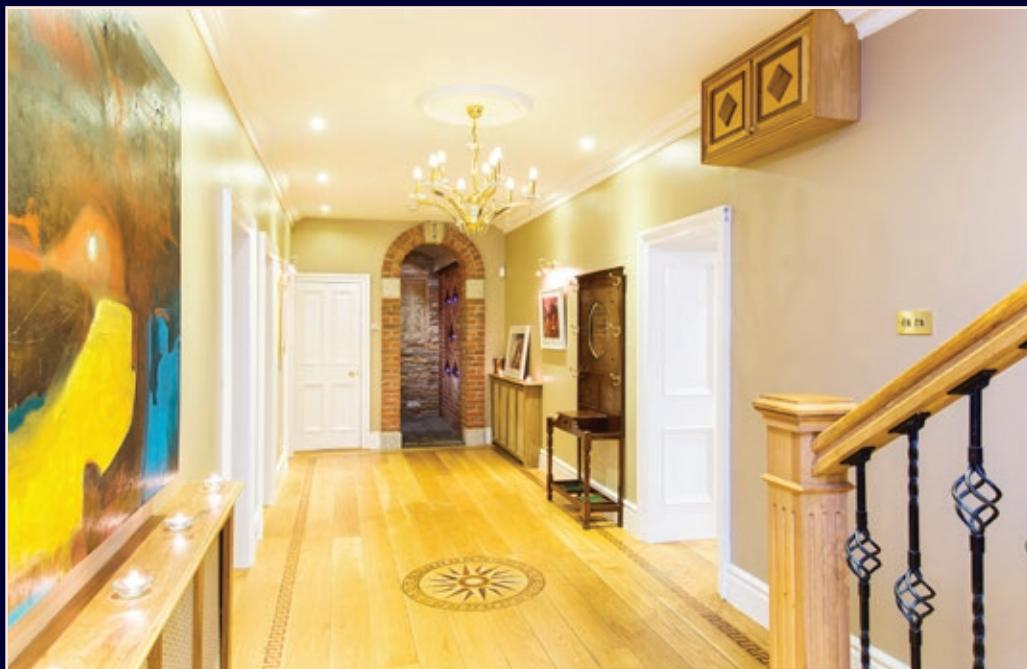
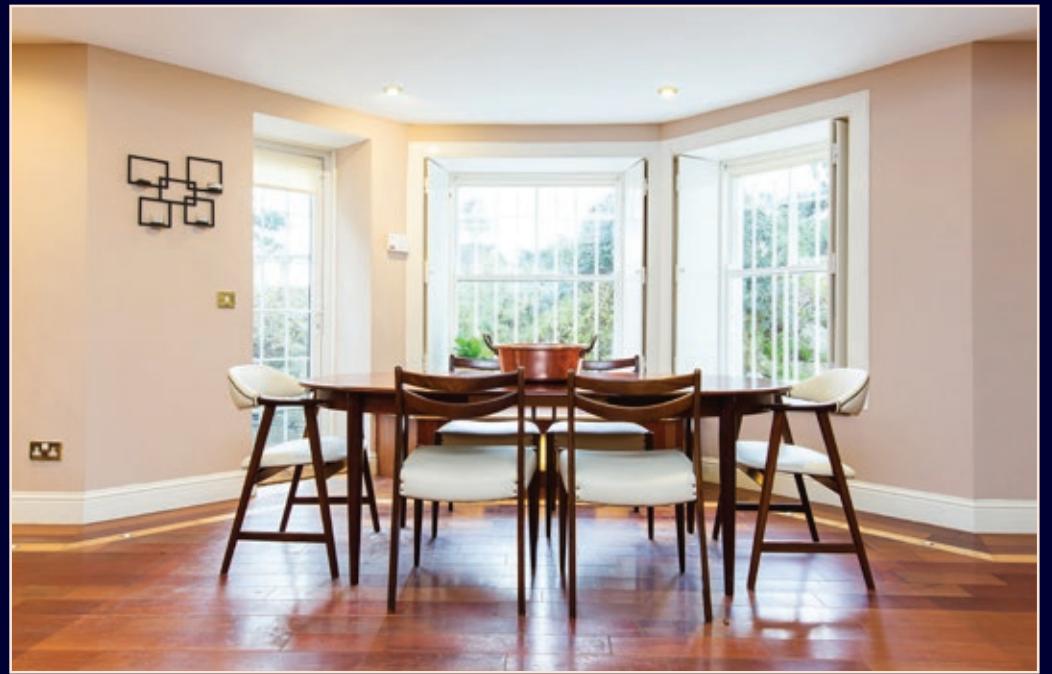
3.05m (10') x 2.95m (9'67") Max

BATHROOM

3.17m (12'10") x 1.35m (4'42")

Corner bath, pedestal wash hand basin and ceiling light.













OUTSIDE

The property is approached with a long trees lined sweeping gravel drive bordered by mature trees and hedging. The Total site area of circa 1 acre. The rear garden is laid out with a formal terraced garden with gravel on upper level, bordered by hedging and mature planting with beautifully manicured lawns and featuring stunning mature pine trees.

DIRECTIONS

Driving down Killiney Hill Road from the Druids Chair take the turn right into Killiney Hill Avenue, continue on Killiney Hill Avenue until the junction take the left turn and the entrance to Laragh will be on the left hand side. The gates to the main house are located on the right as you enter the development.

BER DETAILS

BER: F
BER number: 108432113
Energy Performance Indicator:
419.91 kWh/m²/yr

VIEWING

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



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