



# MONTEREAU LODGE

Seafort Parade, Blackrock , Co. Dublin

BER: Exempt



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**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE







# MONTEREAU LODGE, SEAFORT PARADE, BLACKROCK , CO. DUBLIN



NESTLED MAJESTICALLY ALONG THE PICTURESQUE SEAFRONT IN BLACKROCK, THIS ENCHANTING VICTORIAN FAMILY HOME OFFERS UNPARALLELED VIEWS OF THE MESMERISING MARINE LANDSCAPE AND THE LUSH EXPANSE OF BLACKROCK PARK. BOASTING A SEAMLESS BLEND OF ORIGINAL PERIOD CHARM AND CONTEMPORARY ELEGANCE, THE RESIDENCE EXUDES THE TIMELESS ALLURE OF A REFINED RUS IN URBE SETTING.

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*3186 sq. ft / 296 sq. m*

*For Sale by Private Treaty*

*BER Exempt*





## SPECIAL FEATURES

- Outstanding marine and parkland setting
- Exceptionally bright and spacious accommodation
- Unique triple aspect, West, North and East
  - Stunning period architecture
  - Refurbished interior
- Bespoke Newcastle design kitchen
  - GFCH
  - Unrivalled convenience
- Mature manicured gardens with ample off-street parking overlooking Blackrock park.
- Spacious elegant accommodation 3186 sq. ft / 296 sq. m

## DESCRIPTION

Each room within this remarkable abode boasts generous proportions and abundant natural light, courtesy of floor-to-ceiling windows that adorn nearly every space. The primary living areas benefit from dual aspect orientation, inviting the outdoors in and further enhancing the natural light, accentuated by the distinctive curvature of the windows.

A harmonious fusion of luxury and convenience, Montereau Lodge shares its boundary with Blackrock Park, offering not only a breathtaking panorama but also a wealth of recreational opportunities for the entire family. Its central location ensures effortless access to Blackrock village, as well as two DART stations, Booterstown and Blackrock, ensuring seamless connectivity to Dublin City and beyond. Additionally, renowned schools, esteemed universities, and the bustling city centre are all within easy reach via nearby bus routes and the N11.

Discover a truly extraordinary lifestyle where coastal serenity meets urban sophistication at Montereau Lodge.

## ACCOMMODATION

### GROUND FLOOR

**Entrance Hall:** Impressive large and bright entrance hall with curved walls with feature wainscot panelling and attractive timber floors. Original ceiling coving and leaded fanlight over the hall door. Door to Basement and door to Guest cloakroom.

**Guest W.C.:** Completely re modelled and upgraded by the current owners with Porcelain tiled floors. Modern wash hand basin set in bespoke vanity unit with polished porcelain top and Vanity unit under. Wall mounted lighting. Modern wall mounted W.C. Bespoke built in cloaks closet.

**Drawing room:** Wonderfully bright elegant main reception with tall ceilings and large west facing original sash windows with original shutters. This room has a wonderful, curved wall with a large Bow window with original shutters commanding wonderful sea and coastal views out across Dublin Bay to Howth. Detailed ornate ceiling cornice and central rose. Inset lights. Attractive marble fireplace with cast iron and tiled inset and slate hearth. Door to study.







**Family room:** Very bright and spacious family room with ceiling coving and floor to ceiling sash windows with original shutters. Wide plank timber floors and built in bespoke cabinetry on either side of the fireplace which has a marble surround and a brick inset and tiled hearth. Open plan arch to Kitchen.

**Kitchen/Breakfast Room:** Wonderful large and bright kitchen featuring a superb bespoke Newcastle design kitchen. Fully integrated appliances including full size fridge and freezer, Double ovens, and warming drawer, dishwasher and hob and extractor. There are an excellent range of solid wood wall and floor units including larder units and deep-set drawers. The extensive worktops are polished granite and there are superb wall to wall mirrored splashbacks. There is a very large and practical Island unit with breakfast bar with seating for five and lots of additional storage. There is a deep-set stainless-steel sink also. Two sets of French doors open out to the raised Composite deck and lead to the private sunny southeast facing rear courtyard garden.

**Study:** The study offers a fully tiled floor and sash window overlooking the side gardens and the park and sea beyond.

**Rear Lobby:** The rear lobby links the main house to the large double garage and also offers access to the rear courtyard garden.

**Double Garage:** This large garage has a vehicular access leading from the side garden. This area has plumbing and electric lights and sockets and offers great potential flexible accommodation for the next owner that could suit a variety of uses.

**Utility/Laundry Room:** Off the den/living room at the rear of the house is an extremely large utility room. here we find the gas fired boiler and modern hot water tank. This area is also plumbed for washing machine with space for a drier. A door and steps lead up to the rear deck and courtyard.



## FIRST FLOOR

**First floor Return:** Lovely bright half landing with original stairs balustrades and bannisters.

**Bathroom:** Polished timber floors, timber clad ceiling with matching wainscot panelled walls. Picture window looking out at Dublin Bay and the sea. Inset lights. Fully tiled shower, original freestanding enamel claw bath with brass fittings. Antique WC and lovely antique twin wash hand basins with wall mounted lights and shelves. Stairs to Master bedroom where this bathroom can double up as a Jack and Jill ensuite.

**Main Bedroom:** With the same dimensions as the Drawing room this is a most impressive bedroom. Enhanced further by the vaulted ceiling, original coving, striking west facing floor to ceiling sash windows overlooking the park and the Martello tower. The room ends with a wonderful, curved wall with large floor to ceiling bow window with original shutters with simply breathtaking views of the park, the sea and right across Dublin bay. Extensive built in wardrobes and jack and jill door to bathroom.

**Bedroom 2 (rear):** Another fine large double room which is positioned off a lobby with a shower room. This would originally all have been part of the room, and you could easily make this bedroom a guest suite with ensuite if that suited your needs. The bedroom has a rear courtyard aspect and an attractive vaulted ceiling with original coving. Built in wardrobes.

**Shower room:** Modern upgraded shower room with fully tiled floor and double step in shower with glass screen. Separate handheld shower and rainwater shower head. Modern wash hand basin set in vanity unit. additional storage and wall mounted mirrored bathroom cabinet. Modern wall mounted w.c. Partly tiled walls and chrome heated towel rail.







**Bedroom 3 (Front):** Another fine double room with floor to ceiling sash windows, original shutters and west facing aspect. Built in wardrobes.

**Bedroom 4 (Front) :** A charming double bedroom with curved walls and an arched floor to ceiling sash window with original shutters overlooking the park to the west. Built in wardrobe.

**Bedroom 5 (Front):** A fine single room with floor to ceiling window with original shutters. west facing. Built in wardrobes.

## BASEMENT

### Basement Level:

Door leads from the hall under the stairs to the basement level. Here the lower hall has two large storerooms off it, one of which is currently used as a wine cellar.

**Den /Living Room:** To the front at this level with high level windows we find a good-sized den. Ideal as a cinema room or child's playroom but again can be changed to suit a purchaser needs.

## OUTSIDE

Montereau Lodge is positioned at the end of this quiet and exclusive enclave of period homes. Large entrance peers and cast-iron gates lead to the long-gravelled drive with ample off-street parking for 3/4 cars. With well-tended hedging and neat lawns, the gardens are laid out with mature well stocked flower beds featuring a variety of flowering plants, shrubs and bushes. The garden wraps around the house opening on to a side garden where the wonderful views of Dublin Bay and Howth can be enjoyed. This area is mostly in lawn again with mature flower beds with brick edges. The door to the garage is here and a gravelled path leads around to the rear courtyard.

The private southeast facing rear courtyard feature composite pathways leading to an Indian sandstone patio and raised composite deck beyond. There is direct access to the main house via the rear lobby, utility in the basement and the two sets of French doors from the kitchen. This garden is ideal for outdoor entertaining and enjoying lazy sunny days.







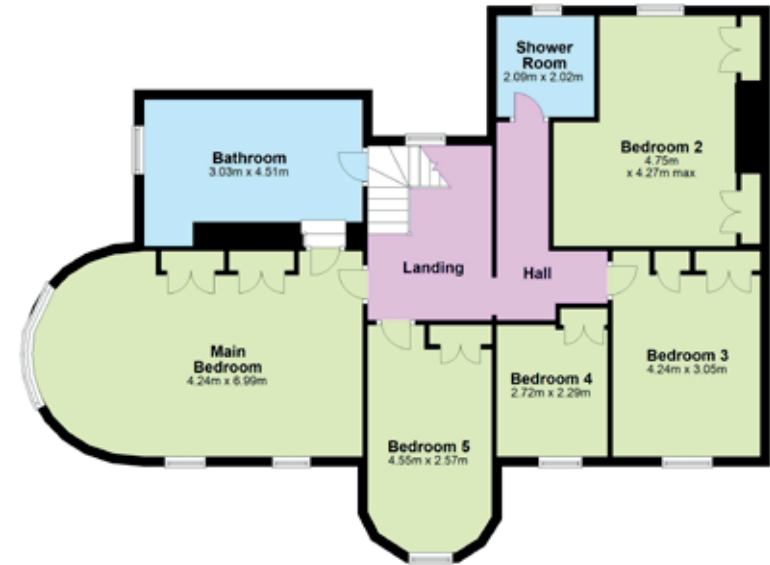


# FLOOR PLANS

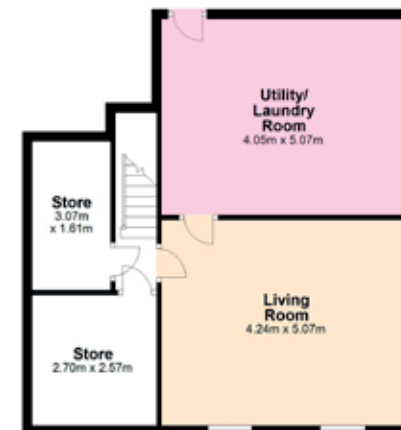
Ground Floor



First Floor



Basement







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