



# KILMORE

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KILMORE AVENUE, KILLINEY, CO. DUBLIN A96 F252

BER EXEMPT



*exclusive affiliate of*  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

# FOR SALE BY PRIVATE TREATY | VIEW BY APPOINTMENT

## SPECIAL FEATURES

- Beautifully appointed and well-arranged accommodation over three levels
- Completely renovated to exacting standards in 2003
- Bespoke study designed by German master craftsman name of "Titchler"
- Bespoke Oak Design House Dalkey fitted kitchen & island unit
- Limestone and black slate in entrance foyer
- Handles on doors are sourced antique crystal
- Pine floor reclaimed from France with wider than normal boards
- Impressive fireplaces throughout with matching pair (sitting room and study)
  - All doors are solid wood
  - Bespoke handmade mahogany staircase
- Main bedroom with sea views, bespoke cabinets by Devoy & Son and ensuite bathroom with Quartzite slabbed floor and Italian Jessie bathroom fittings
- Samuel Heath bathroom fittings throughout house
- Electric curtains in sitting room and master bedroom
  - Working shutters throughout
- Geothermal heating and underfloor throughout
  - Central vacuum
- Windows refurbished by Bolger & Company.
  - Lighting system by control 4
- Zoned sound system throughout the house
  - Netwatch & Chubb security system
- Every room is wired for coaxial and cat 5 cable
- Gardens of 1.43 acres approx. professionally landscaped by Philip Brightling
- 3 Electric car chargers, two of which are 3 phase for fast charging
- Charming detached two-bedroom cottage above the original coach house

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A DISTINGUISHED COASTAL RESIDENCE OVERLOOKING KILLINEY BAY.

SET ON APPROXIMATELY 1.43 ACRES OF WONDERFULLY PRIVATE, MATURE GROUNDS, KILMORE IS A TRULY EXCEPTIONAL DETACHED FAMILY HOME ENJOYING UNINTERRUPTED SEA VIEWS ACROSS THE MAGNIFICENT KILLINEY BAY.

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*Approximately 656 sq. m (7,061 sq. ft)*

*For Sale by Private Treaty*

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# KILMORE

For Sale By Private Treaty

In classic Georgian style emphasis is on symmetry seen in the balanced arrangements of windows and doors on the façade of this stunning home which was extended and completely renovated in 2003 under the guidance of celebrated architect Sam Stephenson and conservation architect Philip Dinkel, the property combines timeless elegance with modern sophistication. Attention to detail was paramount, resulting in a residence of distinction extending to 656 sq. m, perfectly balancing formal reception areas with spacious private living quarters.

On arrival, the sweeping gravel driveway leads to a sun-drenched south-facing courtyard. Step inside and you are immediately greeted by a grand entrance hall and reception foyer, centered around a bespoke mahogany staircase with a striking picture window. From here, the main reception rooms unfold – including a double-aspect sitting room opening onto the veranda, a handcrafted library by German master craftsman Titchler, a formal dining room, guest cloakroom and w.c., and the heart of the home: a magnificent Design House Dalkey kitchen and family living area.

The first floor hosts four generous double bedrooms, each with an ensuite. Two enjoy breathtaking sea views, with two enjoying outlooks over the beautifully landscaped gardens. The principal suite is a masterpiece of understated luxury - a bright bay-windowed, double-aspect sanctuary with bespoke DeVoy & Son his-and-her wardrobes and a quartzite ensuite, complete with Italian Jessie fittings.

The lower garden level provides further versatile accommodation with two interconnecting rooms (cinema and family room), a central hallway/games room, a kitchenette, laundry, shower room, and the home's control room. All principal rooms open seamlessly onto a paved lower terrace, ideal for entertaining or relaxation.

Adding to its appeal, Kilmore also boasts a charming detached two-bedroom cottage, created above the original coach house. With its own private entrance and parking, it offers comfortable accommodation including a living room, kitchen, two bedrooms, and bathroom – perfect for guests, extended family, or staff.





The Philip Brightling designed and landscaped grounds are as impressive as the residence itself. Rolling split-level lawns, meandering stone-set pathways, impressive stone rockeries built by master stone mason Jim Barco, vibrant flowerbeds, and mature planting create a sense of tranquility and privacy. A large, paved terrace, complete with water feature, stone-cut barbeque pavilion, and clever built-in seating, extends the home's living space outdoors for much of the year.

This stretch of South Dublin's coastline is rightly celebrated as one of Ireland's most desirable addresses. Kilmore offers a rare chance to acquire a landmark residence of elegance, scale, and heritage – a once-in-a-lifetime opportunity to become custodian of this truly exceptional home.





# ACCOMMODATION

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**Entrance hall:** wide welcoming entrance that opens into an inner double height foyer with bespoke staircase and marble fireplace ideal for entertaining. Recessed lighting.

**Sitting room:** stunning reception with walnut stained wide plank floorboards, two attractive bay windows with sea views over Killiney Bay, the one to the easterly side of the room enjoys access to the veranda. Ceiling coving, marble fireplace with wood burning stove. Built in entertainment cabinets.

**Library:** bespoke Titchler designed study with impressive wall panelling and discreet storage. Bay window with access to veranda, marble fireplace, ceiling coving and sea views.

**Dining room:** double aspect room with French doors to side garden, wide plank pitch pine floor salvaged from France, ceiling coving, marble fireplace with open fire.

**Guest cloakroom/guest w.c.:** with ample hanging space for coats which opens into a guest closet with wash hand basin and vanity unit with marble countertop.

**Kitchen/family room:** running across the southerly side of the property this superb area is fitted with Design House Dalkey bespoke kitchen and Island unit. The kitchen area incorporates Subzero fridge freezer, Subzero vegetable fridge, Miele dishwasher, 4 oven Aga. The family area has a bespoke fitted entertainment unit. This area opens out into the south facing patio area.

## FIRST FLOOR

**Landing:** impressive oval landing with overhead dome ceiling with intricate corning and plasterwork, the extensive windows enjoy stunning views over the lush gardens. Discrete concealed laundry chute.

**Bedroom 2:** luxurious double aspect double room with bay window with fitted window seat enjoying stunning sea views. Fitted wardrobes over cream fitted carpets.

**Ensuite:** with Samuel Heath bathroom fittings and incorporates show unit, bath with shower attachment, wash hand basin and vanity unit and w.c.

**Main bedroom suite:** impressive, wonderfully paired back principal bedroom enjoying double aspect orientation with impressive sea views from the bay window with fitted window seat, electric curtains over a cream fitted carpet. Main bedroom has speaker system







**Dressing room:** fitted with Devoy & Son wardrobes with brass surround and leather inset, window seat with storage

**Bathroom:** with Quartzite slabbed floor and Italian Jessie bathroom fittings incorporating his/her wash hand basin in vanity unit, free standing bath, w.c. and large step in shower cubicle

**Bedroom 3:** with brushed oak wide plank floorboards, ceiling coving, again this room is double aspect with a feature porthole window. Fitted wardrobes and recessed lighting.

**Ensuite:** with Samuel Heath bathroom fittings and incorporates show unit, wash hand basin and vanity unit and w.c.

**Bedroom 4:** another fine double bedroom overlooking the side and rear garden. Ceiling coving, recessed lighting.

**Ensuite:** with Samuel Heath bathroom fittings and incorporates show unit, wash hand basin and vanity unit and w.c.

## LOWER GARDEN LEVEL

**Central hallway/games room:** with pine wide plank floorboards, ceiling coving. Two fitted wall cupboards with generous storage.

**Control room:** houses heat pump, water pump, underfloor manifolds, electrical circuit points and fuse boards.

**Shower room:** with Samuel Heath bathroom fittings and incorporates show unit, wash hand basin and vanity unit and w.c.

**Laundry room:** wonderfully practical room plumbed for washing machine, double stainless steel sink unit

**Kitchenette:** with shaker style cherry floor and wall units and black granite countertop.

**Family room:** with wide plank salvaged pine floorboards, recessed lighting, double doors to cinema room and French doors to lower veranda/patio area

**Cinema room:** the pine floors continue through into this area. Again, a set of French doors open to the lower veranda/patio area.







## GUEST COTTAGE & COACH HOUSE

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**Living room:** split level with attractive original cut stone wall, wood burning stove, sky lights

**Kitchen:** fitted with floor and eye level units, Bosch oven and Beke electric hob, fridge freezer, single drainer sink unit. Plumbed for washing machine

**Bathroom:** fully tiled with bath with shower attachment and Mira electric shower unit, antique wash hand basin and w.c.

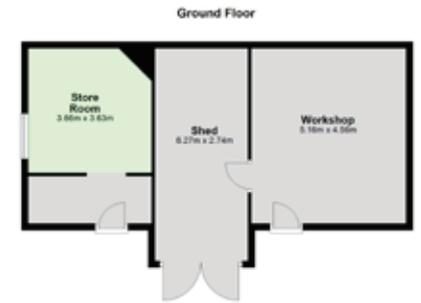
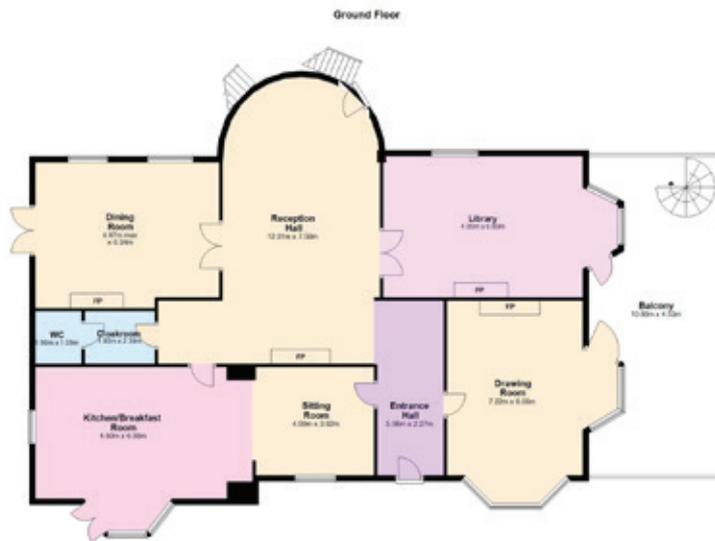
**Bedroom 1:** double room again with built in DeVoy & Son wardrobe

**Bedroom 2:** bedroom which doubles as home office – built in DeVoy & Son wardrobe

**Coach house:** the coach house is situated below the cottage with a cut stone façade and original stone – once the coach house and stable it is now used for storage and garden furniture. It could accommodate a small vintage car.



# FLOOR PLANS



NOT TO SCALE. FOR ILLUSTRATION PURPOSES ONLY.



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