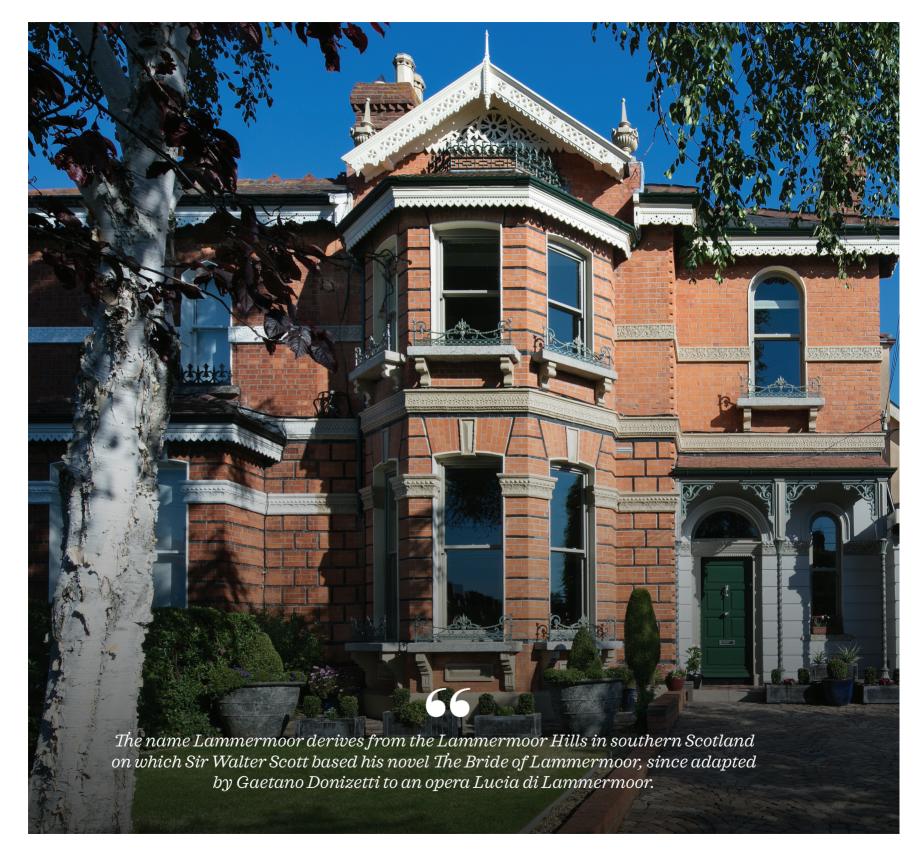
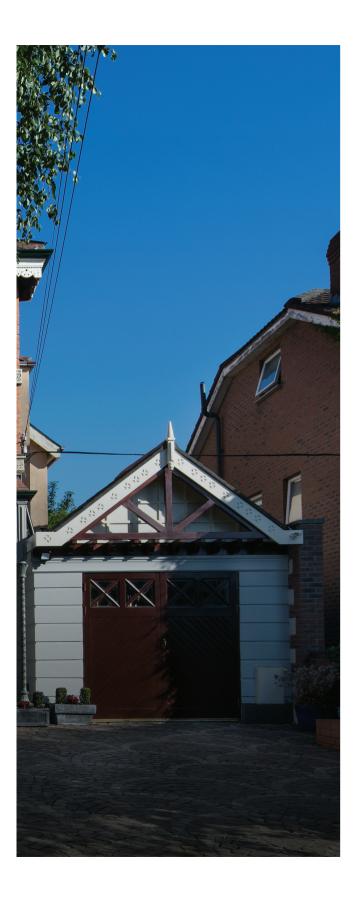




BER Exempt





Introduction



A most impressive listed Victorian House built c.1850 which has been lovingly restored & extended by its architect owner & his wife over the last 47 years.

Lammermoor is an outstanding example of Victorian architecture with its intricate brickwork facade, corbelled deep granite cills and magnificent original cast iron metalwork by the Macfarlane Foundry in Glasgow.

The property is approached through bespoke teak and steel electric security gates with brick piers and carved granite copings, mirroring the brick pattern of the house. The extensive driveway is laid with fan shaped Portuguese granite cobble and can accommodate off street parking for up to four cars.

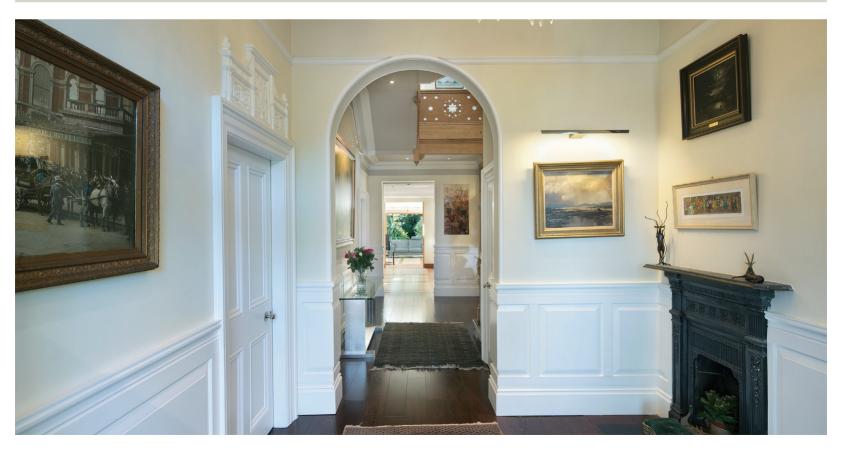
On the left is a manicured front lawn framed in galvanized steel edging trim with a gravel border and shaded by a beautiful silver birch tree.



The house is entered through a colonnaded cast iron clay tiled porch with a circular arched panelled doorway. The welcoming entrance hall features a cast iron open fireplace, an over door decorative panel and timber wainscoting which carries through to the staircase hall, linked by a 12ft high circular arch providing a wonderful "through view" to the contemporary living space to the rear and garden beyond.

The interconnecting drawing and dining room benefit from a tall bay window to the front offering wonderful natural daylight. The ornate chimney pieces, one open and one with a gas insert, provide a distinctive theme which together with the circular ceiling roses and chandeliers makes for a most pleasant living space. These two rooms can be separated by double swing back doors and feature Brazilian Wenge wooden flooring which continues through to the hallway creating harmonious unity.

The staircase hall features at 24ft central atrium and acts as the entrance to the modern three storey rear by means of 10ft high double pocket doors. The pitch pine staircase has beautiful circular star carved motifs and is the centerpiece of the house ascending to the upper deck and stained glass ceiling light designed to reflect the staircase detailing. The guest WC is located off the hallway as indeed is the cloakroom.







Lammermoor





There is an incredible juxtaposition between the original part of Lammermoor and the contemporary living space to the rear comprising a fully fitted kitchen breakfast room with maple and cherry wood flooring which in turn opens into the "pavilion", a spectacular structure with vaulted ceilings and full width sliding folding glass doors which when fully open tie in with the teak external deck and garden pool and planting.



The pavilion is a perfect everyday living space featuring a Portuguese granite block fireplace with gas insert and a continuous lineal roof light (opening) allowing for natural light penetration to the kitchen/breakfast room. Along with a dining area, there is also a separate bar area with counter and sink while sliding accordion type doors to both the kitchen and bar cater for flexibility, particularly when entertaining. Further ground floor accommodation includes a utility room with back door access and also a large playroom/studio with an abundance of storage. This is an incredibly flexible space with the benefit of garage doors to the front allowing for example, parking for a prized vintage car.

The presentation of Lammermoor cannot be understated. It is a tribute to the owners meticulous care and attention in both the design and layout. The preservation and enhancement of the distinctive Victorian features is intrinsic to the overall style of the house while there is a superb sense of flow between the original house through to the modern extension and indeed the garden which acts as a another room in itself thanks to the seamless transition between living space and deck.

Lammermoor







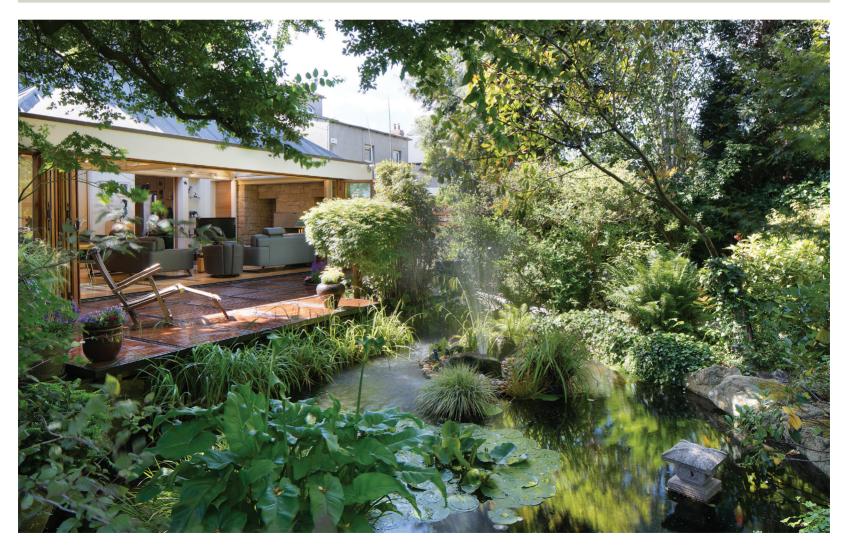


There is substantial accommodation on the upper floors to include five double bedrooms all with built in wardrobes and three with their own en-suites. A particular highlight is the triple aspect second floor bedroom with its pitched ceiling and bank of windows, including a large porthole window, overlooking the gardens below.

This contemporary space is filled with natural light and has a distinctly nautical theme. Further accommodation includes a luxurious family bathroom with Jacuzzi bath and separate shower; and back on the main landing a raised relaxation / reading area known as "the deck".



The back garden is a real surprise. With a Japanese theme it is a relaxing paradise seamlessly opening directly from the Pavilion on to beautiful teak decking hanging over a lily pond with fountain and water cascade. The planting is rich and dramatic with robust palms, ferns, acers and holly. Of note is a beautiful plum tree dating back to the 1850's. To the rear of the garden is a sizeable patio area with Indian sandstone paving, an ideal spot for alfresco dining and to capture the best of the evening sun.

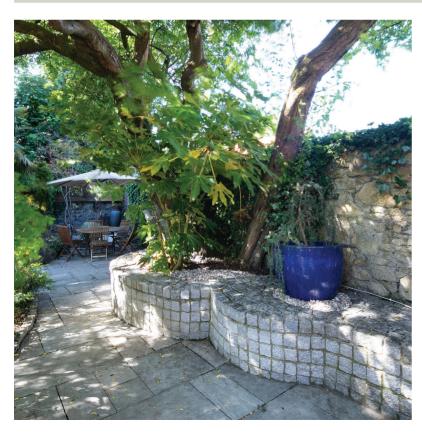




Lammermoor is superbly located between the desirable villages of Ballsbridge and Sandymount benefiting from an abundance of local amenities on its doorstep to include a wide variety of boutiques, restaurants, cafes, delicatessens, shops and supermarkets.

Sandymount Avenue is highly accessible, first class transport links include Sandymount DART Station (2 minute walk) while numerous bus routes service Sandymount village and the Merrion Road. Dublin City Centre is approx. 4km / 40 minute walk while the RDS, The Intercontinental Hotel and the new Facebook HQ are within a 10 minute walk. For the sporting enthusiast the YMCA Cricket Ground, Pembroke Wanderers Hockey CLub / Monkstown Rugby Club, Lansdowne Lawn Tennis Club and of course the Aviva Stadium are all in close proximity.

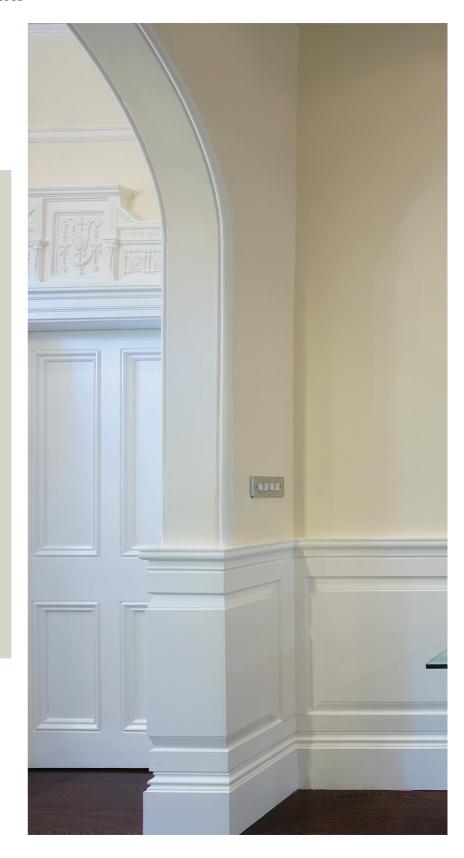
Many of Dublin's premier secondary and primary schools including St. Michael's College, Blackrock College, St. Andrew's, Muckross Park College, St. Conleth's College and Star of the Sea National School are nearby.

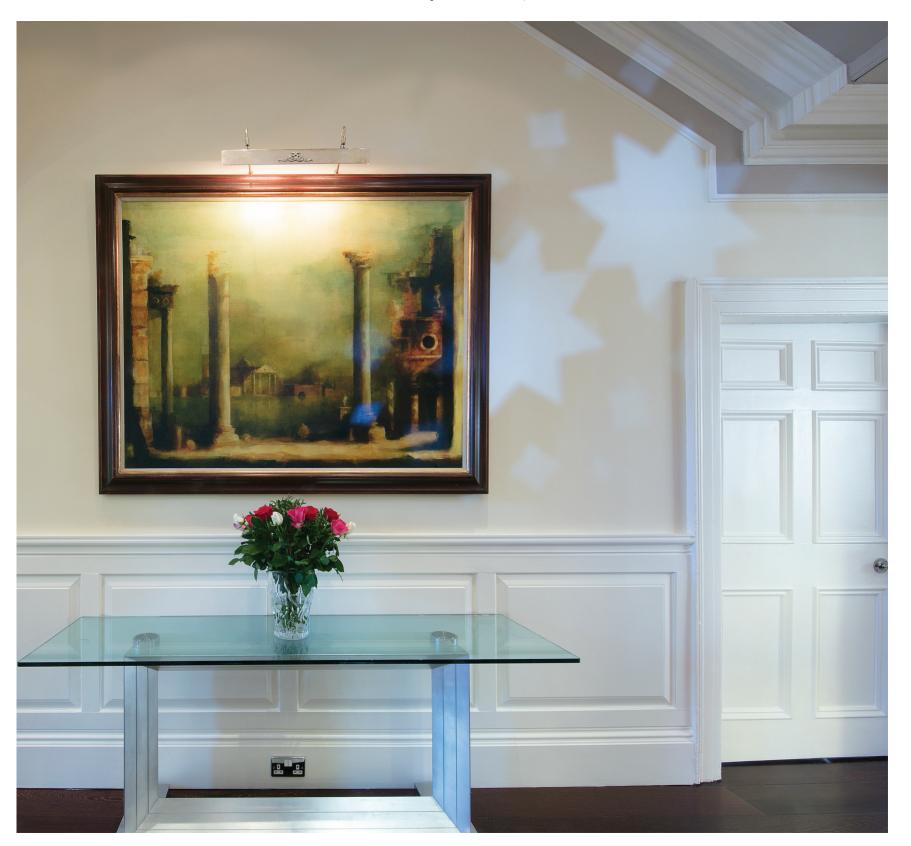




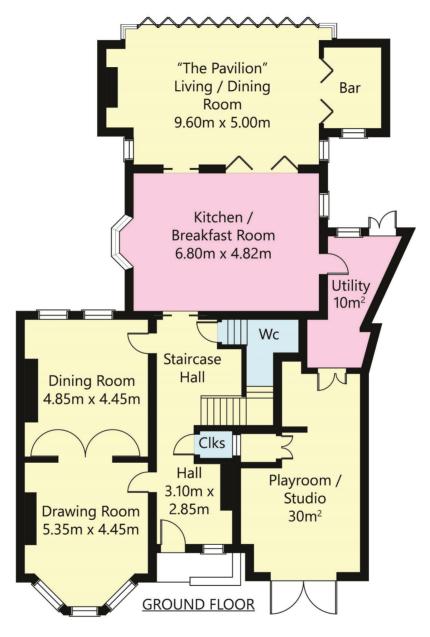


- Beautiful listed 5 bedroom Victorian home extending to approx. 368 sq. m / 3,961 sq. ft. built c.1850.
- 12ft high ceilings and unique original fixtures & fittings contrasting dramatically with modern three storey accommodation to the rear.
- Expansive contemporary kitchen and living space with sliding & folding doors opening seamlessly on to the teak deck creating the impression of an outdoor room indoors.
- A valuable playroom / studio / garage offering complete flexibility in terms of usage, benefiting from underfloor heating, 150mm of insulation and an abundance of storage.
- Off street parking for up to four cars behind electric security gates with CCTV.
- Gas fired central heating
- Stunningly landscaped Japanese style garden with a lily pond and a plum tree dating back to the 1850's.
- Superbly located close to both Ballsbridge and Sandymount Villages.





FLOOR PLANS

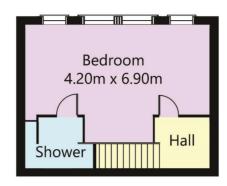


NOT TO SCALE

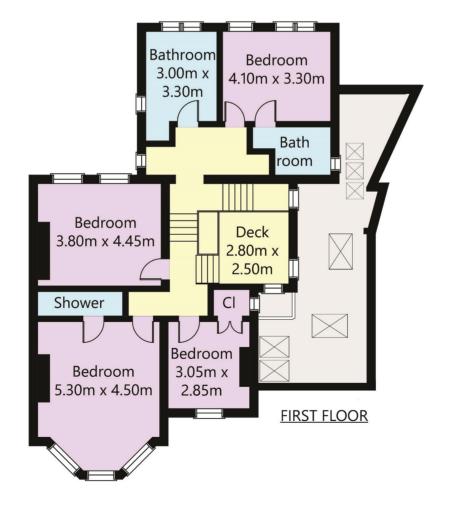
Whilst every attempt has been made to ensure the accuracy of these floorplans, easurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. These plans are for guidance only and must not be relied upon as a statement of fact.

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FLOOR PLANS



SECOND FLOOR





20-21 Upper Pembroke Street, Dublin 2

CONTACT:

Guy Craigie

T: +353 1 634 2466 E: Guy.Craigie@ie.knightfrank.com