

# CASTLEFIELD HOUSE

CONVENT ROAD • DELGANY • CO. WICKLOW



BER A3



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***Castlefield House is without doubt one of Ireland's finest period style mansions. Situated on an elevated site of approximately 2.5 acres of manicured gardens this stunning home benefits from far reaching sea views and a superb location close to Delgany Village.***

Completed to the highest possible standard and impeccable specification in 2007 the superbly proportioned accommodation extends to approximately 756 sq.m. / 8,100 sq.ft. with an additional 200 sq.m. / 2,154 sq.ft. of expansive attic space currently being used as a gym and snooker room. There is also a two bedroom mews, home office and outbuildings located on the site which extend to 247 sq.m. / 2,658 sq. ft. The property has been designed to take full advantage of the sea views from many of its principal rooms. Built in period style, an imposing granite portico is supported by Doric columns set on cut granite ashlar providing the perfect entrance to this modern classic home.

The property is classic contemporary in style enriched by its very considered design created under the watchful eye of interior designer, Patricia Fitzpatrick. Every element and space in this unique property, from flooring to lighting, from bespoke fireplaces to bespoke handcrafted cabinetry have been carefully selected to create a timeless, enduring and sophisticated appeal.

The house is approached via automatic security gates up a sweeping cobbled avenue framed by meticulously planted specimen trees. Variegated ivy contrasts beautifully against the perfectly manicured topiaries in geometric shapes. A row of Thuja trees stand like soldiers creating a picturesque backdrop. The gravelled driveway features a central fountain providing a turning circle for vehicles approaching this magnificent home.











### Accommodation

Upon entering Castlefield House you are greeted by a beautiful bow glass panelled inner lobby. The timber framed panels incorporate curved and bevelled oval glass open via double doors into the entrance hall featuring a cantilever Portland stone staircase with a hand forged iron balustrade. In addition, there is an impressive marble fireplace and a bespoke crystal chandelier designed in collaboration with Louise Kennedy & Tipperary Crystal (not included in the sale). This meticulous attention to detail and quality craftsmanship is evident throughout this outstanding home.

The entrance hall leads to the drawing room featuring an Italian cut limestone fireplace, walnut variable width wooden floors and a bay window with double doors opening on to the terrace which overlooks the gardens. Doors to the right lead into the grand dining room with timber panelled walls boasting silver leaf detailing and a limestone carved fireplace. Adjacent to the dining room is a fully fitted commercial style kitchen with stainless steel work units; ideal for entertaining.

The right wing on the ground floor comprises of a fabulous cinema / party room with upholstered sound proofed walls, a tiered seating area, drop down projector and screen as well as automatic blinds and curtains. Furthermore, there is deep-buttoned leather fronted bar with drinks fridges and a concealed dance floor. A charming powder room is positioned just off the hall featuring Italian cut limestone panelling for the ultimate in understated opulence. On the other side of the hall is the hand-crafted solid maple study with stitched suede wall covering.

The left wing of Castlefield House mainly comprises family living accommodation including a triple aspect country style kitchen with a central island unit and spacious eating area. There are hand-painted wooden cupboards with marble and walnut worktops, an AGA (with 2 oven companion), two Gaggenau dishwashers, a Gaggenau steam oven and in-built coffee machine and wine cooler as well as Sub Zero fridge freezers.







There are excellent sea views from the kitchen and doors opening out onto the cobbled courtyard. Adjacent to the kitchen is a large utility room with laundry chute, multiple Miele washer dryers and a sink. There is also a five person mural adorned lift to the first floor. Further ground floor accommodation includes an informal living / TV room opening on to a patio area.

The first floor is equally as impressive and comprises six bedrooms, the master suite with French doors to the balcony overlooking the formal gardens, an incredible marble adorned bathroom with double sinks, a Roman style bath with built-in TV and a separate shower and steam room. This in turn leads on to a lavish dressing room. The further five double bedrooms all benefit from well-appointed shower rooms featuring either Italian cut stone or marble; and Villeroy & Boch sanitary ware. Four of the five bedrooms benefit from walk in wardrobes while there is an additional bathroom with sauna. Finally, there are solid oak wooden floors and custom made carpets throughout the first floor and considerable amounts of space in the attic above, ideal for a variety of uses.

#### **Exterior**

The magnificent gardens are richly landscaped laid out mainly in lawn and punctuated in part by carefully appointed gravel pathways. The entire site is bordered by evergreen trees providing a natural windbreak delineating the site creating both shelter and privacy. Each area of the garden lends itself to a different mood, linked by recurring motifs such as topiary balls, yew and evergreen hedging creating strong architectural shapes suiting the overall character and considered symmetrical design of the property. Specimen plants include Italian Spruce, Thuja trees and cherry and magnolia trees to name a few. An L-shaped two bedroom guest mews and four bay garage with home office creates the perfect courtyard. This delightful setting complete with contemporary cobble-locking and up and over garage doors is a modern take on a period classic pairing beautifully form and functionality.







There are further outbuildings which house the mechanics of the sophisticated geo thermal heating system along with an outdoor shower and toilet. A wooden framed summer house is located to the northern part of the site and there is a separate tradesman vehicle entrance here also.

Planning Permission has just been granted on the north eastern boundary of the site for a 3 bedroom dormer bungalow extending to approx. 270 sq.m/ 2,900sq. ft.

#### **Location**

Castlefield House is located in Delgany with a wealth of amenities nearby. Delgany and Greystones have earned themselves a reputation for being charming and gentle with a selection of boutiques and trendy eateries combined with delightful coastline and cliff walks. Sports facilities are in their abundance and include Delgany and Greystones Golf Clubs, as well as Greystones tennis and rugby clubs. The recently opened Greystones Harbour Marina offers fantastic facilities for the sailing and water sports enthusiast. The area is well served by public transport with a park and ride facility at Greystones Dart Station for those looking to commute to the City. The N11 is a short drive away and gives rise to the M50 making the Airport just 45 minutes away and Dublin port readily accessible.





### Special Features

- Geo-thermal central heating
- Crestron advanced integrated home automated entertainment system for lighting, music, heating, alarm and CCTV
- Heat Exchange System in attic & cinema room
- Central Vacuum System
- Villeroy and Boch sanitary ware
- Interior design by Patricia Fitzpatrick
- Ellickson 5 person lift (400g)
- Italian marble and Portland stone
- Planning for a swimming pool & gym - 237 sq.m. / 2551 sq.ft.
- Two bedroom gate Lodge

### Approx. floor area:

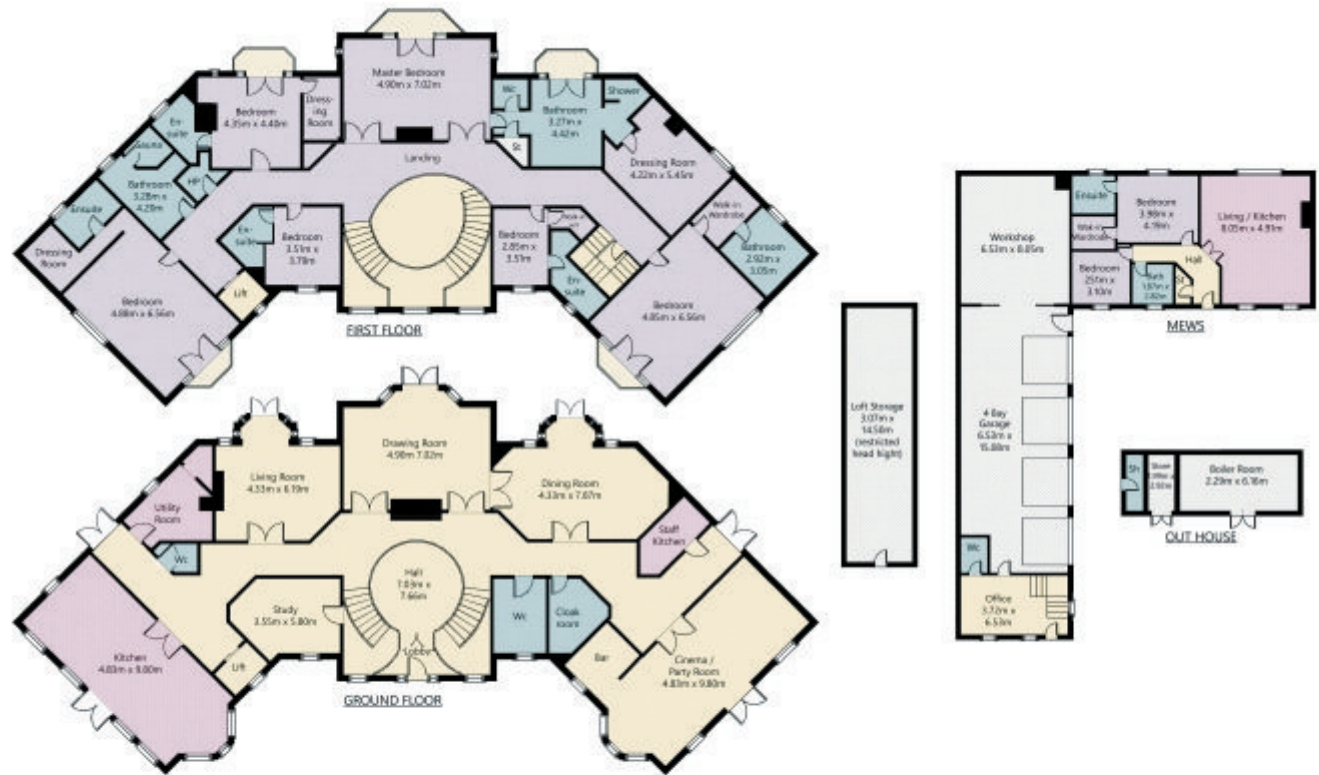
- 756 sq.m. / 8,100 sq.ft. - Main House with additional 200 sq.m / 2,154 sq.ft. of attic space
- 247 sq.m. / 2658 sq.ft. - Guest Mews, home office and 4 bay garage.

**BER:** A3

**BER No:** 107182172

**kWh/m2/yr:** 72.07

**Viewing:** Strictly by Appointment



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