

# Cam Lodge

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KILQUADE, GREYSTONES, CO. WICKLOW





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A captivating private mini-estate set on approximately a hectare (approx. 2.5 acres) of award-winning gardens in an idyllic setting near to greystones, The M11 and less than 40 minutes away from central Dublin.

Cam Lodge opulently blends its original dacha-themed Russian village period character with modern amenity, to create a distinctive 6/7 bedroom luxury family home of approximately 580sq.mtrs/6,245 sq. ft. resplendent with its Douglas fir frame, cathedral room and minstrel's gallery, a Christians of London kitchen, master's study not to mention the separate spa house complete with its covered swimming pool, sauna, gym, shower and kitchen.

If this is not enough to tempt, then perhaps the tennis court or garaging for your potential 3-4 classic cars may do so! Certainly not a house to be missed.







## SPECIAL FEATURES

- West wing:
- GROUND FLOOR:**
- Porch
  - Reception hall
  - Bathroom
  - Dual-height drawing room
  - Dining room
  - Custom fitted kitchen
  - Utility
  - 2 (no.) family bedroom suites
- 1<sup>st</sup> FLOOR:**
- Principal bedroom suite

## SPECIAL FEATURES

- East wing:
- GROUND FLOOR:**
- Back entrance hall
  - Family room
  - Study
  - Ensuite bedroom
  - Bathroom
- 1<sup>st</sup> FLOOR:**
- Bathroom
  - 2 further bedrooms, bathroom
- GROUND:**
- Detached indoor heated pool and leisure complex
  - Two fine garages
  - Tarmac tennis court





## SPECIAL FEATURES

Commuter connectivity:

- Dublin approx. 30km/19 miles
- Greystones approx. 5.5km/3 miles
- Bray approx. 11.7 km/7.3 miles
- Enniskerry approx. 12km/7.6 miles
- Dublin airport approx. 45km/27 miles



## HISTORY & LOCATION

The Russian village was created towards the mid-20th century through the imagination and creativity of the Giltsof family who dreamed of developing a community of country dachas reminiscent of their roots at home. Cam Lodge was for many years the home of legendary gardener Patricia (“Paddy”) Maitland, and her gardens featured on the BBC long before the current craze for lifestyle/gardening programmes – hers was a more calm, measured, lifestyle which involved early rising and a daily “dip” in the (then outdoor) pool.

Cam Lodge’s stewardship has witnessed a safe pair of hands in the current owners who have added 21st century creature comforts and lots more accommodation, but never disrespecting the roots and ethos of previous custodians who harnessed natural materials and artisan skills to (sometimes literally) carve out a home of domestic flair and character.

Totally private, yet part of a discerning community of neighbours who have made the Old Russian village their home, Cam Lodge blends modernity with mellow beams which would not look out of place in a Tudor mansion.

Cradled in the gateway to the “garden county” this is an enviable and seldom repeated opportunity to acquire a unique residence on beautiful gardens less than an hour from the capital’s international airport, close to the sandy east coast beaches and harbours from which to sail or sea-fish; and surrounded by a choice of world-class championship golf courses – from Druids Glen (home of the Irish Open in 1996 and 1999) to Greystones, Delgany, Powerscourt and Woodbrook; with Mount Juliet under two hours drive.

Local leisure and sporting amenities are first class, as are educational facilities and neighbourhood retail.

World-ranked pleasure gardens at Mount Usher and Powerscourt are minutes’ drive away, and some of Co. Wicklow’s most scenic rolling countryside is within half an hour’s easy driving distance; as are hill-walking and pony-trekking trails.

This is a wonderful place to live, put down roots and rear a family; or to have an idyllic retreat, the envy of one’s peers, within an hour of the airport and even less to Dublin’s south city.



## CAM LODGE

Sympathetically enhanced, upgraded and extended from its original footprint, the residence now presents in superb visual order.

A spectacular extension featuring exposed oak beams a cathedral-style vaulted principal reception room with “minstrel’s gallery” feature from the vast main bedroom suite also houses the main reception hall, dining room, and two further ground floor family bedroom suites.

A “Christians” custom fitted kitchen is the bridge linking the new with the original, where one can find the characterful study, family room, and a ground floor bedroom suite before ascending to two first-floor bedrooms sharing a modern bathroom.

Outside, there are two garages – enough to indulge the classic car collector with workshop space if required; and a quite superb detached leisure block with room to entertain and enjoy the heated indoor pool.



## ACCOMMODATION

### RECEPTION HALL:

With southerly bow-feature aspect and double doors; guest wc, whb and polished timber floor; exposed beam ceiling with recessed down lighters. Cloaks and storage cupboard, off.

### DRAWING ROOM:

An impressive triple-aspect dual height room with cathedral style vaulted ceiling and overlooked by a minstrel’s gallery featuring ecclesiastical architectural salvage hardwood balcony rail. There are exposed structural oak beams, a polished timber floor, clever lighting, designer Jim Laurence wall-lights; all presided over by a fine stone chimney piece with Jotul solid-fuel stove.

### FIRST FLOOR:

From the main hall, a curvilinear stairs ascends to the extensive:

### PRINCIPAL BEDROOM SUITE - BEDROOM 1:

A dual aspect room with two balconies facing front and rear to catch the first morning light and, later on, the best light overlooking the gardens and featuring a beamed ceiling, great lighting, a polished timber floor – all approached from the stairwell across a gallery overlooking the dining room.

### ENSUITE DRESSING ROOM:

With fitted hanging space, and polished timber floor.

### ENSUITE BATHROOM:

With wall tiling, beams, polished timber floor, wc, deep Jacuzzi bath, separate shower compartment, and whb, heated towel rail.





# ACCOMMODATION

**BEDROOM 2:**  
With “V” shaped window recess and polished timber floor, curvilinear wall feature, spot-lighting and exposed beams.

**ENSUITE BATHROOM:**  
With whb, wc and bath. Part panelled walls. Tiled floor.

**BEDROOM 3:**  
With bow-shaped window feature overlooking the garden. Polished timber floor. Exposed beams, fitted wardrobe. Spot-lighting.

**ENSUITE SHOWER ROOM:**  
With wc, whb and shower. Tiled floor. Heated towel rail.

**DINING ROOM:**  
An atmospheric south facing room featuring a complex barrel-vaulted ceiling design, exposed oak beams, part dual-height with gallery above, but, above all, beautifully lit by a floor-to-ceiling lead-panel window. Polished timber floor and Jim Laurence wall-lights.



# ACCOMMODATION

**EAT-IN KITCHEN:**  
A southerly oriented room featuring bow-windows with French doors opening from the breakfast area directly to the main garden. With a polished timber floor, vaulted beamed ceiling, inspired lighting and a statement central island complete with stainless steel sink and under-counter cupboards, this “Christians” design space is the heart of the house with its custom wall and floor level cupboards, generous work surfaces, ample power points, and integrated appliances headlined by an “Esse” oil-fired range complemented by Neff appliances including double oven, housed microwave oven, and electric hob set on a granite worktop. The full range of appliances extends to a Miele coffee-maker, Miele dishwasher and American - style Maytag fridge.

**UTILITY ROOM:**  
With timber-panelled ceiling, stainless steel sink and drainer, fitted shelving, floor level cupboards, and plumbed for washing machine.

Glazed double doors lead from the kitchen to the “east wing” comprising the original house:

**FAMILY ROOM:**  
Featuring square bay French window along its entire southern elevation overlooking the garden; this is the original part of the house and typically has a stairs to access the two first floor bedrooms of the east wing. Polished timber floor; original beamed ceiling, brick-surround open fireplace; ceiling spot-lights.

**STUDY:**  
Facing south via a box window overlooking the garden; a cosy room with period cast-iron fireplace, exposed beam ceiling, polished timber floor, fitted bookshelves and unity, ceiling spot-lights.

This area also contains the original entrance hall.





ACCOMMODATION

ENTRANCE PORCH:

With preserved black-and-white chequered tile floor, opening to:

HALLWAY:

With polished timber floor, original beamed ceiling, and spot lighting.

BATHROOM:

With contemporary “metro” tiling, whb in vanity granite surround over fitted cupboard, wc, part-tiled walls, spot-lighting; bath with shower attachment, heated tower rail.

HOTPRESS:

With shelving

BEDROOM (4):

With box-window looking south to the gardens. Fitted Wardrobe.

ENSUITE:

With cast-iron claw – foot bath and shower attachment; wc, pedestal, whb, polished timber floor, part-tiled walls; heated towel rail. Ceiling lighting.

Returning to the family room stairwell, this accesses two first floor east wing bedrooms, thus:

BEDROOM 5:

With a triple aspect, polished timber floor, timber-panelled ceiling, spot-lighting and eaves storage access.

SHOWER ROOM:

With wc, pedestal whb, electric shower, and polished timber floor.

BEDROOM 6:

Polished timber floor, attic access, and timber panelled ceiling.



OUTSIDE

POOL-HOUSE LEISURE SUITE:

Comprising approx. 176 sq m / 1,894 sq ft in area this building, to the east of the main residence, has been finished externally to complement the character of the house. With deep windows, there is great sense of light, sharing identity with the luscious gardens; and there is scope to use the facilities here in conjunction with a garden barbecue area. This 12 metre heated swimming pool with full filtration plant can open via no less than five (5 no.) double French doors, to the poolside garden terrace; and there are changing and shower/wc facilities; a sauna; and a useful kitchenette.

GARAGING:

There is a detached garage/workshop close to the original house entrance; and another larger – garage suitable for 2/3 cars adjacent to the tennis court entrance.

Tennis Court:

A fully netted tarmacadam tennis court enjoys access from the avenue next to the large garage block.







## GARDEN

The late “Paddy” Maitland was a celebrated award-winning gardener who regularly opened Cam Lodge as part of the Wicklow gardens festival, for charity; and she is largely responsible for the initial garden layout and specimen planting lending today’s glorious maturity. The current owners “carried the torch” and have renovated the gardens as necessary to complement the earlier 1950’s Maitland planting of Monterey Pine, Pincus Radiard, Spruce; and beech to protect the house and lend privacy. Today, approx. 70 years on, one sees expansive lawn, secret hideaways, gravelled avenues and rustic paths; with three Lawson’s Cypress adorning the front lawn, while a pair of flowering Cherry trees are another conversation piece. There are two sets of electronically operated vehicular gates from the country road.



## SERVICES

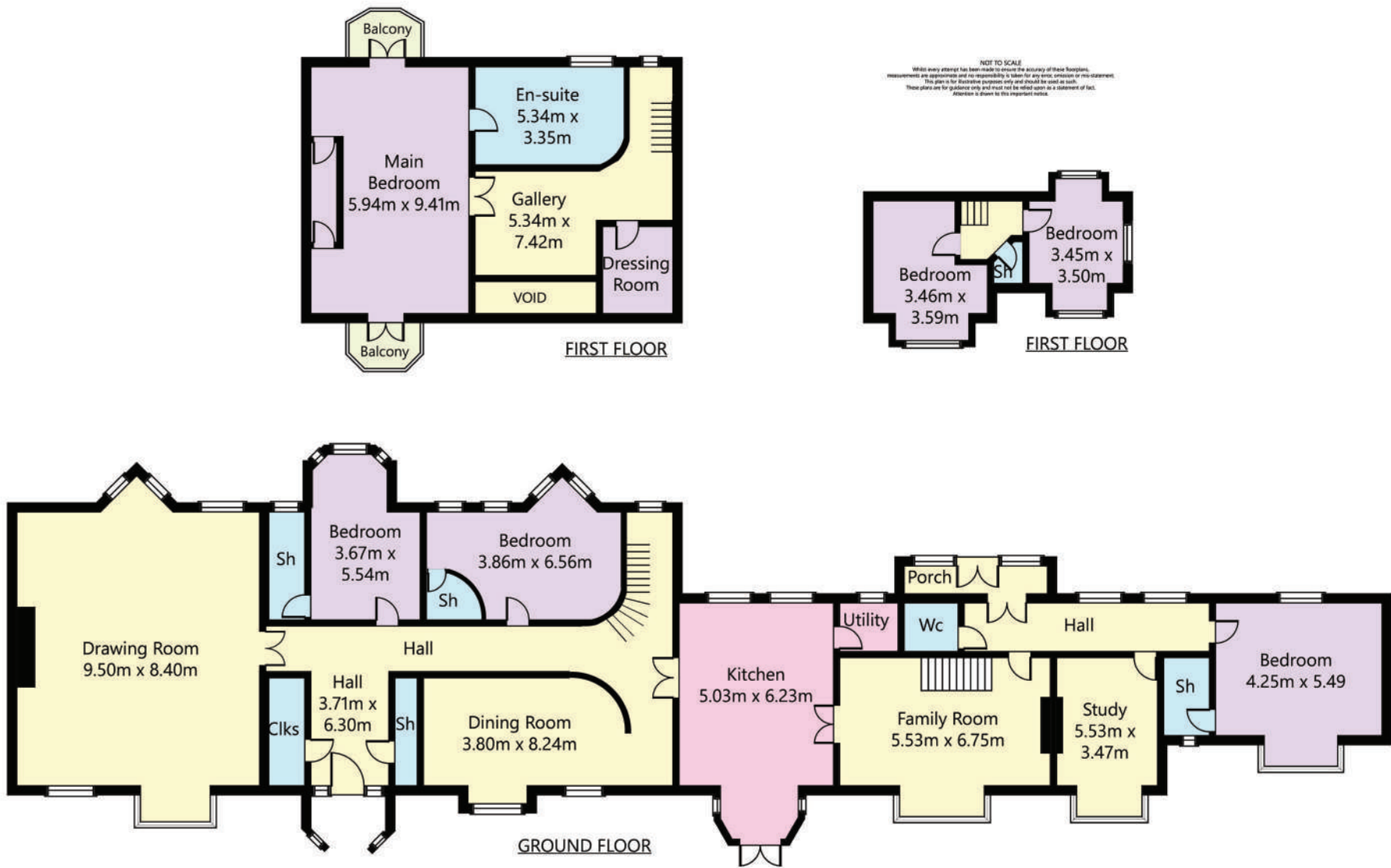
Mains water and electricity; drainage to septic tank; oil-fired radiator central heating. Monitored security/ alarm system.

## DIRECTIONS

From Dublin south on M50 / M11/ N11 through Kilmacanogue and glen of the downs. Continue past “Delgany” and “Greystones South” exits to exit left for Kilquade (by Burton’s 4x4 outlet). Cam lodge is on the left after approx. 1 mile, the first gate after passing “New Russian Village” and just before the sharp left bend before going downhill to Arboretum and St. Patrick’s church. Preferably use the “first” of the two sets of gates to Cam Lodge.



FLOOR PLANS



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**01 634 2466**

20-21 Upper Pembroke  
Street, Dublin 2

**Contact:**

Peter Kenny  
**[peter.kenny@ie.knightfrank.com](mailto:peter.kenny@ie.knightfrank.com)**

Guy Craigie  
**[guy.craigie@ie.knightfrank.com](mailto:guy.craigie@ie.knightfrank.com)**

**Viewing:**  
**Strictly by Appointment**

**Overall Size:**  
**Approx. 580 sq. m / 6,243 sq.**  
**BER: 108879792**

