

SAINT AUBYN'S HOUSE

Shanganagh Road, Killiney, Co. Dublin

FOR SALE



BER EXEMPT





SAINT AUBYN'S HOUSE

Originally dating back to the 1680's and then extended with all the style and elegance of the Victorian era that encapsulates its unique timeless grandeur.

Saint Aubyn's House features high ceilings, original floorboards, feature fireplaces, decorative moulding and tall working shuttered windows which overlook the extensive lawned gardens to the front and its sweeping gravelled driveway which approaches the hall door.

The accommodation comprises an attractive glazed porch to the double hall door with decorative wrought iron. The two main formal reception rooms are to the front of the house with shuttered dual aspect bay windows and wonderful feature marble fireplaces. From the formal dining room on the right-hand side of the hall there is a glass door to a covered terra cotta and stone floor fernery measuring approximately 35 sq. m / 377 sq. ft.



SAINT AUBYN'S HOUSE



SAINT AUBYN'S HOUSE



ACCOMMODATION



Through the hallway is the study with mahogany panelling and matching fireplace with surround. Continuing on is the fully fitted kitchen with tiled stone floor, pantry area, SMEG oven with a back stairs to the first floor and door to a sunny outside courtyard area with good storage. There is a lovely family room off the kitchen. A bathroom, WC and cloakroom completes the downstairs accommodation.

Upstairs there are five generously proportioned bedrooms, the principal bedroom with ensuite overlooks the front lawns. This room is flooded with natural daylight from the dual aspect arch windows with shutters. There are four further bedrooms which are also particularly bright and all with ample storage. One of these bedrooms has a study with the potential of being converted to an en-suite. A family bathroom and attic storage can be found on this floor.





ACCOMMODATION





GARDENS & LOCATION

Saint Aubyn's House occupies a site of approximately 0.36 ha / 0.9 acres set on mature gardens. Wrought iron gates open to a gravelled driveway which leads directly to the house. The surrounding gardens are mostly laid out in lawn bound by beautiful matured trees to include a California Redwood, Cordyline trees and Austrian Pine.

Undoubtedly, the most impressive feature of the grounds is

the privacy that is afforded by its matured landscaping and the benefit from a southerly aspect. Situated in this prime coastal location, Saint Aubyn's is located on the highly regarded Shanganagh Road, enjoying a convenient position close to the village of Killiney, with nearby Dalkey village providing an outstanding selection of specialty shops, eateries, bijou restaurants and shopping facilities to choose from. Killiney village is well served by bus routes (no 59) and the Killiney

DART station on Station Road is within walking distance providing easy access to the Dublin City Centre. The Aircoach also stops at the nearby Fitzpatrick Castle Hotel. The entrance to Killiney Hill and the Tower Tea Rooms are only a short walk away. The property has some excellent schools close by to include Holy Child Killiney, Loreto Dalkey and St. Josephs of Cluny.



FEATURES

- Approx. 0.9 acres of mature gardens
- Close proximity to the sea
- An abundance of period features
- Generous sun filled reception rooms
- Separate gate lodge
- Close to N11 & M50





DETAILS

BER Exempt

Approx. House: 383 sq. m / 4,123 sq. ft.

Viewings: By Appointment / Virtual Viewing

THINKING OF SELLING?

If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please get in touch with our team of experts.

CONTACT



Tara Jerman
Sales Advisor
tara.jerman@ie.knightfrank.com



Guy Craigie
Director of Residential
guy.craigie@ie.knightfrank.com

+353 1 634 2466

residential@ie.knightfrank.com

FLOOR PLANS



NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of these floorplans, measurements 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. Attention is drawn to this important notice.



20-21 Upper Pembroke Street
Dublin 2
Tel: +353 1 634 2466

[KnightFrank.ie](https://www.knightfrank.ie)



PSRA Registration Number:
001880

Subject to Contract/ Contract
Denied/ Without Prejudice

CONDITIONS TO BE NOTED

These particulars are issued by HT Meagher O'Reilly Limited trading as Knight Frank on the understanding that all the negotiations are conducted through them. These particulars do not constitute, nor constitute any part of an offer or contract. All statements, descriptions, dimensions, references to condition, permissions or licenses of use or occupation, access and other details are for guidance only and are made without responsibility on the part of HT Meagher O'Reilly Limited trading as Knight Frank or the vendor/landlord. None of the statements contained in these particulars, as to the property are to be relied upon as statements or representations of fact and any intending purchaser/tenant should satisfy themselves (at their own expense) as to the correctness of the information given. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/tenant shall be liable for any VAT arising on the transaction. The vendor/landlord do not make or give, and neither HT Meagher O'Reilly Limited trading as Knight Frank or any of their employees has any authority to make or give any representation or warranty whatsoever in respect of this property.

Knight Frank is a registered business name of HT Meagher O'Reilly Limited. Company licence Reg. No. 385044. PSR Reg. No. 001880.