

RARC - AN - ILAN

Dalkey, Co. Dublin

BER D1





RARC - AN - ILAN

An exceptional home gracing the waterfront set out on approx. 0.6 acres of land and offering immediate water access, located just a stroll away from the highly coveted Dalkey Village. This property presents a rare and extraordinary opportunity to own a magnificent home in an iconic waterfront setting.

This villa-style residence was re-constructed in c.1993 maintaining a traditional aesthetic offering generous living accommodation

of approximately 318. sq. m. / 3,200 sq. ft. In addition, there is an adjoining structure that replaced the original coach house providing a one-bedroom lodge of approximately 84 sq. m. / 904 sq. ft. complete with a garage and separate boiler room below.

Rarc-An-Ilan stands as an outstanding family home, meticulously maintained over the years and is nestled on notable private grounds offering breathtaking vistas of Dublin Bay.





MAIN HOUSE

Accommodation

Accessed through electric wrought iron gates flanked by imposing pillars and shielded by a tall granite wall, this property offers complete privacy. A sweeping driveway, paved with granite cobble stone, guides you to the impressive entrance.

Above the entrance door, a fanlight adds a touch of elegance to the façade. The hallway is both classic and timeless (with lift),

to the right of which is an interconnected drawing room and dining room featuring complementary marble fireplaces and charming Juliette balcony that looks out onto a private courtyard below. As you progress along the hallway, your attention is captivated by the sweeping panoramic views of the sea. Double doors beckon you to step onto the balcony providing an awe-inspiring vista of the magnificent Dublin Bay in all its splendour.



MAIN HOUSE

Accommodation

To the left of the entrance hall, you'll find the primary bedroom suite, offering stunning sea views, leading through to a luxurious en-suite bathroom. A flight of stairs descends to the ground floor providing access to a spacious country style kitchen with four oven AGA cooker, seamlessly connecting to a cosy living room with access to a sheltered south facing terrace.

There is an expansive conservatory at the rear of the house providing a wonderful entertaining area, opening onto a paved terrace that offers 180-degree views of the sea. There are two further double bedrooms on the ground floor, one has its own en-suite bathroom, while the other enjoys access to the bathroom across the hall. There is a study that can also serve as a 4th bedroom while a separate utility room, a guest WC and external access to the side of the house completes the accommodation.

Features

Convenient lift between floors

Approximately 0.6 acres of secluded grounds

Monitored alarm system for security

Promising potential for expansion, pending planning permission

Direct access to the seafront and foreshore



Approx 318.0 sq.m. /
3,423 sq.ft.



2



4



3











GUEST LODGE

Accommodation

Adjacent to the main house you will find a charming Hamptons style guest lodge comprising a living room, kitchen, double bedroom, and bathroom. This apartment also offers the added advantage of breathtaking sea views and serves as a perfect option for staff or guest accommodation as needed. Below you will discover a spacious car garage and the boiler room adding practicality and convenience to the property.



GUEST LODGE

Features

Monitored alarm system for security

Promising potential for expansion, pending planning permission

Direct access to the seafront and foreshore



84 sq.m. / 904 sq.m.



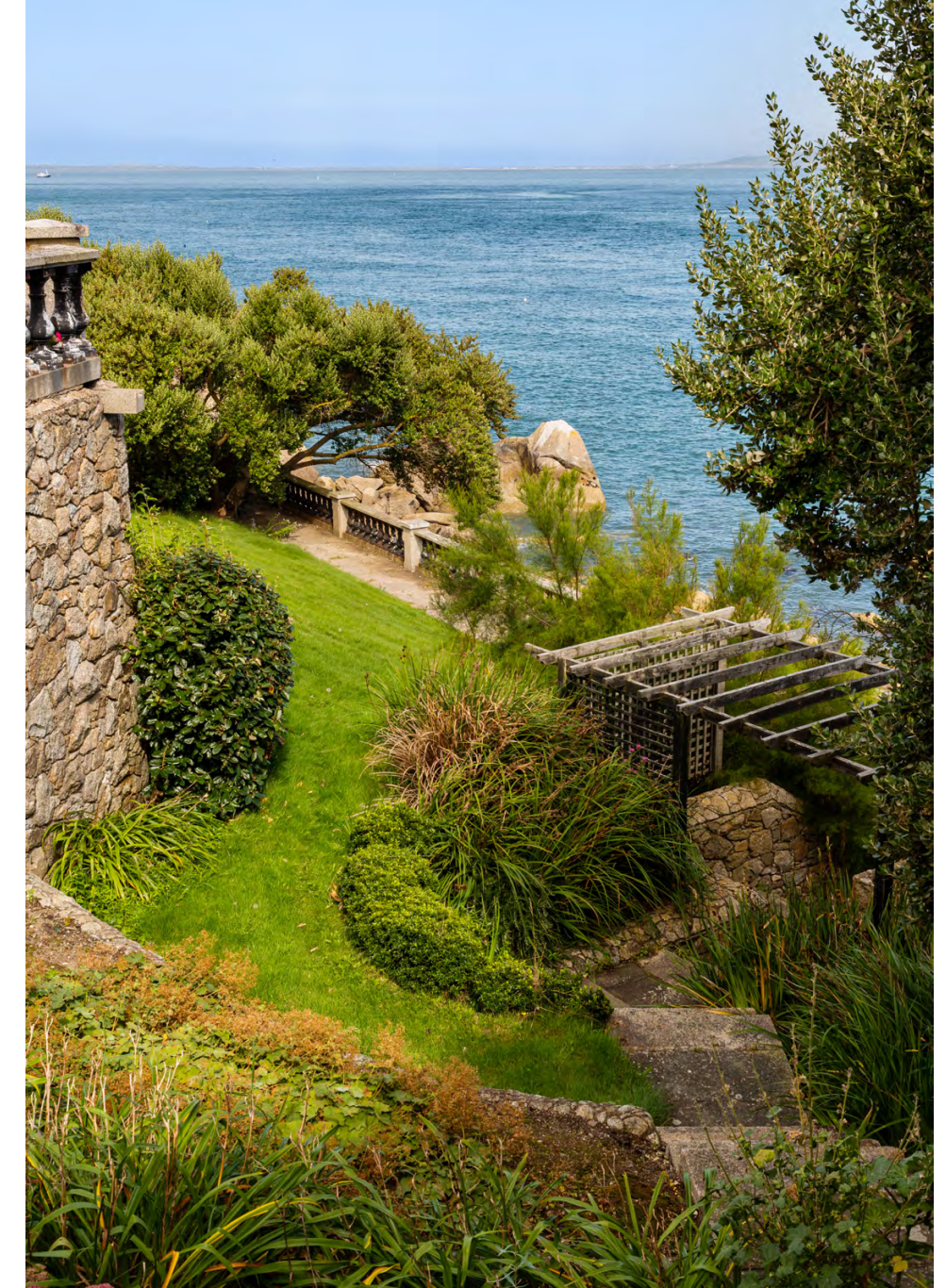


GROUNDS

The property's approx. 0.6 acres of grounds offer a high level of privacy, security, and tranquillity. Accessed through electric security gates that lead to a cobbled driveway providing parking for a minimum of four cars. To the front there is a generous expanse of well-maintained lawn, adorned with an ancient apple tree. Adjacent to the lawn, you will discover a sunny, south facing paved courtyard adorned with fig trees – an idyllic setting for sheltered al-fresco dining.

From here a gate opens through to the terraced back garden (access also from the side of the house) granting access down to the waters edge. Underneath the rear terrace you will find a versatile space that could serve as a games room, easily adaptable into a gym, a summer house, a home office or whatever suits your needs.

Steps down to the water, where during low tide, a natural pool forms, providing an ideal spot for a refreshing swim.





FLOOR PLAN

Main House

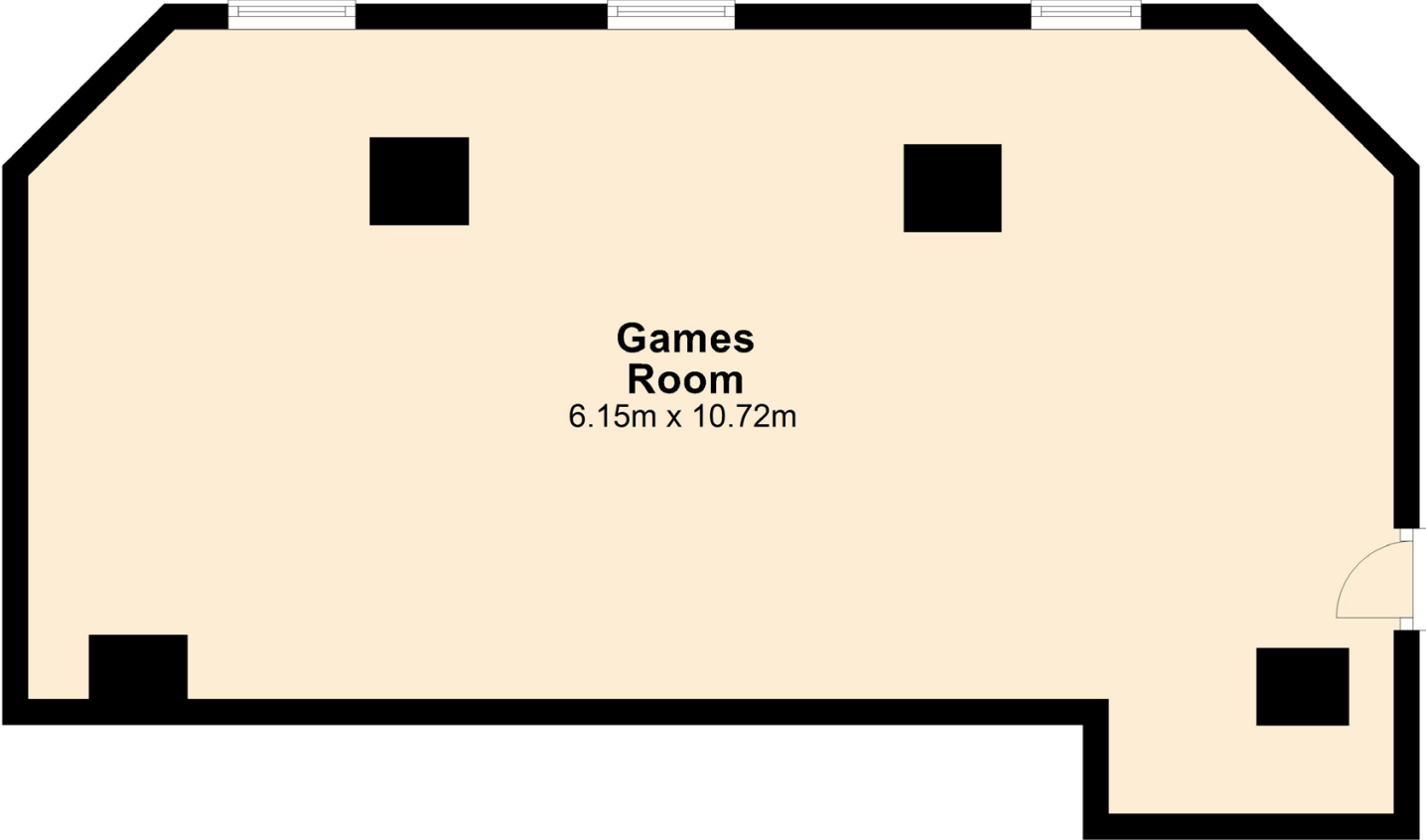


Total Area: approx. 318.3 sq. m.

FLOOR PLAN

Main House

Ground Floor

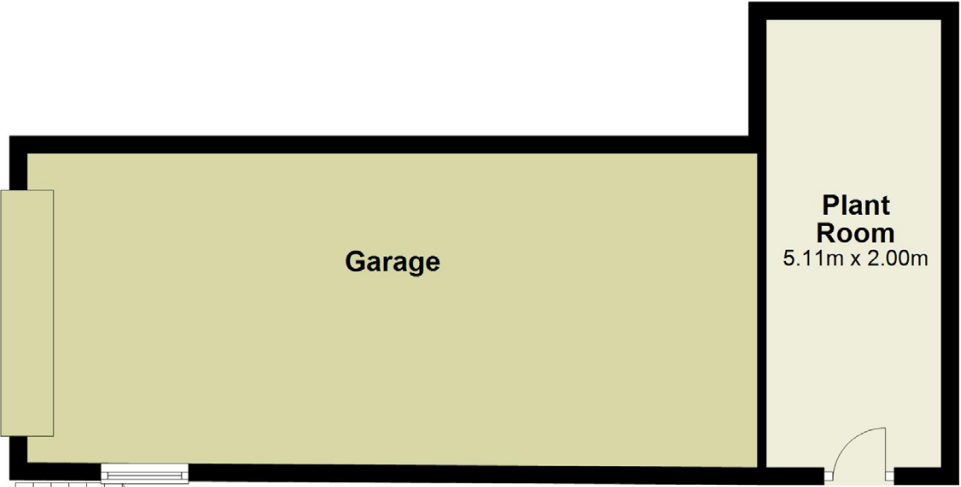


Total Area: approx. 66 sq. m.

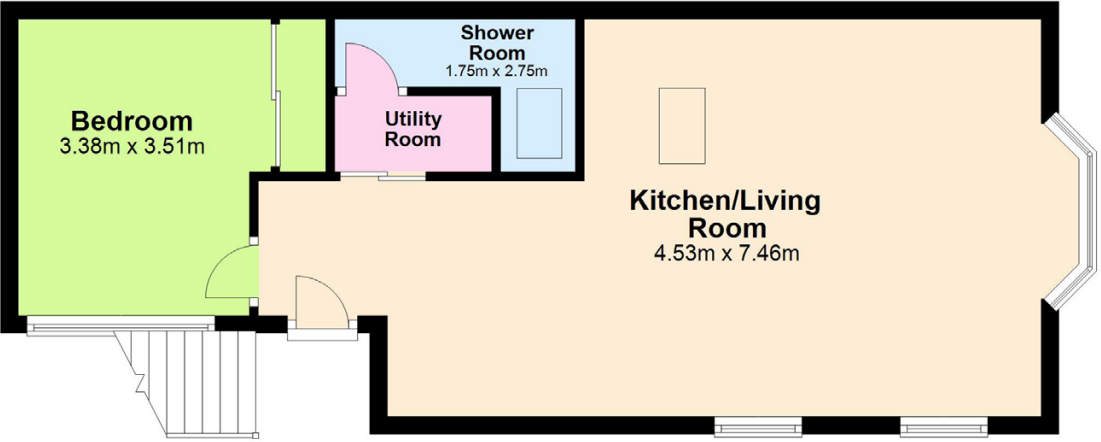
FLOOR PLAN

Guest Lodge

Lower Level



Ground Floor



Total Area: approx. 88.4 sq. m.



SELLING AGENTS



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MORE INFORMATION

[Click here to watch the video](#)

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