

BER EXEMPT

Summerhill, Marino Avenue West, Killiney, Co. Dublin

Lisney







Summerhill, Marino Avenue West, Killiney

On approximately 2.02 ha (5 acres)

A magnificent detached Victorian residence located on Marino Avenue West enjoying spectacular sea views within an enviable private secluded position overlooking Killiney Bay, Sorrento Terrace and Dalkey Island.

Having been occupied by the same family for almost 40 years, Summerhill comes to the market offering a once in a lifetime opportunity to acquire one of South Dublin's finest homes.

This Victorian residence dating from the mid-1800's sits amongst 2.02Ha (5 acres) of the finest manicured gardens and grounds. The long sweeping driveway past the tennis court, golf putting and chipping green, manicured lawns and feature waterfall and pond lead to the house with ample off street car parking to the front and side.

The entrance porch leads to the entrance hall and inner hall with magnificent staircase surround. The accommodation of approximately 701.45sq.m (7,550sq.ft) is over three floors with spaciouly proportioned rooms that offer comfortable accommodation. The principal reception rooms face south enjoying views over the grounds towards the sea.

The kitchen to the rear is the focal point in the home and includes a sitting/dining area with views over Dalkey Island.

The garden level/basement includes gym, bar and plant room with access to the lower gardens and lawns.

Upstairs there are seven bedrooms, the master bedroom suite includes a large en suite bathroom and the bedroom itself enjoys fine views. There are six further bedrooms, one of which is en suite together with a second staircase.

The house also benefits from a comfortable coach house to the side which is ideal for staff accommodation

Features

- Site area of approximately 2.02 Ha (5 acres)
- Floor area of house approximately 701.45 sqm (7,550 sqft)
- Coach house of approximately 138 sqm (1,485 sqft) gross external with two bedrooms
- Floodlit tennis court
- Golf putting green
- Par 3 golf hole
- Secondary vehicular access
- Gas fired central heating with two separate boilers
- Spacious well-proportioned accommodation throughout
- Exceptional sea views
- Private secluded gardens
- Within walking distance of Killiney DART Station
- Close to local schools, primary and post primary



Accommodation

ENTRANCE PORCH: 2.2m x 1.5m (7'3" x 4'11") with double arch doors, ceramic tiled floor and oak part glazed door to

ENTRANCE HALL: 2.25m x 3.3m (7'5" x 10'10") with ceiling coving and centre rose

GUEST CLOAKROOM: with w.c., wash hand basin, tiled floor and storage cupboard

STUDY: 2.5m x 5.55m (8'2" x 18'3") with timber floor, ceiling coving and bay window with views over Killiney Bay, Dalkey Island and Sorrento Terrace

INNER HALL: 4.9m x 7.2m (16'1" x 23'7") with feature arch doorway, ceiling coving, feature marble fireplace and staircase to upper floors

DRAWING ROOM: 6.9m x 4.8m (22'8" x 15'9") with ceiling coving, marble fireplace with coal effect gas fire, south facing bay window, window to front and sliding doors to

SITTING ROOM: 6.6m x 3.8m (21'8" x 12'6") with ceiling coving, south facing window, marble fireplace and door to

DINING ROOM: 6.85m x 4.85m (22'6" x 15'11") with south facing bay window, parquet flooring, marble fireplace, door to hallway and door to

LOBBY: leading to

FAMILY ROOM: 5.7m x 8.7m (18'8" x 28'7") with timber floor, fireplace with timber mantel, feature sitting either side of chimney and double folding doors to south facing patio

GLAZED LOBBY: leading to

KITCHEN: 7.8m x 7.8m (25'7" x 25'7") with feature skylight window, bay window with extensive views towards Dalkey Island, window overlooking fountain to rear, a range of fitted cupboards, presses and polished granite work surface, double Belfast sink unit, Fisher & Paykel double drawer dishwasher,

Britannia double oven with five ring hob, extractor over, Sub Zero fridge & freezer, steps to sitting area with fireplace with electric Dimplex coal effect fire, dining and sitting area with views over Dalkey Island.

INNER LOBBY: with staircase to lower garden level

LOWER GARDEN LEVEL

HALLWAY: with door to outside courtyard

UTILITY/GUEST W.C.: with w.c., wash hand basin, tiled floor, counter unit, plumbed for washing machine and dryer

GYM/WEIGHTS ROOM: 6.5m x 4.4m (21'4" x 14'5") with fireplace with solid fuel stove, mirrored wall and two arches

GYM/FITNESS ROOM: 6.5m x 4.4m (21'4" x 14'5") with parquet flooring, two arches to

BAR: 6.5m x 6.4m (21'4" x 21") with bar counter with featured railway sleeper to sides and back, fitted shelving and sink unit

WINE CELLAR: 1.65m x 5.1m (5'5" x 16'9")

CHANGING AREA: 2.7m x 3.95m (8'10" x 13') with tiled floor, inset lighting, wood panelled walls and ceiling

SAUNA: 2m x 1.2m (6'7" x 3'11")

SHOWER ROOM: 1.55m x 5.9m (5'1" x 19'4") with wood panelled walls, tiled floor and shower

SEPARATE W.C.: with wash hand basin

PLANT ROOM: 4.45m x 8.2m (14'7" x 26'11") with tiled floor, fitted shelving, store room and two gas fired central heating boilers

INNER HALL: with magnificent feature staircase to

FIRST FLOOR

LANDING: 8.67m x 3.95m (28'5" x 13') with ceiling coving and arch between landing

MASTER BEDROOM SUITE

ENTRANCE LOBBY: 1.2m x 2.75m (3'11" x 9')

EN SUITE BATHROOM: 3.55m x 2.7m (11'8" x 8'10") with tiled floor, 2/3 tiled walls, bath, bidet, w.c., twin wash hand basins with cupboards under, separate step in shower, mirrored cupboard and heated towel rail

BEDROOM: 4.9m x 5.85m (16'1" x 19'2") with ceiling coving, extensive fitted wardrobes, fitted locker units, fitted dressing table and bay window with views over gardens and grounds, Killiney Bay, Sorrento Terrace and Dalkey Island

BEDROOM 2: 2.8m x 4.8m (9'2" x 15'9") with fitted wardrobes

BEDROOM 3: 3.85m x 4.8m (12'8" x 15'9") with fitted wardrobes and south facing window

BEDROOM 4: 3.9m x 3.55m (12'10" x 11'8") with fitted wardrobes including fitted chest of drawers

BEDROOM 5: 3.85m x 4.9m (12'8" x 16'1") with fitted wardrobes, south facing window and door to

EN SUITE BATHROOM: 1.75m x 2.8m (5'9" x 9'2") with part tiled walls, tiled floor, roll top and claw bath, w.c. and wash hand basin

FAMILY BATHROOM: with tiled floor, bath, w.c., separate step in shower, wash hand basin with vanity unit and mirror

UPPER FLOOR RETURN

BEDROOM 6: 2.95m x 3.45m (9'8" x 11'4") with fitted sink unit

LOWER FLOOR RETURN

BEDROOM 7: 2.95m x 3.45m (9'8" x 11'4") with sink unit and fitted wardrobe
















Outside

The house is approached via electrically operated entrance gates with long sweeping driveway to the main house. The site area is approximately 2.02Ha (5 acres) with manicured lawns, feature waterfall and pond, tennis court, golf putting and chipping green, vegetable garden, outhouses and par 3 golf hole.

The outhouses comprises open store, three stores, two with sliding doors and one with folding door, pitched roof and ideal for machinery storage or further development subject to the necessary Planning Permissions.

OPEN STORE AREA: 5.06m x 12.6m (16'7" x 41'4")

THREE STORE ROOMS: 21.24m x 5.06m (69'8" x 16'7") overall, two with sliding doors, one with folding door, pitched roof and access on separate entrance for machinery

DETACHED COACH HOUSE: Entrance hall, kitchen/breakfast room, sitting room, two bedrooms, shower room with w.c. & w.h.b.

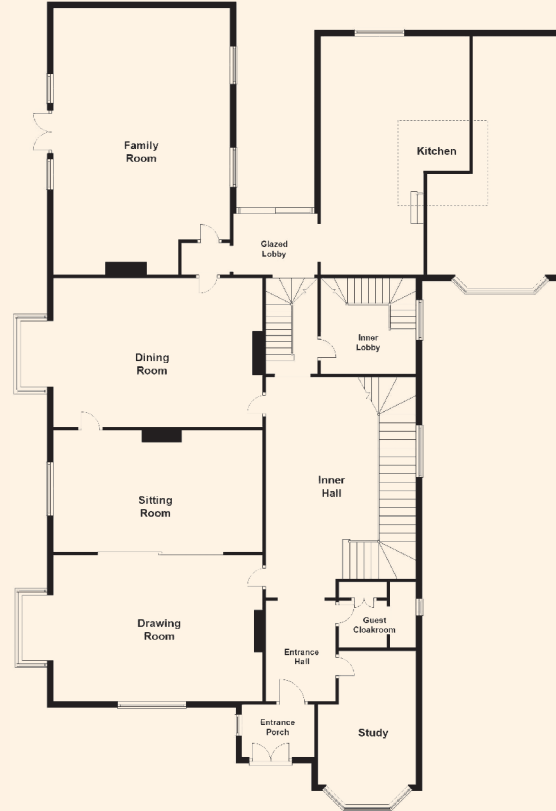
Floor Plans

Not to scale - for identification purpose only.

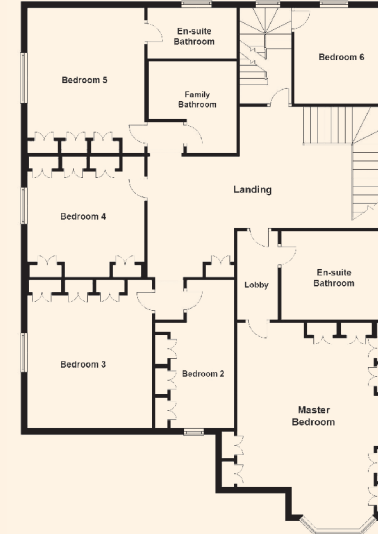
Garden Level



Ground Floor



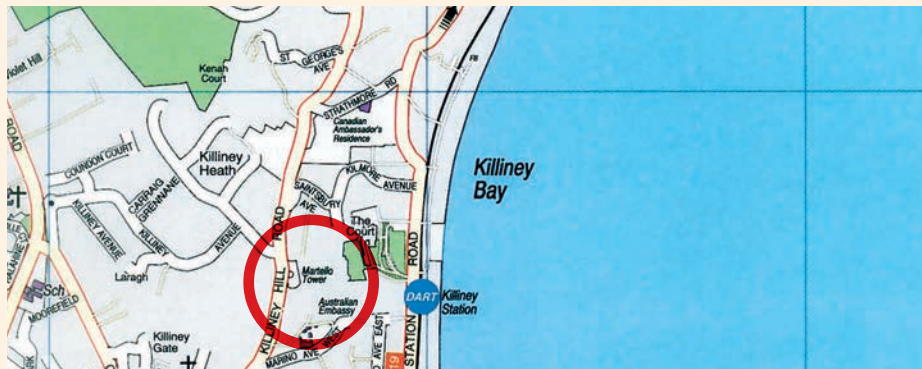
First Floor



Upper Floor Return



Location Map



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