



The Battery, Sandy Cove Point
Sandy Cove, Co. Dublin



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Features

- Iconic landmark military building constructed circa 1800
- Discreetly nestled between Sandycove Beach and The Forty Foot
- Site area of approximately 0.4acre
- Shorefront location with stunning panoramic 270° views towards Scotsman's Bay, Dun Laoghaire Pier, Howth, Bulloch Harbour, and the Muglin's Lighthouse
- Off-street parking
- Raised suntrap south-facing patio area
- Battery wall is a protected structure
- Gas-fired central heating
- Scope to extend/remodel subject to the necessary planning permission
- Within striking distance of Sandycove, Dalkey, Glashule and Dun Laoghaire
- Fitted carpets, window coverings and appliances included in the sale
- Excellent public transport links including the DART in Sandycove/Glashule, Aircoach and a regular bus route

The Battery is an iconic Georgian military building steeped in history, it was built circa 1800 in preparation to defend against Napoleon's French Fleet. At this time there were 74 towers built around Ireland, mainly concentrated in the south and east and many such as the tower at Sandycove were attached to a battery or fort. The property stands on approximately 0.4 acre of immensely private grounds and offers breath-taking panoramic 270° views to Dun Laoghaire Pier, Howth, the Forty Foot and beyond. It has been in the same ownership since 1955 and now offers the discerning purchaser a unique opportunity to acquire a landmark property in the heart of Sandycove, one of South County Dublin's most popular coastal suburbs.

There is dual access to the house with vehicular gates to the Forty Foot side and a pedestrian gate to the Sandycove Beach end. To the front, there is off-street parking for a few cars and a pathway leads up to the front door from the pedestrian gate, the garden is filled with mature planting and echiums, making it very private. Internally, the accommodation extends to approximately 175 sq.m. (1,884 sq.ft.) and briefly comprises of a covered courtyard entrance area which opens out to a secluded raised patio which faces due south. Steps lead down to further ancillary buildings at a lower level, including the Guard Room and Master Gunner's Store.

On entering the house, you are welcomed by a living/dining room, off which there is a dual aspect drawing room with a conservatory that was added at a later stage. There is access from the living/dining room out into the semi-circular lookout area which is laid out in grass with a large granite outcrop to the centre. High granite walls hug the perimeter, granting complete privacy, while still retaining unrivalled panoramic 270° views to Dun Laoghaire Pier, Howth, the Forty Foot and beyond. There is a raised platform area to The Forty Foot side, an ideal spot for an evening drink. Off the living/dining room, there is a hallway where there are three bedrooms, one of which has a mezzanine level and en suite shower room. The main bathroom is in the original vaulted, Napoleonic era gunpowder room. Finally, there is a functional galley style kitchen/breakfast room and off this there is a second dining or family room, completing the internal accommodation.

In Peter Pearson's book documenting the architectural history of the area: *Between the Mountains and the Sea*, he says "It is safe to say that the Martello Tower at Sandycove Point is the most famous of all such towers because of the brief residence there of James Joyce and the battery or fort which forms the massive cut stone bulwark between the once-sacred 'men only' territory of the Forty Foot and the general public, was erected shortly after the construction of the Martello Tower. It occupies much of the rocky outcrop which comprises Sandycove Point and in fact the granite bedrock rises up through the fort to form its highest point. The Kirkwood engraving shows a tall flag staff or mast with stays rising from the centre of the battery. During the second world war an anti-aircraft gun and a search light were installed at the Sandycove Battery, and the gun was used towards the end of the emergency in 1945. The buildings at the property included a guard room, the master gunners store, a vaulted powder room and the soldier's quarters which form the main part of the old house... All these structures, including the semi-circular walls of the battery itself were built of the finest hewn granite and maintain a quality of complete timelessness. The main function of the Martello Tower and The Battery was to resist a naval attack; as it happened the tower and batteries had an uneventful history and never saw any military action."





Accommodation

Courtyard: 7.1m x 3.5m (23'4" x 11'6") with cobbled granite floor, Viessmann gas-fired central heating boiler, door to storage cupboard, single glazed sliding door that opens out to the roof terrace and door to

Entrance/Vestibule: 2m x 1.5m (6'7" x 4'11") cloak hanging area either side with storage cupboards over, polished stone floor and glazed door opening into the

Living Room: 6.2m x 4.2m (20'4" x 13'9") with tiled floor, built-in storage unit, door out to The Battery lookout, door to inner lobby and door opening into the

Drawing Room: 6m x 3.9m (19'8" x 12'10") dual aspect multi-paned sliding sash with shutters, open fireplace with marble surround, vaulted ceiling, views over Sandycove and French doors opening into the

Conservatory: 2.9m x 4.2m (9'6" x 13'9") with concrete screed floor, overlooking The Battery lookout with stunning views across to Howth, Scotsman's Bay, Dun Laoghaire Harbour and beyond

Inner Lobby: 1.3m x 2.3m (4'3" x 7'7") with chequered quarry tiled floor and further storage

Kitchen/Breakfast Room: 5.1m x 2.8m (16'9" x 9'2") with a range of fitted units, stainless steel sink, shelving, larder storage, space for standalone gas cooker with extractor over, digital heating and water controls, Miele dishwasher, Hotpoint fridge/freezer and rooflight

Lobby: with fitted storage, dual immersion unit and door to

Dining Room: 5m x 3.9m (16'5" x 12'10") with dual aspect multi-paned sliding sash windows, hatch to the kitchen, fireplace with gas fire inset and vaulted ceiling

Bedroom 1: 3.7m x 5.1m (12'2" x 16'9") with timber floor, fitted shelving and cupboards, box bay with window seat (1m x 1.5m) with views out to sea with The Kish lighthouse in the distance,

beamed vaulted ceiling, timber ladder up to a mezzanine level and door to en suite

Mezzanine Level: 2.7m x 3m (8'10" x 9'10") with fitted shelving and storage

En Suite Shower Room: 2m x 2.8m (6'7" x 9'2") with w.c., step in shower, worktops, fitted shelving and multi-paned sliding sash window to the front

Inner Corridor

Family Bathroom: with cast iron bath, shower attachment, pedestal wash hand basin, w.c., extractor, fitted storage and wall mounted heater

Bedroom 2: 2.3m x 3.3m (7'7" x 10'10") with window overlooking the Battery and Dun Laoghaire harbour

Bedroom 3: 3.8m x 3.7m (12'6" x 12'2") with timber panelling,

vaulted timber-clad ceiling and overlooks the Battery and Sandycove Point down to the Muglins

Guard Room: 4.9m x 3m (16'1" x 9'10") with slate pitched roof and bordered by cut granite stone walls

Master Gunner's Store: 2.2m x 4.4m (7'3" x 14'5")

Potting Shed: 2.5m x 1.5m (8'2" x 4'11")

BER Information

BER: F. BER No: 106277916.

EPI: 391.46 kWh/m²/yr.

Eircode

A96 EY23

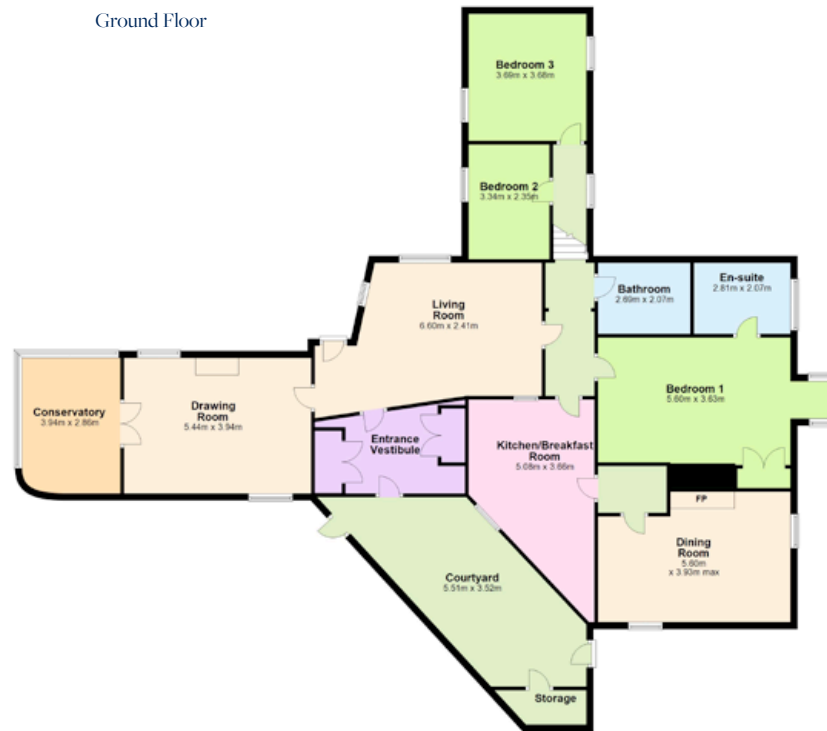


Outside

The Battery stands on approximately 0.4 acre of immensely private grounds nestled between The Forty Foot and Sandycove Beach. There is pedestrian and vehicular access from Sandycove Point and there is off-street parking. A pathway leads up to the front door from the pedestrian gate, and the garden is filled with mature planting and echiums, making it very private. There is a secluded raised patio/sun terrace which faces due south, accessible from the inner courtyard, steps lead down to further ancillary buildings at a lower level, including the Guard Room and Master Gunner's Store. There is access from the living/dining room out into the circular lookout area which measures approximately 30m in diameter, it is laid out in grass with a large granite outcrop to the centre, high granite walls hug the perimeter giving great privacy while still retaining unrivalled panoramic 270 views to Dun Laoghaire Pier, Howth, the Forty Foot and beyond.



Ground Floor



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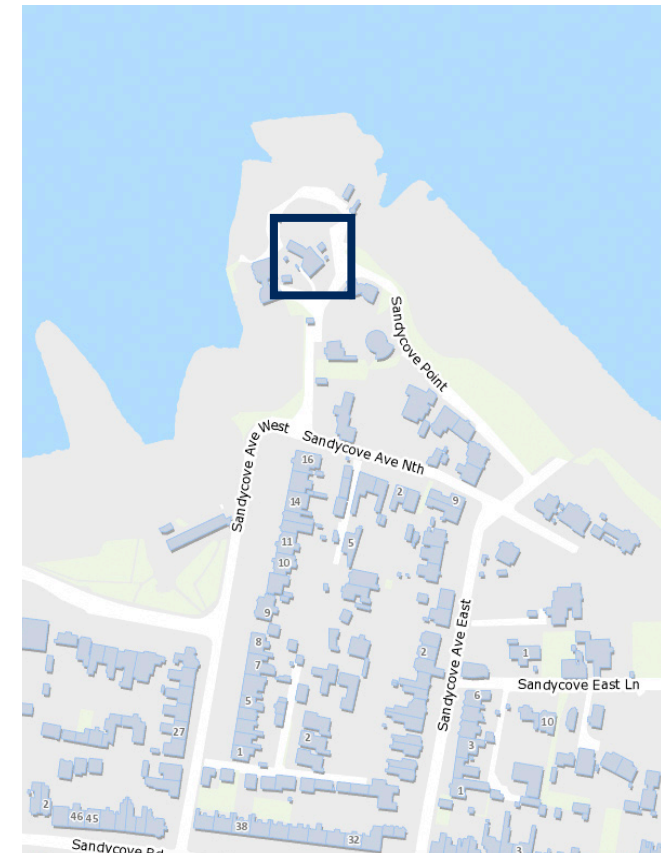
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