



Seapoint House

25 Seapoint Avenue, Monkstown, Co. Dublin

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Seapoint House, 25 Seapoint Avenue, Monkstown, Co. Dublin

Defining the epitome of refined living, Seapoint House is a truly unique and utterly beguiling period property, presented in excellent condition throughout. Having undergone a comprehensive refurbishment and renovation period and being superbly located, set back behind security gates in this deservedly popular location on Seapoint Avenue, Seapoint House is so much more than just a home; it's a testament to the seamless fusion of timeless elegance and modern comfort. From its striking design to its beautiful granite walled front garden and sun-drenched private courtyard garden, every aspect of this residence has been carefully curated to offer a truly exceptional living experience. On crossing the threshold, past the electric wrought iron gates, one is immediately struck by the handsome façade of this triple fronted period home, set amongst a charming walled and lawned front garden, making it abundantly clear that what lies ahead is something very special. On entering the most impressive and indeed dramatic entrance hallway, the tone is immediately set for a home that seamlessly marries old world elegance and charm with contemporary conveniences, offering an exceptional living experience.

Dating from the mid-18th century, Seapoint House extends to approximately 345 sqm (3,710 sq.ft) and exudes a classic charm that is as enduring as it is enchanting. From the moment you step inside one cannot but be captivated by the graceful design elements that pay homage to its rich heritage. It is evident that no expense has been spared in ensuring that Seapoint House meets all the demands of modern family living with the integration of state-of-the-art amenities, ensuring convenience without compromising on style. Off the most impressive entrance hallway with floating steel staircase, there is a delightful drawing room overlooking the front garden with an excellent range of built in shelving and an open fireplace. In addition, there is a wonderful sitting room, again overlooking the front garden and with doors to the entrance and inner hallways. There is an extremely well fitted, state of the art kitchen breakfast room again with another picture window overlooking the front and from here opening through to a family room with a striking double height curved glass wall overlooking the stunning courtyard rear garden. There is also a guest w.c on the ground floor as well as a hidden utility room. At first floor level there are five extremely well-proportioned bedrooms, all enjoying delightful outlooks with four of them overlooking the front and with excellent bespoke built in wardrobes. The principal bedroom suite is particularly impressive, boasting its own private sunny terraced overlooking the garden, a walk-in dressing room and ensuite bathroom. A family bathroom completes the accommodation at this level. The property has been cleverly designed with the extensive use of glazing and dramatic ceiling heights allowing for an incredible sense of light and volume with every window providing a different and indeed delightful vista.

The front garden (38 m / 125 ft long approx.) is accessed via a pillared entrance with electric wrought iron gates and provides a charming lawned area, bordered by mature shrubs, trees, plants and excellent off street car parking. The property benefits from a huge degree of privacy, the like

of which is unrivalled in this central location. The sun-soaked, westerly rear garden (14.3m /47 ft x 6.4 m/ 21 ft approx.) provides a private professionally landscaped oasis, complete with raised beds, outdoor lighting, water feature with granite sculpture, feature granite wall and a raised roof terrace area (5.5m /18 ft x 2.4m /8ft) ideal for al fresco dining, providing an enchanting space to relax and unwind or indeed to entertain by day or by night. . There is gated side access via a good-sized garage from here on to Temple Crescent to the rear. Furthermore, there is a very practical home office / gym with shower room and WC in the rear garden which is a versatile space suitable for many uses and there is a covered overside passage to the front.

The location of Seapoint House would be of major interest to the discerning buyer, being situated within walking distance of Monkstown and Blackrock villages, two of South County Dublin's most coveted coastal villages. The tranquil surroundings offer a peaceful escape from the hustle and bustle of city life, while still being conveniently located close to a whole host of amenities. There are a wide array of boutique style shops, restaurants and cafes available at both Blackrock and Monkstown villages and the property is situated literally a stone's throw from the coast providing sea swimming and peaceful coastal walks and indeed cycles on the cycle lane which runs from Blackrock along Seapoint Avenue to Sandycove. Seapoint House provides the location of dreams, with every recreational amenity available on the doorstep as well as second to none transport links with Seapoint DART station literally across the road and with a selection of bus routes available on the Rock Road including the Aircoach. There is an abundance of renowned primary and secondary schools within the area including Scoil Lorcaín, CBC Monkstown Park, Blackrock College, Willow Park, St. Andrews to name but a few.







Seapoint House

Features

- Rare opportunity to acquire landmark Monkstown period home
- Gracious accommodation in superb condition extending to approx. 345 sqm (3,710 sqft)
- Many period features intact
- Delightful gardens front and rear
- Perfect East West orientation allowing for excellent light to the front of the property in the morning and in the rear to the West in the afternoon and evening
- Secluded peaceful position yet close to every conceivable amenity
- Unique triple fronted façade
- Extensive use of floor to ceiling glazing with each window providing a different vista
- Seperate home office / gym 12 sqm (132 sqft)
- Generous room proportions
- Five large double bedrooms
- Floating steel staircase clad in oak leading to the landing
- Principal bedroom suite with dressing room and ensuite and private sunny terrace
- Large Attic with high ceiling accessed via pull down ladder with potential for conversion STPP
- Underfloor heating downstairs
- Excellent off street car parking
- Electrified security gates and intercom
- Access to Temple Crescent from roof terrace to rear
- Delightful roof terrace
- Two garages
- Security alarm system
- Gas fired central Heating
- Fitted carpets, blinds and kitchen appliances included in the sale





Accommodation

Entrance Hall: 5.38m x 7.75m (17'8" x 25'5") Beautiful hall door with fan window leading through to a most impressive hallway running the depth of the house and featuring a glass wall which rises from the floor and reaches the ceiling on the second floor, overlooking the rear garden. Portuguese limestone floor and open fireplace with polished steel surround and slate hearth. High ceiling with recessed lighting and ceiling coving. Floating steel staircase clad in oak leading to the landing

Drawing Room: 4.8m x 5.3m (15'9" x 17'5") With large picture window overlooking the front garden, high ceilings, wide plank oak flooring, open fireplace with granite surround and slate hearth, ceiling coving, integrated shelving, wine rack and French doors leading through to inner hallway

Sitting Room: 4.48m x 5.2m (14'8" x 17'1") With open fire with granite surround, slate hearth, excellent range of built in shelving, ceiling coving, wide plank oak flooring and picture window overlooking front

Inner Hallway: With extensive use of glazing and sliding doors out to the rear garden

Family Room: 4.37m x 6.43m (14'4" x 21'1") (max measurements) With feature floor to ceiling curved window overlooking rear garden, feature electrical fire with raised marble hearth and recessed down lighting

Kitchen Breakfast Room: 4.45m x 5.7m (14'7" x 18'8") State of the art kitchen with tiled floor, feature window overlooking front garden, recessed down lighting, extremely well fitted with a good range of streamlined floor and eye level units, Samsung American Fridge/Freezer, undermounted stainless steel sink unit, stone work surfaces, five ring Neff induction hob, De Dietrich double oven, integrated dishwasher, built in storage with ample drawers

Utility Room: With tiled floor, very good range of floor and eye

level units, stone worktop, undermounted sink unit, Whirlpool washing machine and Bosch dryer

Guest w.c: With w.c, compact wall mounted, whb, porthole window to the side, vaulted ceiling, undermounted sink, wall mounted mirror and undercounter storage

First Floor

Gallery Landing: Overlooking the rear garden with large glass wall maximising light recessed down lighting and built in shelving

Principal Bedroom Suite: 7.2 (23'7")m x 3.8 (12'6")m (max measurements to incorporate ensuite and dressing room) A well sized room with walk in dressing room with excellent hanging space, built in drawers and shelves. French doors out to

Terrace / Balconette: With sunny aspect and artificial grass overlooking the rear garden

Ensuite Bathroom: With tiled floors, tiled walls, bath, w.c, wall mounted whb, fully tiled step in shower, heated towel rail, Velux roof light and sliding door to large terrace area with artificial grass overlooking the rear garden

Family Bathroom: With vaulted ceiling, tiled floor, part tiled walls, oversized bath, wall mounted whb, Duravit w.c with concealed cistern, fully tiled step in shower, roof light and recessed down lighting

Bedroom 2: 4.0m x 3.3m (13'1" x 10'10") With picture window overlooking front, ceiling coving, recessed down lighting, excellent built in wardrobes. Presently laid out as a home gym

Bedroom 3: 3.7m x 3.47m (12'2" x 11'5") With picture window overlooking front and wall mounted built in shelving

Walk in Hot press: 2.4m x 2.95m (7'10" x 9'8") With built in wardrobes, built in hot press area with pull down ladder to

Attic

Bedroom 4: 4.1m x 3.7m (13'5" x 12'2") With picture window

overlooking front, recessed down lighting and ceiling coving

Bedroom 5: 4.5m x 5.18m (14'9" x 17') With picture window overlooking front, window to the side, ceiling coving, recessed down lighting, built in wardrobes, desk area, beautiful fireplace with marble surround and raised slate hearth

Home office / gym: 2.13m x 4.09m (7' x 13'5") Located in the rear garden this was originally a coach house. This versatile space comes with tiled floor with underfloor heating, built in shelving unit, recessed lighting and sliding door through to

Shower Room: Comprising of w.c, whb, walk in shower unit with Grohe shower

BER Information

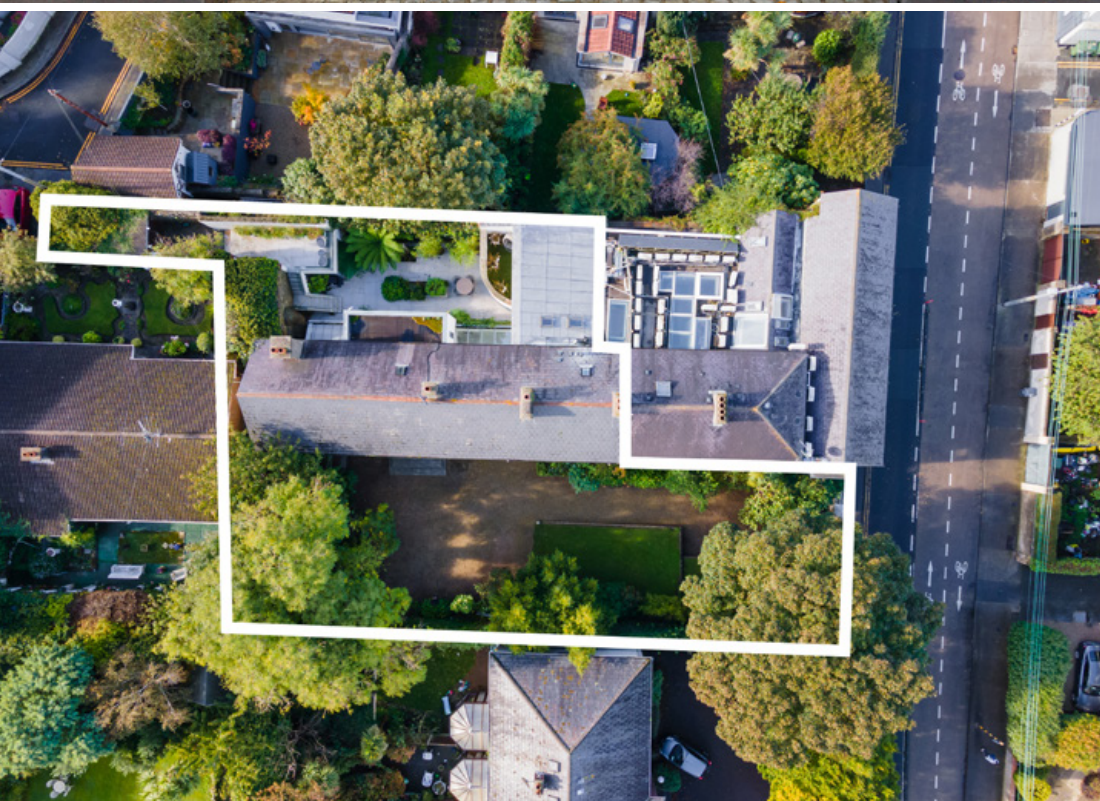
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EPI: 286.12 kWh/m²/yr.

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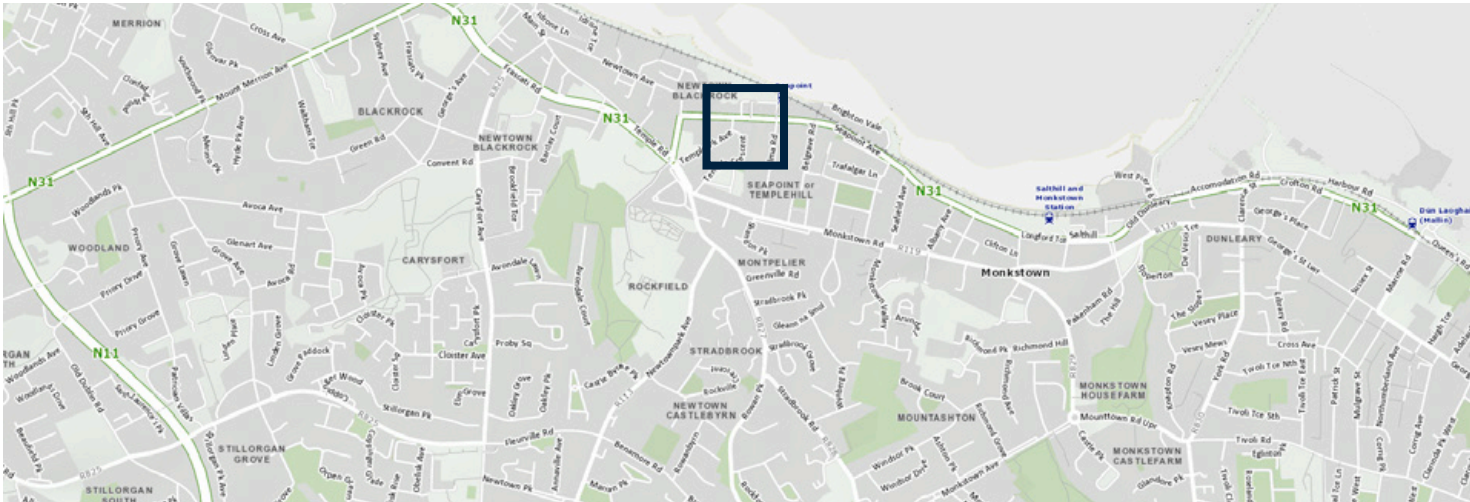
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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