



Churchtown Lodge, Churchtown Road Upper, Dublin 14, D14F2V9

Beirne
& Wise

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For Sale By Private Treaty

Churchtown Lodge is a unique, detached mid-Victorian, two storey dwelling, occupying a secluded corner site, set side back behind attractive granite walls in this much sought after residential neighbourhood. Dating from 1860, this unique and charming residence would have been a country house surrounded by grazing pastures where animals roamed the fields of what was then small rural laneways.

Owned and occupied by two generations of the same family since the early 1960's this much loved and well maintained home retains its true elegance - with rooms of graceful proportions, high ceilings with cornicing, coupled with original period features; original sash windows complete with functional shutters (refurbished), period fireplace, original panelled doors to mention a few.

Externally the handsome façade reveals its Victorian heritage with decorative under eaves brick corbelling, segmental brick arches over windows and granite window sills.

The accommodation comprises; Entrance porch, inviting hallway with two near identical reception rooms, a spacious kitchen/ breakfast/ family room with adjoining pantry/ utility room. Upstairs on the first floor return is the bathroom, a double bedroom with two large double bedrooms above - one with en-suite and both with walk-in wardrobes.

Externally there are wrap around gardens with plenty of off street parking, a large stone built garage - mostly likely a stable for horses originally and an enclosed south facing courtyard. There is further potential to extend subject to P. P.

There is an enviable range of facilities at hand with excellent local shopping locally, the M50 is easily accessible and it is minutes to the LUAS.

Special Features

- Floor Area 169sq. m. (1819 sq. ft.) approx.
- Good off street parking with Garage.
- Further potential to extend (Subj. to P. P.)
- GFCH /Phonewatch Alarm.
- Detached period home of great charm and character.
- Within a stroll to the LUAS and regular bus routes.
- Mature wrap around gardens.
- Excellent location adjacent to a range of amenities.

View

Strictly by appointment with the selling agents Beirne & Wise,
Fields Corner, Upper Churchtown Road, Churchtown, Dublin 14, T: 01 296 2444







Accommodation

PORCH

2.50m x 1.88m

With panelled front door and side windows, with leaded stained glass insets.

ENTRANCE HALL

Light and airy, with coved ceiling and picture rail, with access to under stairs storage and;

LIVING ROOM

5.14m x 4.27m

With dual sunny aspect, gracious room of elegant proportions with coved ceiling, picture rail and Victorian marble fireplace with decorative tiled inset providing a focal point for this delightful room.

DINING ROOM

5.14m x 4.27m

Very similar to the living room with exposed mellow brick fire place, presently home to a full size billiard /snooker table!

KITCHEN/BREAKFAST/FAMILY ROOM

6.15m x 4.27m max.

Dual aspect - an inviting and cosy family space with an array of floor and wall mounted kitchen units with tiled splash back, plumbed for dishwasher with breakfast bar and exposed brick fireplace with stove. There are recessed down lighters and access to garden and;

PANTRY/UTILITY

4.0m x 1.0m

With window, plumbed for washing machine and dryer with open shelving. The GFCH boiler is located here.

FIRST FLOOR RETURN

LANDING

With side window and access to Hot Press.

BATHROOM

Partially tiled, with suite comprising; bath with electric shower, w.c. and w.h.b. and open shelving.

BEDROOM THREE

3.94m x 3.71m

Generous well-proportioned double room with views of garden.

LANDING

Spacious and light-filled, with feature curved window with southerly aspect. Access to;



BEDROOM ONE

5.14m x 4.27m (incl. en-suite)

EN-SUITE

Partially tiled with shower complete with thermostatic shower valve, w.c. a pedestal w.h.b.

BEDROOM TWO

5.14m x 4.27m

Dual aspect, another generous double room, again reconfigured to include walk-in wardrobe/ storage room.

GARAGE

Lean-to large garage, the original stabling with wonderful exposed granite stone walling offering further potential could make a wonderful home office (subj. to P.P.)

GARDENS

Churchtown Lodge is well positioned to the rear of the site, behind high granite walling ensuring great privacy. A gated vehicular entrance leading to a curved driveway offers plenty of parking. There are wrap around gardens on three sides of the property with mature specimen trees along the perimeter adding to its seclusion. With ease of maintenance in mind, the enclosed walled side garden can be accessed from the kitchen or the front garden and is fully paved - an absolute sun trap which benefits from the afternoon and evening sun. The attractive stone-built outhouse/garage offers great potential if so required.

BER

Number: 117252353

Output: 338.84 kWh/m2/yr.



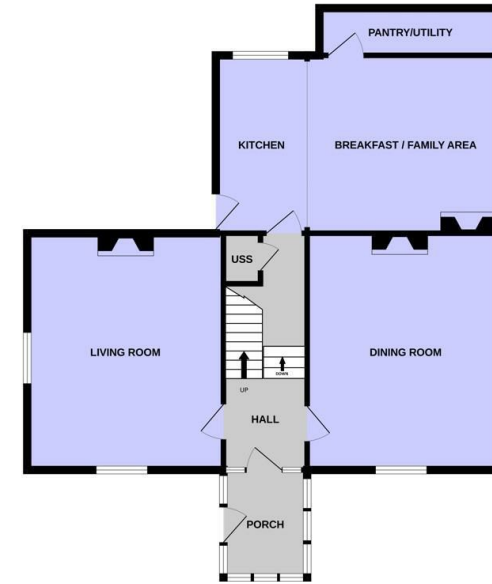




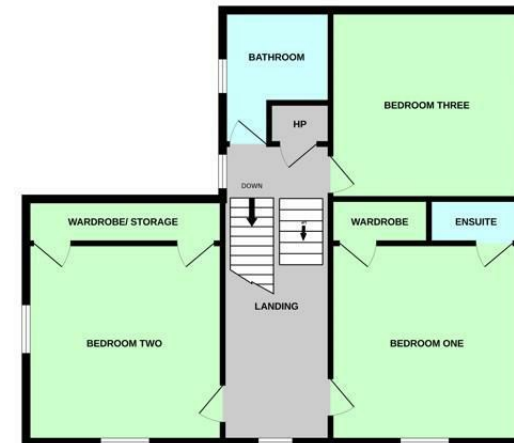


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GROUND FLOOR



1ST FLOOR



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