



Beaumont Lodge Beaumont Avenue, Churchtown, Dublin 14,

Beirne
& Wise

Beaumont Avenue, Churchtown, Dublin 14, D14DY86

For Sale By Private Treaty

Beaumont Lodge is a unique and truly exceptional, detached, ultra-contemporary residence (168 sq.m. approx.) occupying a secluded site in this convenient location.

This high-end project was completed in 2021, designed by DUA Architects under the guidance of Darragh Breathnach, the award winning founder and principle – all under the watchful eye and exacting standards required by the current owners. The architecture in this home is timeless, complementing the peaceful garden setting and possesses flexibility of internal arrangement, clean lines, light filled airiness and all the creature comforts of a modern and practical family home which has been featured in an RIAI exhibition.

Viewing is essential to fully appreciate this very special residence, which has been remodeled, extended and transformed to a remarkable standard with no expense spared. The original cottage was retained and now houses three double bedrooms - one with ensuite. A new contemporary extension to the rear of the site is now home to a spectacular open plan kitchen, dining and living areas. This is connected to the original cottage via a centrally located link corridor which incorporates an inner courtyard, bathroom, utility room and plant room. This link corridor forms an external south facing courtyard between the new and the old.

Beaumont Lodge enjoys immense privacy with electric gates giving access to ample off street parking to the front with a wide side entrance leading to the south facing courtyard style garden and past to the rear garden with access to the detached, flexible home office/ playroom.

Special Features

- 168 sq. m² (1,808 sq. ft.) Excluding independent office / playroom of 15 sq. m (161 sq.m.) approx.
- Control 4 Smart Home System.
- High end security system including cameras and monitors.
- Stylish bathrooms with brushed brass fixtures and sanitary ware by Phillippe Starck for Duravit
- Wide plank solid oak flooring.
- Triple glazed windows.
- Heat pump with underfloor heating and “on demand” ventilation system.
- Multi-zone ceiling speaker system.
- Bespoke kitchen with high-spec appliances.
- Automatic blinds

View

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







Accommodation

HALL

Beautiful in its simplicity, with a vaulted ceiling with skylight, concealed lighting and timber flooring, access to;

BEDROOM ONE

3.86m x 3.81m

This is the principal bedroom with vaulted ceiling, concealed lighting, timber flooring, exposed stone and brick walls. Extensive wall to wall custom built wardrobes with overhead triangular mirror, built-in double bed and side cabinets. A French door leads to inner courtyard. Access to;

EN-SUITE / DRESSING ROOM

3.86m x 3.81m

Luxuriously appointed, with vaulted ceiling, concealed lighting, timber flooring, exposed brick and stone on external wall with window and granite sill. There is wall to wall custom built mirrored storage / wardrobe units. The shower and wc cubicle have granite flooring and walls which matches the granite feature wall with twin wash hand basins complete with brass monochrome taps with overhead shelf and mirrored cabinets. There is a skylight above the walk - in shower and the wall hung wc has a concealed cistern, again with Aquadoma brass flush plate.

BEDROOM TWO

3.85m x 3.85m

Similar to Bedroom One – a double room with vaulted ceiling, concealed lighting, timber flooring, exposed stone and brick walls. Extensive wall to wall custom built wardrobes with overhead triangular mirror, built-in double bed and side cabinets. A glazed door leads to side garden.

BEDROOM THREE

3.85m x 3.85m

Another double room similar to Bedroom Two with twin beds.

LINK CORRIDOR

With timber flooring and recessed lighting. There is a picture window and glazed door leading to the sheltered south facing courtyard. A cosy alcove is the perfect seating area to enjoy the sunny courtyard aspect and a range of storage units including a cloaks closet run the length of the corridor, interrupted only by access to the main Bathroom and Utility Room.

BATHROOM

Similar materials to the Ensuite with granite flooring and walls throughout, overhead skylight with luxurious suite comprising; bath, wall hung whb with brass monochrome tap, and concealed cistern wc with Aquadoma Flush plate. There is an open shelf and mirrored cabinet above the whb similar to the Ensuite.



UTILITY ROOM

With granite flooring, storage units, overhead skylight and plumbed for washing machine and dryer. Access to the Plant Room with heating, ventilation and hot water system equipment.

KITCHEN/DINING

8.49m x 4.09m

A fantastic ultra-modern kitchen/dining area complete with timber flooring, concealed lighting with a linear skylight running the length of the space and picture window and door with views of the rear garden. The kitchen is fitted with the same bespoke minimal detailing white cabinetry evident throughout the house. There are granite counter tops and splash back with recessed brushed brass finish sink with Quooker tap and 5 ring Pitt gas hob, Siemens "Studio Line Appliances" - two ovens, a combi oven, sous vide drawer, dishwasher and Leibherr fridge and freezer are located within the spectacular granite island unit / dining table - complete with brass linear dropped lighting, which can easily seat fifteen people comfortably! Concealed sliding partitions style doors can be closed to separate the kitchen / dining from the living area. There is a wall mounted TV on the dividing wall between the two spaces.

LIVING AREA

8.49m x 3.76m

The design of this area emphasizes the spaciousness with extra volume in the ceiling height. The timber flooring and concealed lighting continues through from kitchen. The custom built storage units are repeated again in this space, incorporating a granite backdrop for the wall mounted TV. There is access to both gardens. The light and shadow created by the many glazed elements in this space vary with time and the sun's direction, creating dynamic movements within the interior.

HOME OFFICE / PLAYROOM

Independent to the main house 15 sq. m. approx. of flexible space, built and insulated to the same standard as the main house and can be accessed from the kitchen or from the side entrance.



OUTSIDE

The entrance is stepped back from the road and is accessed via electronic gates. The high walls and well stocked planter boxes shield the view of the passers-by. There are parking spaces for two cars and the area is easily maintained with a combination of gravel and granite slabs inserts. An extra wide gated side entrance runs the length of the boundary of the property with continuous parallel raised well stocked planter beds with granite capping and leads to the sheltered south facing courtyard style terrace "a room outside". The path continues to the rear garden which has artificial lawn area bordered by granite slabs and provides access to the Home Office / Playroom. There is outdoor path lighting throughout the garden. This garden has maximum impact with minimum maintenance.

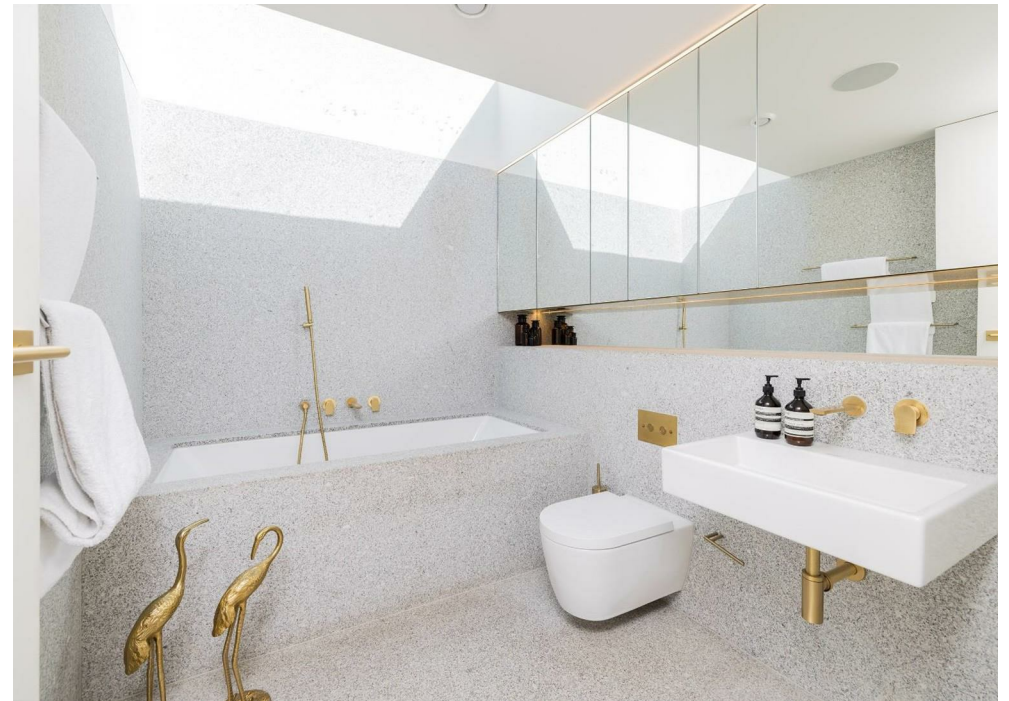
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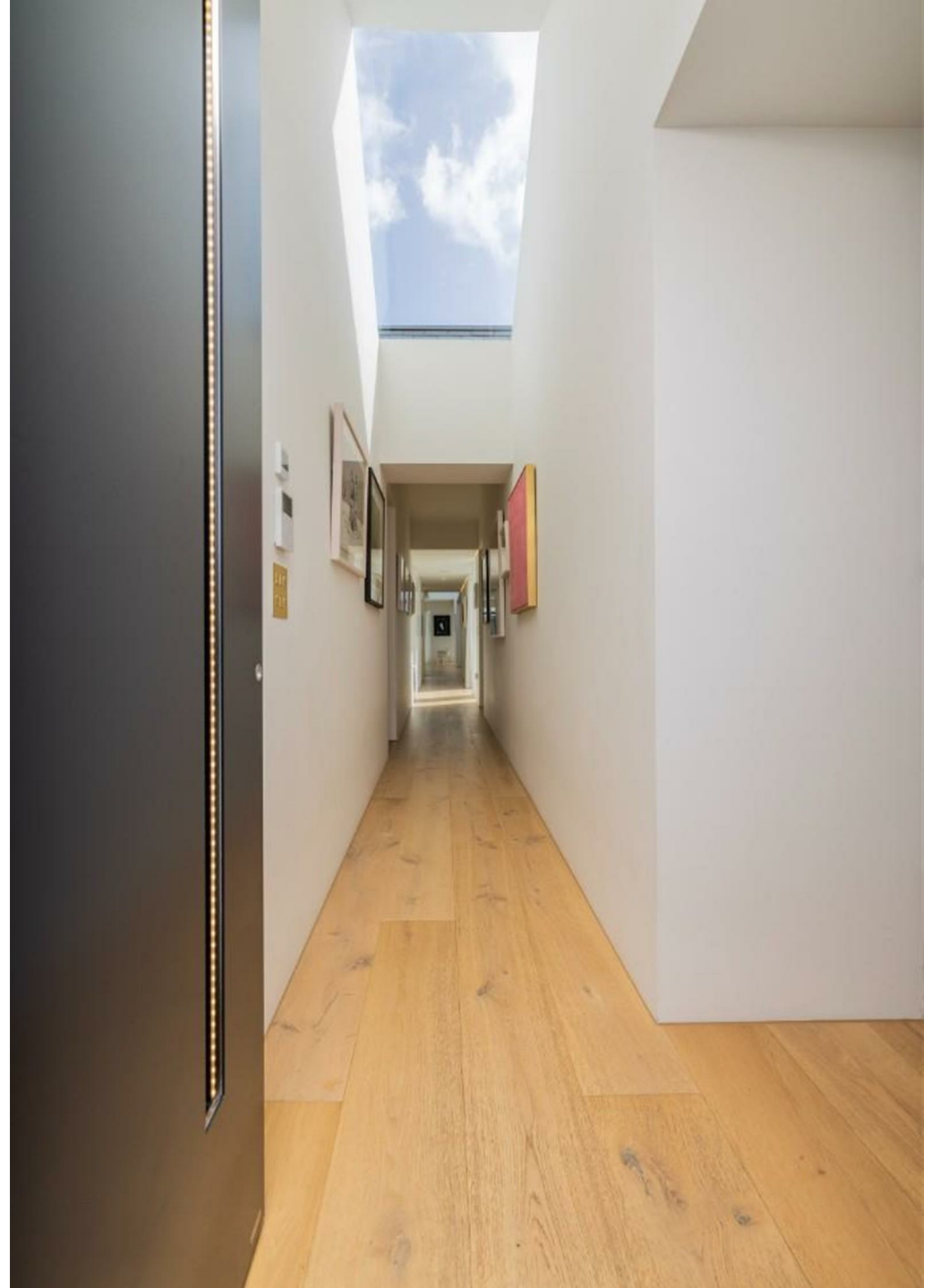
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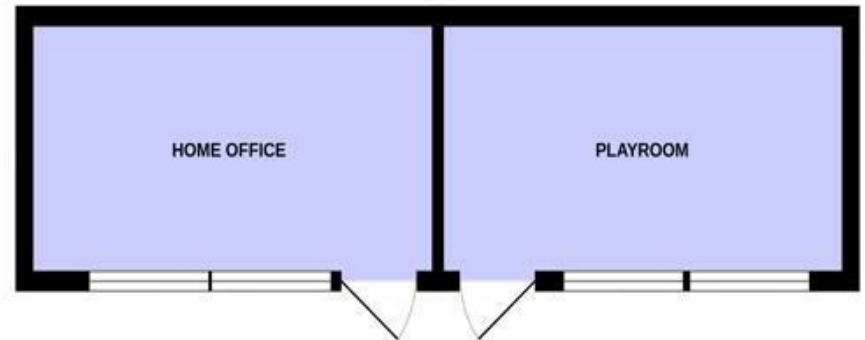




GROUND FLOOR



GARDEN LEVEL





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