

Co Dublin €4m

# Renovated Georgian home on 2 acres

Carefully maintained house of 415sq m has beautiful secluded gardens and development potential

**Carrickmoleen, Killiney Hill Road, Killiney, Co Dublin**

**Description:** Early 19th-century house has attractive period features and sea views from Killiney Bay to Bray Head  
**Agent:** Owen Reilly

FRANCES O'ROURKE

The two-acre gardens hidden away down a long driveway off Killiney Hill Road are the stand-out feature of this property, although the pretty, early 19th-century house looking over its rolling lawn has attractive period features and sea views from Killiney Bay to Bray Head and the Sugar Loaf.

Carrickmoleen on Killiney Hill Road is a 415sq m (4,467sq ft) two-storey five-bed for sale through agent Owen Reilly for €4 million. It was previously on the market in 2021 with another agent for €4.25 million. It has been owned by relatively few families since it was built in 1810; the family selling it now have lived here since 1978, and the previous owner, one of the Weirs jewellery family, had lived here since 1928. Some older neighbours remember going to the preschool that they ran in an old coach house in the 1950s. Another previous owner was John Mooney, a member of the Irish Parliamentary Party and an MP at Westminster from 1900 to 1918, who lived here from 1891.

What would once have been a Georgian house has been adapted over the years: large bay windows replaced the original straight exterior and a balcony was added. Most recently, the house was completely re-roofed in 2018, gutters replaced, chimneys completely re-rendered and the balcony across the front of the house rebuilt with mahogany. The owner's son has rebuilt two large greenhouses.

The house has oil-fired central heating; there are 20 cast-iron radiators, all recently cleaned. It has a G Ber.

The house, which is not a list-



ed building, has been carefully maintained, but new owners might revamp the large 1980s kitchen and upgrade bedrooms by adding en suites. Aside from that, there's plenty of potential to expand. The 80sq m (861sq ft) coach house and garage could be rebuilt as separate accommodation. The property also has development potential; new owners could sell roughly one acre of the lawn be-

yond the hedge that divides it as there's plenty of scope to build on it, subject to planning permission.

A front porch leads to a front door with original stained-glass inset; the entrance hall has elaborate cornicing and a decorative arch – mirrored by one over the first return – to an inner hall. Large, airy reception rooms with high ceilings and cornicing open off either side of

the front hall. A living room on the left has a handsome marble fireplace, a large bay window with a window seat at the front, a second window at the side and a large, heavy safe dating from the Weirs' time built into the wall. The bay window has a view across the garden but could have sea views if new owners were willing to cut down a few trees.

The large interconnecting

drawingroom and diningroom, with sliding doors between them, have marble mantelpieces; the drawingroom has a deep bay looking over the front garden, and the diningroom has a wide walk-in bay with double doors opening into the side garden.

A large kitchen at the back of the house has an oil-fired Aga refurbished last year and a small side office partly parti-

tioned from the main room; there's plenty of space for new owners to create a more modern open-plan kitchen. There's also scope to revamp other rooms at the back, including the original kitchen, which has a solid fuel Aga dating from the 1930s, a tall traditional dresser and a panel showing the original bells for calling servants as well as a pantry, utility room and toilet.

Upstairs, there's a very large return off a wide landing with a family bathroom and, through double doors, a separate toilet, shower room and wall of built-in cupboards. A double bedroom has a large en suite with an oval bath. There are four double bedrooms on the first floor, all with marble fireplaces, and a study. Two bedrooms and the study open on to the balcony and have great views across to Bray Head and the Sugar Loaf; another double has its own balcony looking over a greenhouse.

The garden looks its best on a sunny June afternoon; trees including eucalyptus, two sequoia, a Monterey cypress and a monkey puzzle tree surround the wide lawn, which is divided by a tall hedge. A few steps lead down to a lower lawn with apple trees and a large tennis court; this replaced a vegetable garden, and was well used by the owners' children, says their son. A bed of yellow roses flourishes in one corner. Whoever buys the house will get written plans detailing the planting.

That's just the front garden. At the side and back are two large mahogany glasshouses, renovated and rebuilt in 2018, which are filled with an abundance of pink and purple pelargoniums, along with peach, pear, apricot and cherry trees as well as grapes, tomatoes, blackcurrants, redcurrants and gooseberries.

One glasshouse dating from the 1890s has pipes that were used to centrally heat it. The family have always tended the garden themselves.

Carrickmoleen is on Killiney Hill Road, nearly opposite the Martello tower near the corner with Killiney Avenue.

Town&Country  
Two homes, one price

€275,000

Town



**Address:** 48 Lymewood Mews, Northwood, Santry, Dublin 9  
**Agent:** DNG

This second-floor apartment has one bedroom and extends to 52sq m (560sq ft). Flooded with light, thanks to floor-to-ceiling glazing, the property has a south-facing balcony, C2 energy rating, underground designated parking and new carpets, which were laid in 2022. It lies within a four-acre residents' park, adjacent to the 87-acre Santry Demesne.



Light-filled apartment in much sought-after location



Annual management fees are €1,450

Country



**Address:** The Green House, Stradbally, Co Waterford  
**Agent:** REA Spratt

Dating from 1820, this Ber-exempt four-bedroom Georgian house lies in a terrace of five properties in the village of Stradbally. A private garden with vehicular access lies to the rear of the 164sq m (1,765sq ft) property, which is close to coves at Ballyvooney and Stradbally, while the Waterford greenway is on the doorstep. It will be offered for sale by auction on July 14th.



Lovely Georgian home close to the sea



Some cosmetic upgrading is needed

DUBLIN 6 72 Cowper Road, Rathmines

€1,895,000



3 5 3 235 sqm (2,530 sqft)

Victorian family home superbly located in the heart of Dublin 6. Offering a wonderful combination of old and new with traditional receptions alongside modern living spaces. South facing rear garden.

Viewing Saturday 11.00 to 12.00 pm  
Louise Kenny • Ranelagh • 01-662 4511

BER DT

DUBLIN 6 20 Northbrook Road, Ranelagh

€2,250,000



4 6 4 289 sqm (3,110 sqft)

A most impressive & substantial Victorian property. Presently set out in 4 units, with huge scope & potential to create a very special residence. Highly convenient & sought after location.

Viewing Saturday 10.30 to 11.00 am  
Eoghan Redmond • Leeson Street • 01-662 4511

BER EXEMPT

Lisney  
Sotheby's  
INTERNATIONAL REALTY

DUBLIN 8 13 Lombard Street West, Portobello

€925,000



2 3 2 108 sqm (1,162 sqft)

A completely refurbished villa style period property. Luxuriously appointed accom. Feature Victorian kitchen. Highly sought after & convenient location approx. 1 km from St. Stephen's Green.

Viewing Saturday 10.30 to 11.00 am  
Robert Lawson • Leeson Street • 01-662 4511

BER RT

CO. DUBLIN 2 Haigh Tee, Dun Laoghaire

€1,350,000



4 5 3 250 sqm (2,691 sqft)

Double fronted period property that has been immaculately kept. Many period features still in place. Large sunny rear garden with off street parking for multiple cars. Upgraded in recent years.

Viewing Tuesday 1.00 to 1.30 pm  
Bevan Rooke • Dalkey • 01-285 1005

BER EXEMPT

CO. DUBLIN Thornhill Oaks, Cherrygarth, Mount Merrion

€1,200,000 - €1,400,000



2 4 4 165 sqm (1,776 sqft)

New launch of spacious 4 bed family houses. Minutes from Mount Merrion village. A-rated homes built & finished to the highest standards. Magnificent views of the beautifully landscaped gardens.

Viewing Saturday 10.30 am to 11.30 am  
Frank McSharry • New Homes • 01-638 2704

BER A2

CO. DUBLIN 15 Broadlands, Ballinclea Road, Killiney

€895,000



2 3 3 160 sqm (1,722 sqft)

Walking distance of Killiney and Dalkey. Built and designed to exceptional standards by O'Flynn Construction. Southerly orientated rear garden. Electric car charging port.

Viewing Saturday 10.00 to 10.30 am  
Rory Kirwan • Dalkey • 01-285 1005

BER A2