

For Sale by Private Treaty

**WOODBANK, ST. GEORGE'S AVENUE,
KILLINEY HILL ROAD, KILLINEY, CO. DUBLIN.**

6 bedroom, 4 reception rooms, period residence on $\frac{3}{4}$ of an acre

PRICE € 1,750,000



FEATURES

- Killiney's most sought after road.
- Early Victorian residence built 1848.
- Six bedroom, four reception rooms.
- Many period features in situ.
- Mature south facing gardens.
- Exclusive private road.
- Extending to C. 3,215sq.ft./ 298.5sq.ft.
- Grounds extending to c. 0.78 acres / 0.316 ha.
- Not on the list of protected structures.
- Walking distance to the DART.
- Freehold.





LOCATION

Woodbank is situated on St. George's Avenue, which is a most attractive and private road of large detached houses with substantial gardens located on the southern side of Killiney Hill. A wonderful opportunity awaits the discerning buyer to acquire a truly captivating home of distinction on Killiney's most sought after road. Within walking distance of Killiney Village, there are excellent schools close by and a host of spectacular walks over Killiney and Dalkey Hills as well as the beaches and rocky coves of Killiney Bay.

There are a number of sporting recreational facilities nearby including yacht clubs and golf clubs. The nearby village of Dalkey offers excellent shopping and exquisite wining and dining. Woodbank is also within walking distance of the DART, the 59 bus route and is within 5 minutes drive of the Luas at Cherrywood and the M50, giving access to the national road network and Dublin Airport.

DESCRIPTION

Woodbank is accessed through electronic entrance gates from St. George's Avenue leading to a sweeping gravel driveway with parking for several cars. There is a detached two-car garage and workroom for additional covered storage. The house nestles amongst extensive sloping grounds extending to over three quarters of an acre of sheltered and mature gardens. A south facing sequence of informal terraced lawns and spaces step down the slope towards the sea, each defined by dry stone walls, stone steps, drifts of herbaceous planting and ferns, which lead to a fine large lawn, once a full sized grass tennis court. The sheltered micro climate has encouraged an eclectic assortment of trees, shrubs, and flowers to flourish. These gardens have been a safe place of adventure and mystery for countless children building treehouses, playing croquet, clock golf and generally losing all sense of time in this wonderful, rambling home.

This charming early Victorian, spilt-level residence enjoys total privacy and has been in the same family for almost fifty years. Tastefully presented whilst retaining its many period features, this unique home retains its original marble fireplaces, gracious ceiling heights of

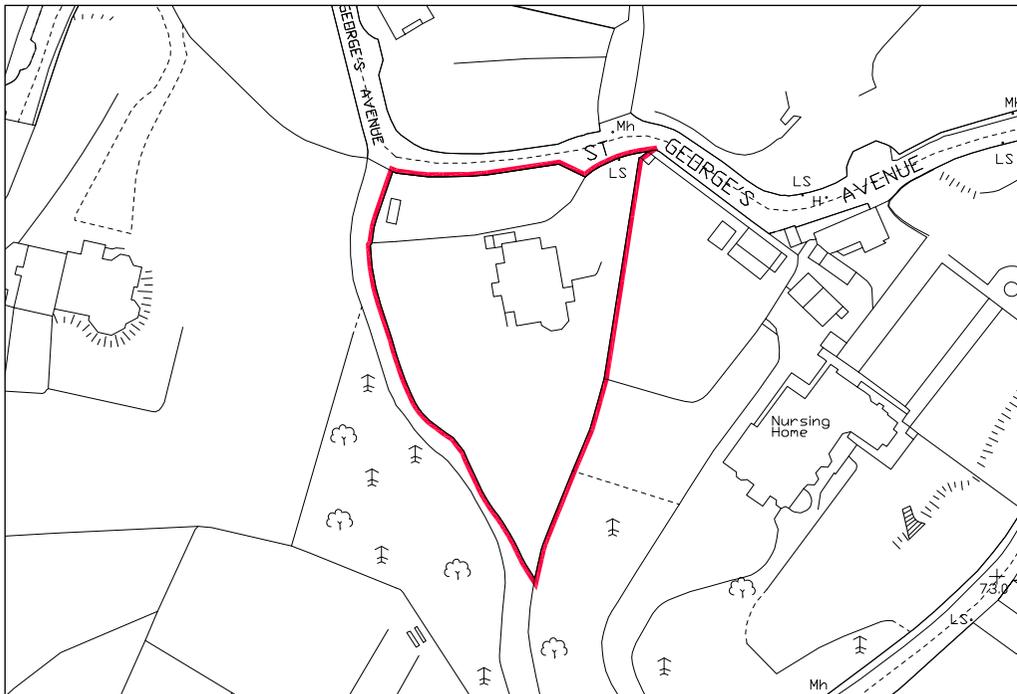
12'-14', timber sash windows with original plate glass and shutters and polished original pitch pine flooring throughout many rooms.

Entering Woodbank through its entrance porch, glazed double doors lead to the main entrance hall with its two principal reception rooms at first floor level including a fine, bow fronted drawing room and elegant dining room both overlooking the extensive gardens and lawn to distant sea views. The hallway leads to the lofty kitchen, which is traditionally laid out with a quarry stone tiled floor, cream coloured Aga and still retaining the original bells to summon the staff. Off the kitchen is a scullery and the back hall with west facing conservatory adjacent to the kitchen lawn and herb garden.

The bedrooms at this level and the family bathroom range along the east and west side of the house and enjoy a close relationship with the gardens. A single flight of stairs gives access to the garden level which has a cosy, bow fronted study with French doors to the gardens. Two generous bedrooms (one ensuite) overlook the gardens to the south and east, a shower room and a storage / wine cellar complete the garden level accommodation.

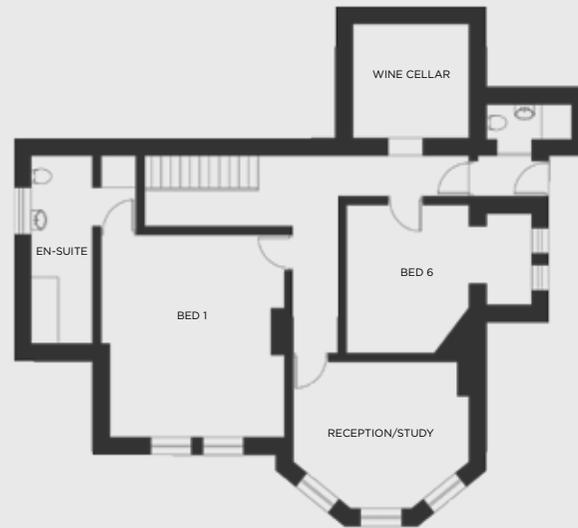








UPPER GROUND FLOOR



LOWER GROUND FLOOR

Accommodation

Upper Ground Floor

Entrance Porch	2.32m	1.67m
Entrance Hall	4.63m	1.78m
Drawing Room	4.55m	5.56m
Dining Room	5.19m	4.52m
Kitchen	4.61m	3.62m
Scullery	4.2m	1.56m
Pantry	1.57m	1.98m
Conservatory	4.74m	3.24m
Bedroom 2	4.57m	3.61m
Bedroom 3	3.42m	2.76m
Bedroom 4	3.41m	3.68m
Bedroom 5	3.4m	1.8m
Bathroom	1.96m	2.36m

Lower Ground Floor

Master Bedroom	4.52m	5.06m
Ensuite	3.68m	1.4m
Bedroom 6	3.78m	5.21m
Wine Cellar	3.04m	2.87m
Shower Room	2.47m	0.87m
Reception/Study	4.54m	4.27m

DIRECTIONS

Coming from Dalkey proceed south on Dalkey Avenue, which becomes Killiney Hill Road. St. Georges Avenue will be on your right hand side. Woodbank is the second house on the left.

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VIEWING BY APPOINTMENT ONLY



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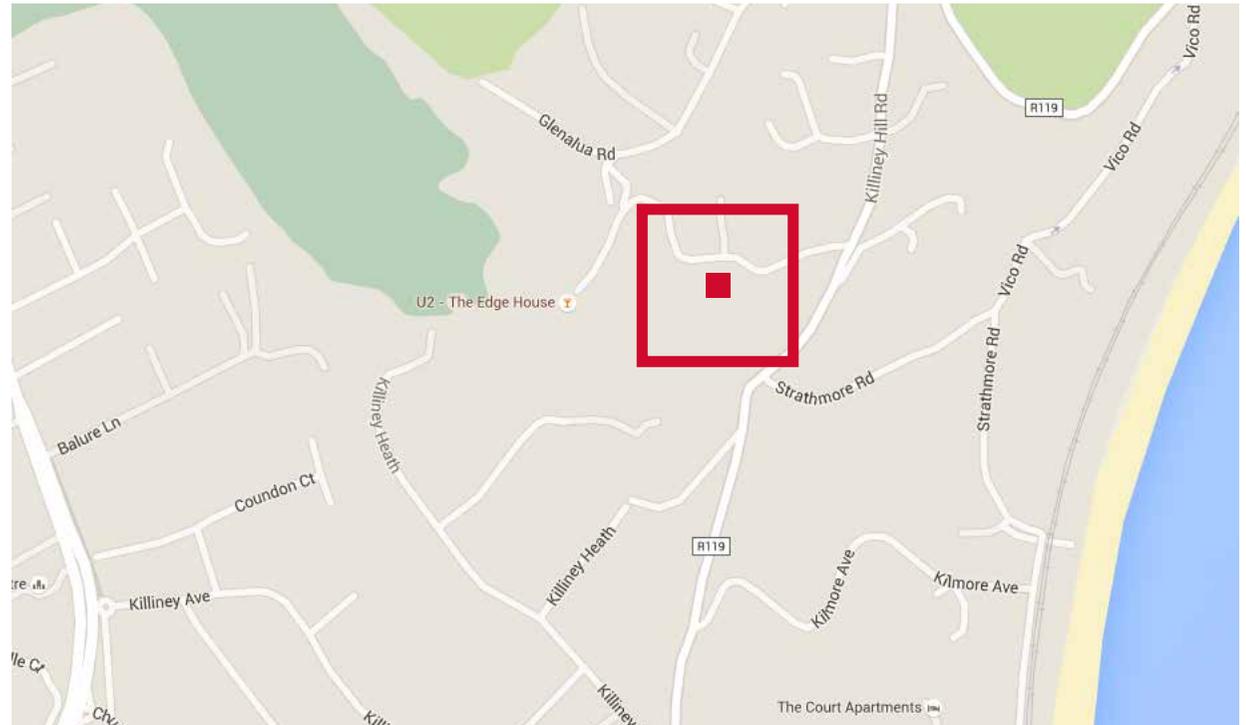
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