



Henley Cottage, Churchtown Road Upper, Churchtown,

Beirne
& Wise



For Sale By Private Treaty

“EXQUISITE” aptly describes this handsome Victorian Villa style residence, which has recently been extended to exacting standards under the watchful eye of its current owners.

Enjoying a wonderful sense of seclusion both inside and out, Henley Cottage (built circa 1860's) is a truly unique property, retaining many of its Victorian features coupled with a pared-back classic contemporary interior resulting in an ultra-comfortable, light filled home of great character.

Unconventional in layout and full of surprises, this exceptional property offers potential buyers a home in truly “Turn Key” condition. High specification materials, exemplary craftsmanship, bespoke fit-out and more than a touch of imagination and creativity are the key elements of this successful transformation. The accommodation comprises; hall, reception hall, living room, dining room, garden room, kitchen/breakfast room, guest wc, laundry, four bedrooms – two of which are at ground floor level – one with adjoining wc and one with en-suite and a family bathroom on the first floor.

The location needs little introduction, with an enviable range of facilities at hand; excellent local shops, within minutes of Dundrum Town Centre, Rathgar and Terenure. New by-pass roads make the M50 highly accessible while the LUAS makes light work of the short commute to the city centre and beyond. The Castle and Milltown golf clubs are nearby as well as a selection of parks to include Bushy, Dartry and Marlay Park.

Special Features

- Floor area 245 sq. m. (2,637 sq. ft.) approx.
- Bespoke Kitchen with integrated appliances and AGA.
- CAT 6 cabling throughout for smart TV, music etc
- Cast aluminium guttering system
- High-end security system
- Secluded, landscaped courtyard style gardens with off street parking.
- Antique Victorian fireplaces
- Double Glazed windows and doors
- Triple zoned GFCH system with high efficiency cast aluminium radiators.
- Video intercom to gate & CCTV.

Accommodation

HALL

Original entrance with high coved ceiling (2.96 m high) oak flooring leads to;

RECEPTION HALL

3.73m x 3.52m

Light filled room with recessed cast iron log burning stove, limed oak flooring, painted timber wainscoting cleverly conceals under stairs cloaks closet and closet for control systems, open to;

DRAWING ROOM

3.66m x 4.13m

Sunny aspect, with coved ceiling, original ceiling rose, picture lighting, oak flooring, feature antique cast iron fireplace, refurbished double glazed sash windows with shutters and recessed shelving.

DINING ROOM

3.66m x 4.13m

Entered via double doors, coved high ceiling, picture lighting, oak flooring, feature cast iron fireplace, refurbished double glazed sash windows with shutters and recessed shelving unit, door to;

KITCHEN/ BREAKFAST ROOM

4.30m x 6.90m

Visually stunning room with dual aspect with French doors to front and back gardens. Bespoke cutting edge kitchen with sleek low level units incorporating Neff integrated dishwasher, oven and induction hob, with double oven AGA, split level island unit with oak work surfaces incorporating a dining area. Two tier ceiling levels with a series of three roof lights, recessed down lighters, oak flooring and attractive period style display cabinet, Access to

PANTRY

Space for large fridge/freezer and open shelving.



CORRIDOR/LOBBY

Houses boiler with storage / shelving and corridor links rear courtyard garden to the kitchen. There is tiled flooring, twin roof lights and wall lighting.

LIVING/GARDEN ROOM

6.71m x 5.70 MAX

A stunning, sun soaked, multi-purpose reception room with room for dining, sitting, reading and watching TV. There is a striking centre panelled feature wall with two gas fires inset on either side, oak flooring, a central skylight, wall lighting and it has double doors and extensive windows to the beautiful patio and front garden with a selection of specimen planting and seating areas. There is high end joinery and windows here by Lambstongue. There is access to:

BEDROOM FOUR

4.51m x 4.48m

A beautiful light filled, double room with a guest wc en-suite.

REAR /LOBBY

Fully glazed roof, illuminating the entire area, tiled flooring.

GUEST WC

Luxuriously appointed, tiled with concealed cistern wc, vanity unit, basin, with monochrome tap and mirror with lighting above. Sensor controlled fan with heated chrome towel rail.

LAUNDRY

1.62m x 2.02m

Plumbed for washing machine and access to Hot Press.

BEDROOM ONE

2.91m x 4.18m

Double size room with extensive bespoke wardrobes, bedside wall lighting, access to;

ENSUITE

Luxuriously appointed and fully tiled with wall mounted concealed cistern wc, vanity unit and basin, monochrome tap, mist proof mirror with lighting above, walk in wet room style shower with drench shower and separate hand held shower head and chrome heated towel rail.

FIRST FLOOR

LANDING

With roof light, built in storage unit and carpeted staircase.

BEDROOM TWO

2.74m x 3.48m

Double size room with extensive bespoke wardrobes with wall mounted bedside lighting.

BEDROOM THREE

2.74m x 3.48m

This is also a generous double room, with built in wardrobes and wall mounted bedside lighting.

BATHROOM

Spacious, superbly appointed, fully tiled with suite comprising: bath with drench shower, separate hand held shower head, vanity unit whb with monochrome tap, mist proof mirror and lighting above, wall mounted concealed cistern wc and heated chrome towel rail.





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