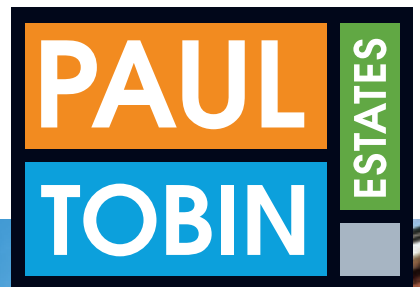


**FOR SALE BY PRIVATE TREATY**

**Gross Internal Area:** 314.53m<sup>2</sup> / 3385.57 sq. ft

**BER Rating:** Exempt



**24 Northbrook Road, Ranelagh, Dublin 6**



# 24 Northbrook Road, Ranelagh, Dublin 6

**Number 24 Northbrook Road comes to the market offering a wonderful opportunity for a new owner to restore this magnificent South Dublin Victorian house to its former elegant splendour. The original wrought iron railings and pedestrian gate to the front of the property border this most desired leafy tree lined road located in the affluent suburb of Ranelagh, which plays host to similar imposing properties and prestigious family homes.**

The red brick semi-detached property is set over three floors. It is accessed at raised ground floor level via a flight of granite steps edged by iron railings, which lead to a covered porch area boasting the original decorative columns and original ornate floor tiles. Upon entering the grand entrance hall you will immediately get a feel for the incredible amount of character befitting to the Victorian era that this property has to offer. There is decorative brick work to the front exterior and the original ceiling roses and cornicing are still intact throughout. The original sash windows are in place throughout the property, as are the window shutters, which will require restoration work. Another prominent feature in homes of this period is a fireplace in every room, some of which in this house have been bricked in and are waiting to be exposed.

Just off the entrance hall is a comfortable study, which overlooks the rear of the property and boasts an original marble fireplace with cast iron inset. Also on this level to the front is the drawing room with two feature windows, then facing on to the rear is a further room, potentially ideal for use as a dining room and currently housing a kitchenette. Continue along the inner hallway, down two steps towards the rear of the property and you will come to a return with doors leading to two further rooms; one a small study sized room, the other currently housing a



bathroom. There is also a door leading to an exit with external steps down to the garden and the stairway which continues into the basement.

In the basement, the drawing and dining rooms on the ground floor are mirrored and the original scullery and pantry are still intact, which really show off the rich character and history of the property. To the rear in the basement are two further rooms; one which was used as a bedroom, the other an office. Again, all original cornicing is in place, however the addition of some stud partitioning divides original room layouts. The side of the house and garden are accessed via the basement level. The spacious garden is surrounded by an attractive original stone wall and to the rear is a gate for pedestrian access via the mews lane behind, giving the property potential for vehicular access and private parking to the rear, which some neighbouring properties have already taken advantage of.

From the entrance level hallway there are two flights of wide stairs which lead to the first floor (top level). On the return to the first floor, there is an area which currently houses a bathroom, shower room and WC in need of modernisation. On the first floor there is a spacious gallery style landing and four generous bedrooms; two which overlook the front and two overlooking the rear garden. The original marble fireplace with cast iron inset is still in place in one of the bedrooms, and as with the ground floor, the original cornicing is still intact. Also, hiding under the existing carpets are the original wide plank floorboards waiting to be exposed; a valuable hidden gem!

This property is in need of modernisation and restoration. The new owner will have the privilege to make some extremely exciting decisions about the room layouts and their use to transform and update this vast property into a home for today with the benefit of beautiful and elegant features from the past. One of the main additions required is a complete new kitchen; the positioning of which will also be an exciting decision for the new owner.

For a viewing appointment contact Sole Selling Agents; Paul Tobin Estates on 01 902 0092.

## ACCOMMODATION

**Gross Internal Area:** 314.53m<sup>2</sup> / 3385.57 sq. ft

### Raised Ground Floor –

Entrance hallway (2.64 x 5.9)  
Study (2.62 x 4.5)  
Corridor from entrance hall (5.37 x 1.6)  
Stairs to first floor  
Drawing room (7.0 x 5.1)  
Dining room (6.26 x 4.7)  
Inner hallway (8.26 x 1.1)  
Return (3.0 x 3.1)  
Room / study to rear (2.6 x 2.0)  
Bathroom (4.4 x 0.93 & 3.1 at widest)  
Door to external steps to garden  
Stairs to basement

### Basement –

Landing / hallway (5.3 x 1.55)  
Room to front (7.0 x 5)  
Scullery (3.6 x 2.4)  
Store (1.56 x 2.38)  
Bathroom (2.5 x 2.8)  
Pantry (2.0 x 1.5)  
Room to right side overlooking rear (4.7 x 4.2)  
Corridor (8.1 x 1.13)  
Return (2.15 x 3.3)  
Room to left side (4.2 x 2.5)  
Room to rear (4.16 x 3.0)  
WC (1.6 x 1.7)  
Door to side of house / garden

### Return on stairs to First Floor –

WC (1.1 x 1.3)  
Bathroom (2.5 x 2.0)  
Shower room (0.93 x 2.0)

### First Floor (Top) –

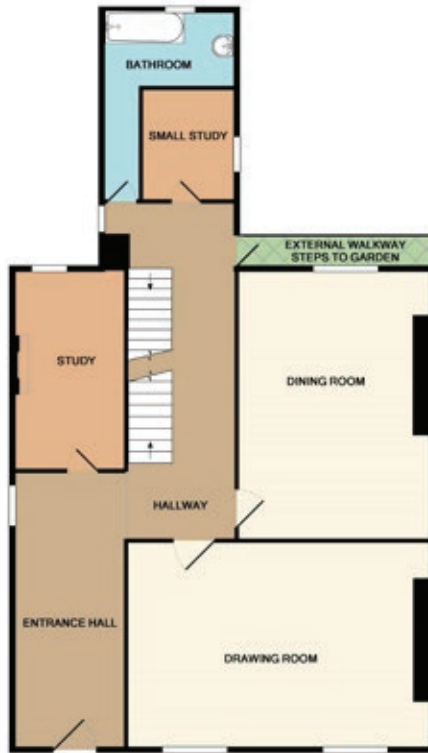
Landing (2.5 x 2.2)  
Bedroom to front right (5.0 x 6.0)  
Bedroom to front left (3.65 x 5.09)  
Bedroom to rear right (4.7 x 6.2)  
Bedroom to rear left (2.7 x 6.2)



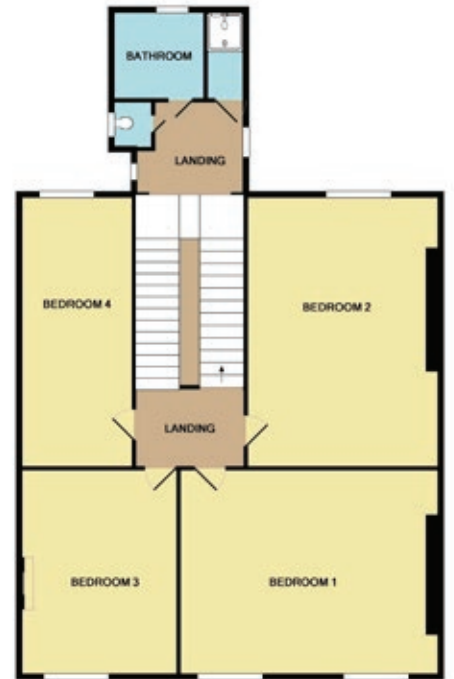




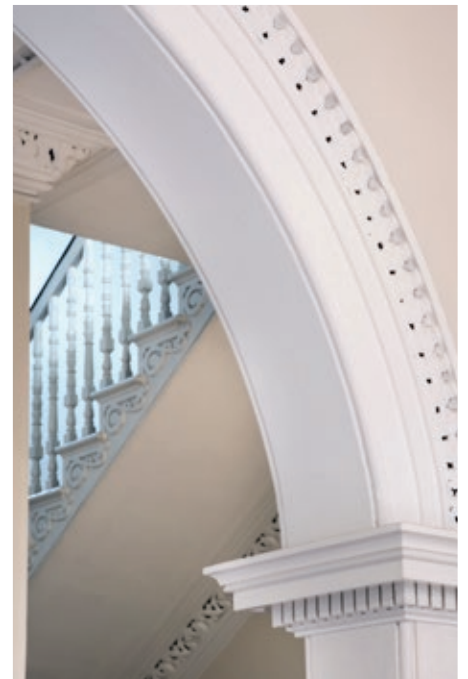
Basement Level



Ground Floor



First Floor





## LOCATION

The property is located in Northbrook Road in Ranelagh just across the road from the site of the old St. Anne's Hospital. Ranelagh is home to a number of notable roads including Sandford Road, Mountpleasant Square, Sussex Road and Dartmouth Square. Ranelagh Village is a short stroll away and is host to a number of local amenities, restaurants, bars and cafes. There are several well-known primary and secondary schools in the area including Scoil Bhríde; the first ever gaelscoil in Ireland, Ranelagh Multi-Denominational School, Muckross College, Gonzaga College and Sandford Park School. The area is also serviced by the Green Luas Line and a number of bus routes. St. Stephen's Green is c. 1.5km from the property, which is an approximate 20 minute walk.



Boutique Estate Agent in  
Blanchardstown Village

PSRA Licence No: 002636 / 005735

**Paul Tobin Estates**

Deanstown House, Main Street,  
Blanchardstown Village, Dublin 15.

**T:** 01 902 0092

**W:** [www.paultobin.ie](http://www.paultobin.ie)

Important Notice: Paul Tobin Estates for themselves and for the vendors or lessors of this property whose agents they are, give notice that:-(i) The particulars are set out as a general outline for the guidance of intending purchasers or leasees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Paul Tobin Estates, has any authority to make or give any representations or warranty whatever in relation to this

