THE GROVE
KILLINEY HILL ROAD, KILLINEY, CO. DUBLIN
The Grove is a magnificent double-fronted house richly embellished with period features commanding an enviable position on one of Dublin’s most sought after roads.

With accommodation extending to approximately 1,490 sq. m (16,041 sq. ft) over four floors there are far-reaching sea views from all of the principal rooms. While being operated as a nursing home The Grove was extended in the 1970’s with a mansard extension to the rear offering significant scope for modernisation or redevelopment subject to planning permission. The Grove provides the rare opportunity to create a remarkable family home in this enviable coastal setting.

Adjacent to the main house is an unmodernised coach house while in the old walled garden there is full planning permission (planning ref: 312A/0180) for a five-bedroom detached house extending to approximately 292 sq. m (3,143 sq. ft).
The Grove as it stands today is far removed from its likely beginnings as a single storey hunting lodge. Although little is known about its early history other than its original name Glenfield, its first known owner was solicitor John Hines who also owned the adjoining Morton Lodge. The Grove, as it became, was built by Hines as a two storey house in a cottage orné style with gables and decorative bargeboards.

From its sale in c.1855 ownership of The Grove passed to John Fitzgerald and subsequently to his eldest son, John, also a solicitor, by his widow in 1868 to Robert Exham, a prominent wine merchant who it is believed was responsible for the further development of The Grove and the addition of a third storey. Various occupants lived at the property until 1925 when James O’Mara and his wife Agnes took ownership.

O’Mara was a businessman and politician who became a nationalist leader and a key member of the first Dáil, becoming Trustee of Funds and travelling to America as a stowaway in 1919 to assist Éamon de Valera with a fund raising drive. He is best known for introducing a bill which made St. Patrick’s Day a national holiday in Ireland in 1903.

The Grove was owned by the O’Mara family until Agnes’ death in 1958.
The Grove is positioned majestically above Killiney Hill Road and is approached via a sweeping tree-lined avenue ascending to the large parking apron bounded by a decorated balustrade.

The interior of the original part of the property is of the arts and crafts period with a grand staircase hall featuring an arch with a rose and shamrock keystone presumably to symbolise the connection between Britain and Ireland. To the left of the hall is the dining room with bay window, mahogany fireplace and an alcove with beautiful relief work. From the dining room there is a secondary door to the back hall and large commercial kitchen.

To the right of the staircase hall is the morning room, also with bay window, fireplace and access through to the conservatory offering panoramic coastal views across the grounds and out over Killiney Bay. Adjacent are interconnecting drawing rooms, one with an intricately carved oak fireplace, the other with an unusual inglenook recessed fireplace believed to have been crafted from cherry wood. Both of these rooms feature bay windows with frames in the top panes representing all of the arts and Crafts disciplines. Beyond the drawing room is a large reception room in the new part of The Grove offering wonderful entertaining space and commanding views. Above this is a large terrace, ideal for al fresco dining or warm weather entertaining.

Staying in the original part of the house there are ten principal bedrooms over the first and second floors most of which have access to their own shower room and eight of which offer spectacular sea views down Killiney beach and across to Bray Head. There are 17 further bedrooms in The Grove, 15 of which have en-suite shower rooms while there are three shared bathrooms and six WCs. There are numerous storerooms throughout, a rear staircase hall and the centre of the building benefits from a large open light well. At basement level there is a boiler room, a laundry room, a staff kitchenette and additional WC.

The original part of The Grove has been extremely well preserved and restored by its present owners while the remainder of the building provides a fantastic blank canvas on which to build a dream home.
The Grove
Killiney Hill Road, Killiney, Co. Dublin

Dining Room / Ground Floor

2nd Floor Bedroom

2nd Floor Bedroom / View

1st Floor Bedroom

2nd Floor Bedroom

1st Floor Bedroom
The Grove occupies an elevated, undulating site of approximately 0.88 ha / 2.17 acres of mature grounds offering breathtaking sea views across Killiney bay. The sweeping tarmacadam driveway passes the woodland walk rich in spring flora and beautiful trees to include Scots Pine, Chestnut, Walnut, Cypress and Eucalyptus.

A large patio area has replaced the original pond with natural spring which could easily be reinstated by the new owners. Below the house there is a large expanse of lawn while a wall and established hedging offers privacy from Killiney Hill Road. To the back of the house there is a courtyard with coach house and an expansive walled garden with a number of old apple trees planted by Agnes O’Mara. It is in the walled garden where planning permission exists for a detached house.
The Grove is located on Killiney Hill Road enjoying a convenient position close to the village of Killiney, with nearby Dalkey village providing an outstanding selection of specialty shops, eateries, bijou restaurants and shopping facilities to choose from.

There are excellent recreational amenities in the vicinity including Killiney Golf Club, Killiney Hill and Sorrento Parks which are a short stroll away as well as Killiney and Dalkey Hills. There are number of picturesque coastal walking routes and beach walks on nearby Killiney beach to enjoy while for the sailing enthusiasts there are a number of sailing clubs within the location to avail of.

Some of south Dublin’s most prestigious schools at both primary and secondary level are located within close proximity including Holy Child, St. Joseph of Cluny, St. Gerard’s School, Castle Park, The Harold, CBC Monkstown and Loreto Abbey, Dalkey.

Killiney village is well served by bus routes and the Killiney DART station on Station Road is within walking distance. The LUAS green line is also accessible by car ensuring quick and easy access to the city Centre and beyond. The M50 and all main arterial routes are also within easy reach.

Killiney’s beautiful scenery climbing dramatically from the sea has given rise to some of South County Dublin’s finest and largest residential properties, combining space with exclusivity and most importantly, seclusion. It is no wonder Killiney has long established itself as the address to aspire to for many of the capital’s wealthiest and best known residents.
FEATURES

- Approximately 1,490 sq. m / 16,041 sq. ft. of accommodation spread over four floors
- Situated on mature grounds of approximately 0.88 ha / 2.17 acres
- Abundance of period features
- Outstanding views across Killiney Bay towards Bray Head
- Lift to all floors
- In need of modernization & reconfiguration
- Planning permission for detached approx. 292 sq. m / 3,143 sq. ft. house in walled garden
- Coach House