



# STRAWBERRY HILL HOUSE

VICO ROAD, DALKEY

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Strawberry Hill House is a bright, spacious Italianate style villa enjoying an enviable position overlooking Killiney Bay, nestled below Vico Road on the southerly slopes of Killiney Hill. The property has unobstructed views south across the bay from Dalkey Island to Bray Head encompassing the spectacular Wicklow Mountains.

The 0.75 acres of grounds are equally impressive with tiered lawns, a tennis court, orchards, fruit gardens and a superb gym. Strawberry Hill House has secure automatic gates leading to a driveway and parking for several cars together with a two car garage.

The location itself needs little introduction with “The Vico Road” being one of the most desirable roads on the south side of the city and has the most spectacular sea view road on the east coast. Dalkey town, with its myriad of excellent amenities including speciality shops, DART, numerous fine restaurants not to mention its many renowned pubs, is just 1km away. Killiney and Dalkey Hills with their wonderful walks and wildlife will add a whole new dimension to your lifestyle.



Delightful enviable location ensuring panoramic sea and coastal views  
Superb well-appointed accommodation of 702sq.m./ (7,560sq.ft approx.)

Highly desirable location

Gym and tennis court

Garage and excellent car parking

Note: These particulars give only a general outline and your attention is drawn to the Important Notice printed within.









## LUXURY LIVING

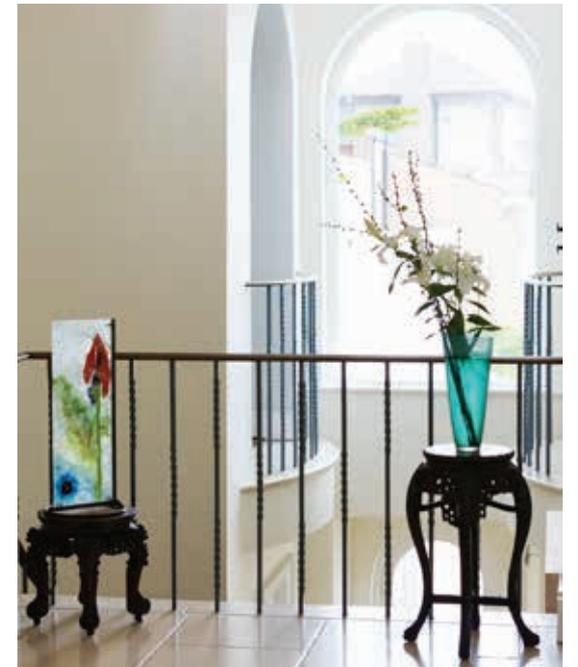
**As you walk through the door of Strawberry Hill House you know you are about to view something truly exceptional, and the view that spans out in front is without parallel.**

As you walk through the hall door of Strawberry Hill House you know you are about to experience something truly exceptional and the view that unfolds in front is without parallel. Renovated by its architect owner within the last ten years, Strawberry Hill House comes to the market in turn-key condition ready for immediate occupancy to be enjoyed by its new owner.

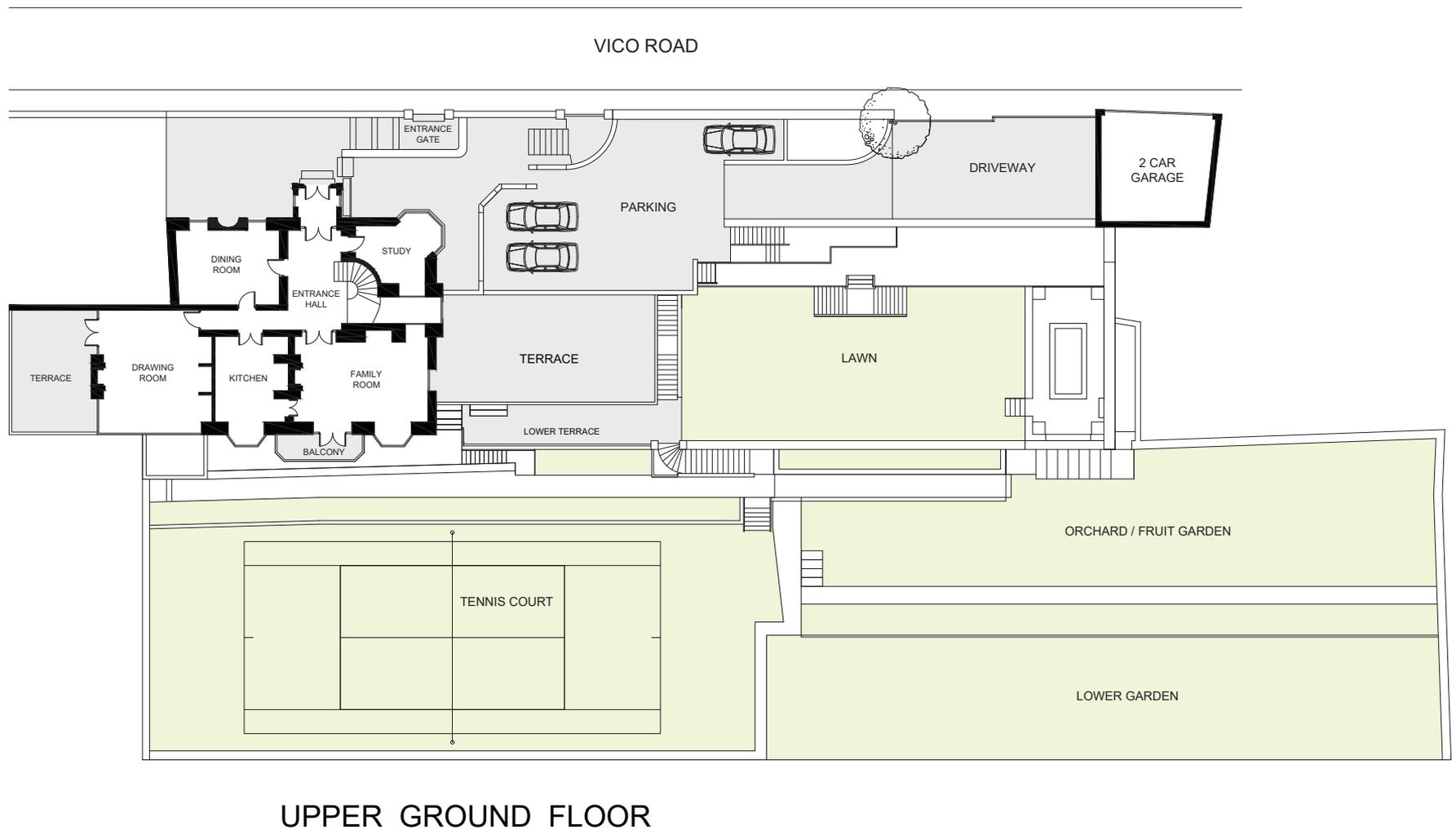
Extending over three levels, the property includes more than 7,500sq ft. of tastefully appointed versatile accommodation. In brief the accommodation comprises a

drawing room with west facing terrace, dining room, kitchen, breakfast room with balcony facing the bay, a study, family room, games room, gallery, den and sunroom. There are five bedrooms, three of which are complimented with walk in dressing rooms. A large south facing sun terrace completes the ensemble and almost every room faces south towards the sea.









### Entrance Level

**Porch:** with tiled floor and roof light opening to

**Entrance Hall:** with French limestone floor, ceiling coving, centre rose and high bell tower, double doors to:

**Family Room:** again with French limestone floor, dual aspect with bay window to amazing views and French doors to balcony, marble fireplace with gas fire, ceiling coving and centre rose.

**Kitchen:** Also fitted kitchen with De Dietrich microwave oven, Gaggenau four ring gas hob, Miele oven, Neff dishwasher, ceiling coving, picture rail and recessed lighting. Bay window with magnificent views and pine floor.

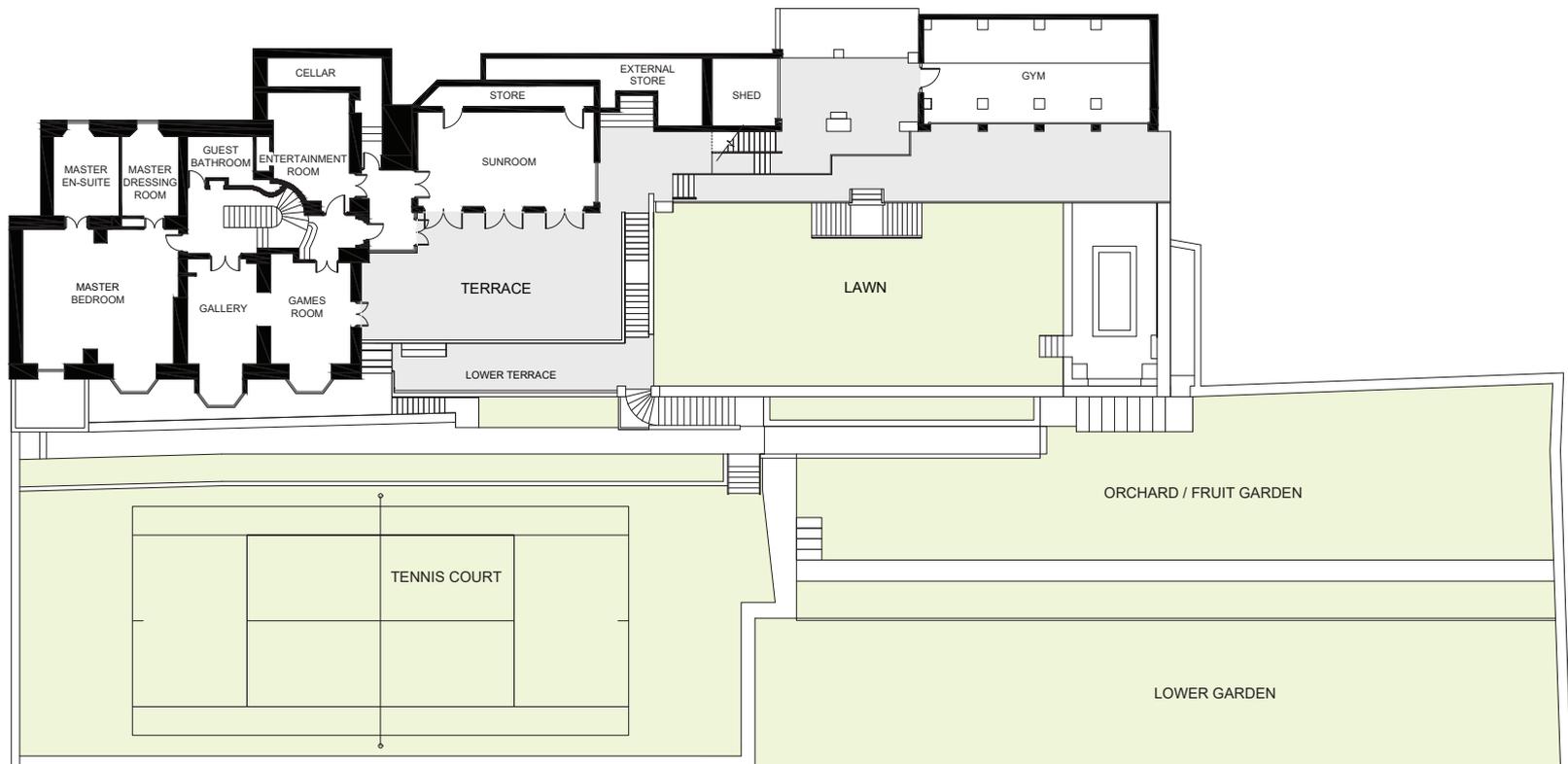
**Dining Room:** with wide plank pitch pine floor, ceiling coving, picture rail and centre rose, stained glass windows overlooking courtyard.

**Drawing Room:** stunning reception room dual aspect with large picture windows, marble fireplace with gas fire, ceiling coving and centre rose and two doors to

**Drawing Room Terrace:** with south and westerly orientation and stunning sea views.

**Study:** with magnificent original stained glass bay window, cast iron fireplace with gas fire, fitted book shelves, centre rose, arch overlooking stairs.

**Sweeping Stairway:** with high “bell tower” leading to middle floor.



## MIDDLE FLOOR

### Middle Level

**Entertainment Room:** cosy family room with spot lights, fitted alcove, doors to

**Side Porch:** with glazed roof and entrance to cellar and

**Sun Room:** with laminated teak floor, large picture window and three sets of French doors opening to extensive terrace, large walk in store room

**Terrace:** stunning south facing sunny terrace with amazing views. Also opening onto terrace is:

**Games/Snooker Room:** with stained hardwood floor, bay window, recessed lighting, arch leading to:

**Gallery:** also with stained hardwood floor and bay window.

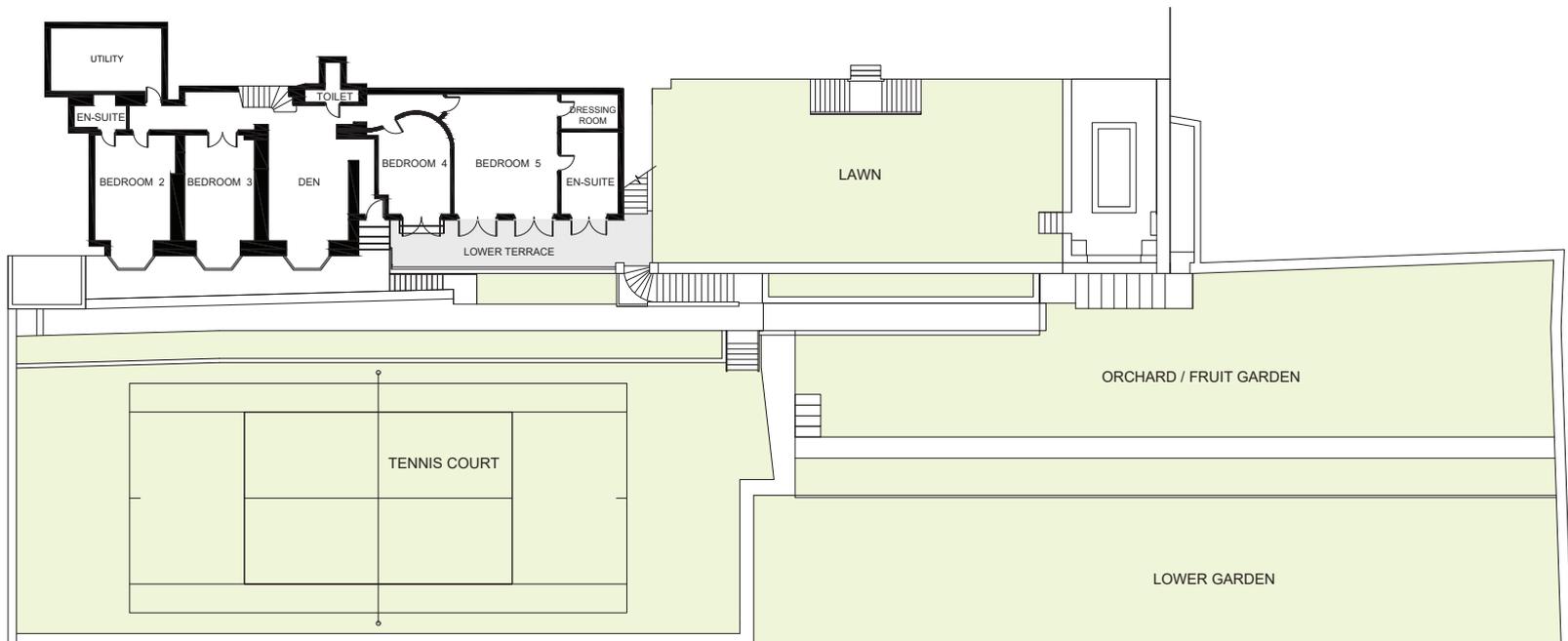
**Principal Bedroom:** exceptional master suite with bay window, ceiling coving, two centre roses:

**Principal En-suite:** with free standing bath, wc, his and hers wash basins and vanity units, shower unit with power shower, recessed lighting and under floor heating.

**Principal Dressing Room:** with walk in his and her wardrobes.

**Guest Bathroom:** with wash hand basin, wc, and large corner shower.

**Stairs to:**



LOWER FLOOR

### Lower Level

**Den:** open plan den with bay window facing the sea.

**Bedroom 2:** wonderful double split level bedroom with two sets of French doors leading to the terrace and magnificent sunny views.

**En suite:** part tiled with jacuzzi bath, shower unit, wc and wash hand basin / vanity unit, recessed lighting and door to terrace.

**Walk in Wardrobe:** fitted shelving and landing space.

**Bedroom 3:** bright double room with fitted wardrobes, bay window and recessed lighting.

**En Suite:** fully tiled with pedestal wash hand basin, wc and step in shower, recessed lighting.

**Bedroom 4:** double doors through to another double bedroom with bay window and recessed lighting.

**Bedroom 5:** with pitch pine floor, door to sun terrace.

**Guest WC:** with wash hand basin, original antique wc and cistern.

**Utility Room:** exceptionally spacious, Sheila's maid, storage, Belfast sink, recessed lighting.

### The property also includes:

**Gym:** with picture windows looking south over magnificent views.

**Cellar:** ideal for storage or use as a wine cellar

**Garage:** large double air conditioned garage with sliding door, exceptionally well fitted out.

Two large storage spaces/Garden sheds.







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## GLORIOUS POSITION

A quite spectacular house enjoying a truly spectacular position with uninterrupted and panoramic coastal views, where a natural habitat with dolphins, seals, peregrine falcons and other numerous sea birds are enjoyed.

Located on the periphery of picturesque Dalkey town, a heritage town which has Dalkey Castle and Heritage Centre as its focal point. The town centre is a short walking distance and where one can enjoy a good selection of restaurants, bars and cafes. Shopping includes a butchers shop, a fish shop, delicatessen, numerous coffee shops, health food shop, craft shop, newsagents, a general grocery store, a wine shop, off-licence and assorted artisan shops and weekly market.

The DART train railway can be accessed in the town, giving access to Dublin city centre within about 30 minutes commute.

To locate Strawberry Hill House from Dalkey town, turn onto Sorrento Road, take the right-hand turn before Sorrento Terrace onto Vico Road. Travel along Vico Road and Strawberry Hill House is located on the left-hand side and identified by a For Sale Board.

*"The sea, once it ca*



*...sts its spell, holds one in its net of wonder forever."*  
Jacques Cousteau







# DALKEY, IRELAND

8 miles south east of Dublin City Centre, the heritage town of Dalkey is arguably one of the most sought after locations in Ireland the perfect setting for this superbly renovated home.

Dalkey, with its nautical and literary history, has managed to strike exactly the right balance, being largely unchanged and unspoilt by tourism yet offering everything that visitors and locals require including a number of pubs and shops, a butchers, delicatessen, off-licence, banks and post office.

The privacy, peace and tranquility of it's surroundings, combined with its accessible coastal location, within easy reach of Dublin, make Strawberry Hill House both the perfect family home and weekend retreat.

Coliemore Harbour is much smaller but very picturesque and is in the southern part of Dalkey.

In the Middle Ages Coliemore was the main harbour for Dublin City.

Bulloch Harbour is still a working harbour with boats that fish for lobster and crab.

Dun Laoghaire Harbour is located 2.1 miles from Dalkey and houses four waterfront Yacht Clubs between the East and West Piers. The Irish National Sailing School is located here.

## SCHOOLS

There are a number of schools easily accessible including Holy Child Killiney, Castle Park School Dalkey, Willow Park, Blackrock College and St Andrews. There is also an excellent range of private schooling in Dublin.

## SHOPPING

Dalkey offers day-to-day shopping and services with a range of boutiques, cafes, restaurants, shops and recreational facilities. Dublin City Centre (8 miles) has a more extensive range of shopping facilities and services with all the high street familiars.

## SAILING AND WATERSPORTS

There are several small harbours close by, namely Coliemore Harbour and Bulloch Harbour, this being the biggest and is a declared seal sanctuary. There is also swimming at White Rock and Vico Rock.

## SPORTS

Dalkey offers great leisure activities with Cuala GAA Club or for those that enjoy a challenge there is paragliding off Killiney Hill or scuba diving in the bay.

## TRAVEL BY CAR

Communications are good with the M50 motorway (4 miles) linking Dalkey with the main arterial road system.

## TRAVEL BY TRAIN

Dalkey railway station is within 10 minutes walking distance and is served by the DART electric rail system which affords quick access to and from Dublin City Centre.

## TRAVEL BY BUS/COACH

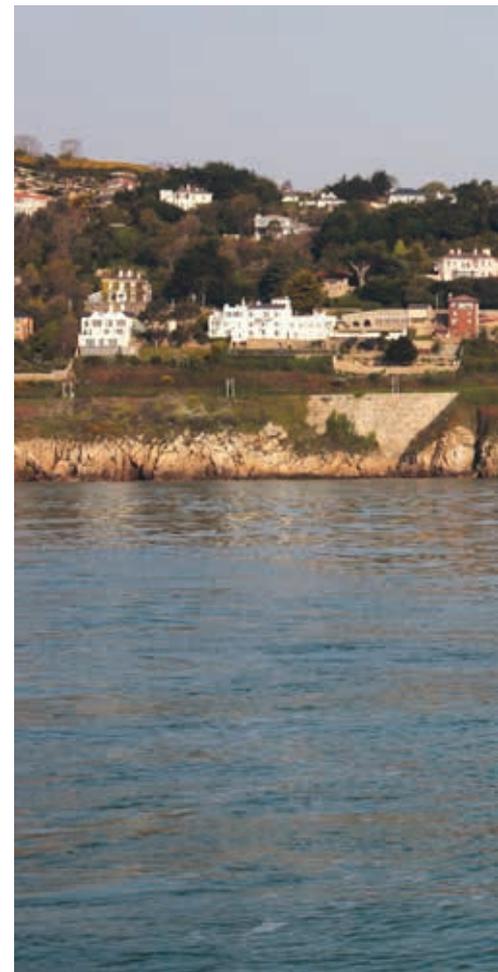
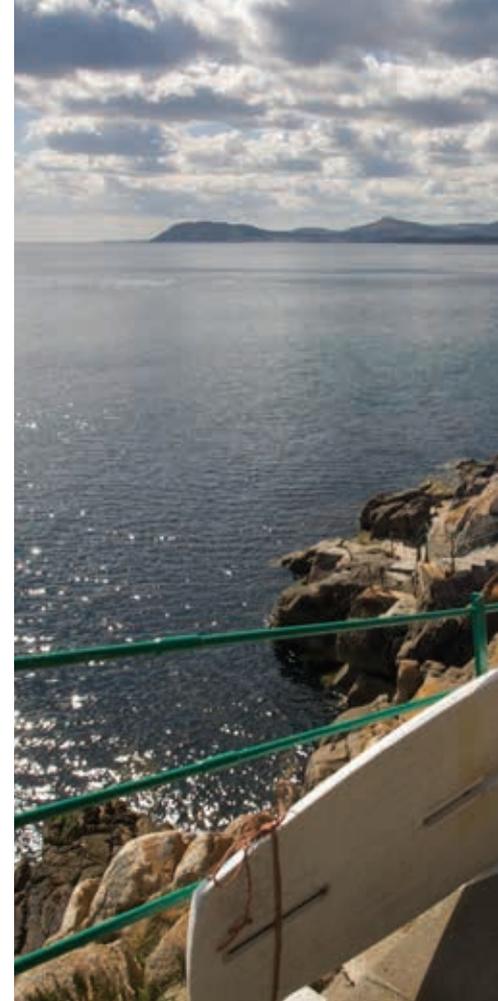
An Aircoach service with a stop at Hyde Road links Dalkey with Dublin Airport. Dublin Bus services 59, 7d and 8 link the area with the city centre.

## TRAVEL BY FERRY

Dublin Port just 9 miles from Dalkey is served by four ferry companies, between them, they operate up to thirteen sailings daily connecting Dublin with Holyhead, Liverpool and Douglas

## TRAVEL BY AIR

Dublin Airport (45 mins) offers daily flights to an extensive number of international destinations and has a general aviation facility.





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## TECHNICAL INFORMATION

### FIXTURES & FITTINGS

The fitted carpets and curtains will be included in the sale and wall mounted light fittings and all integrated appliances in the kitchen. All furniture and chattels within the house will be excluded from the sale as will any garden furniture.

### MAPPING

Full mapping clearly illustrating boundary lines can be requested from solicitors

### TENURE & POSSESSION

Freehold

### SERVICES

Gas Fired Central Heating,  
CCTV, Alarm, Broadband

### VIEWING

Strictly by appointment with the  
selling agent

### LOCAL AUTHORITY & PROTECTED STATUS

Dun Laoghaire Rathdown County  
Council. Strawberry Hill House is  
listed as a Protected Structure.

### SOLICITOR WITH CARRIAGE OF SALE

Ken J Byrne & Co Solicitors  
17 Main Street,  
Blackrock,  
Co Dublin  
Tel: 01 2832715





## ROSIE MULVANY

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### Important Notice:

1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact. 2. The vendor does not make or give the Agent(s) or its staff authority to make or give any representation or warranty in respect of this property. 3. All descriptions, dimensions, acreages and boundaries, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. 5. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively. Sherry FitzGerald PSRA Registration No: 002183, Knight Frank PSRA Registration No: 001880.