



8 THE STABLES

St Helens Wood, Booterstown, Blackrock, Co Dublin, A94 NH74.


JANET CARROLL
ESTATE AGENT • VALUER • AUCTIONEER

8 THE STABLES

For Sale by Private Treaty

SPECIAL FEATURES

- Prime residential location
- Fully refurbished by renowned interior designer Irenie Cossey (featured in September-October 2015 issue of Image Interior & Living Magazine)
- Bose surround sound system throughout
- Luxurious kitchen and bathroom
- Two double bedrooms, one currently in use as a study
- Open plan living room/kitchen with high ceilings
- 10 minute walk to the DART and QBC
- Gas fired central heating
- Close to N11 and M50
- Intruder alarm
- Stroll to Blackrock, Booterstown, Mount Merrion and Stillorgan village
- South west facing paved patio area with water feature
- Quiet, peaceful cul-de-sac location, with parking
- Short distance to UCD, St. Vincent's Hospital, the Blackrock Clinic and Smurfit Business Graduate School

DESCRIPTION

Janet Carroll Estate Agent is delighted to bring this beautifully remodelled and extended property by Architect David Jordan, to the market. In turnkey condition throughout, this refurbished home was designed by renowned designer Irenie Cossey (featured in September-October 2015 issue of Image Interior & Living Magazine), and requires no modifications. Its modern and luxurious ambience is enhanced by a rear garden which has been transformed into a secluded and tranquil space for relaxation or for entertaining friends. The open spacious design, white walls and ceiling to floor storage areas will appeal to most.

This house was originally part of St Helens Estate (now the Radisson Blu Hotel) which was built in 1725 by Thomas Cooley. Known then as Seamount, it is historically documented that The Stables were renovated by Sir John Nutting c.1899 and subsequently in 1979 converted into

luxurious homes. St Helens wood is a highly desirable residential location in South County Dublin with an abundance of amenities and services on its doorstep. A leisurely stroll through a wooded pathway quickly leads residents to the grounds of the hotel and to the N11, which offers swift access to Dublin city centre on the QBC.

ACCOMMODATION

Entrance Hall

Bright and spacious entrance hall with walnut flooring. Under stairs storage presses. Door to hot press. Double doors enclose a very cleverly designed area for the washing machine and clothes dryer

Bedroom 1/Study

2.25m x 4.41m
Bedroom one is currently in use as a very high spec home office with lots of storage for books and filing. The room was well designed with hidden sliding doors to close it off from the hall, bathroom and second bedroom. This gives the option to enjoy a very open plan working environment with views of the paved rear garden and water feature, or for busy executive, a quiet working space.

Bedroom 2: Main bedroom

6.65m x 3.70m
This is the larger bedroom which has been the interest of many published interior design articles. Bright and spacious it opens out with a sliding door to the paved rear open air space and water feature. Ample storage with large hidden wardrobes and shelving. Solid walnut flooring. Recessed lighting and surround sound speaker system. There is a large mirror on a door, which can be neatly folded into the wall.

Shower room/WC

2.42m x 2.68m
Quality fitted stone floor and wall tiling. Walk in shower space with glass screen and rainwater shower head. Bespoke stone feature wash hand basin on pedestal. WC. Fitted vanity mirror. Recessed lighting.

UPSTAIRS

6.18m x 6.51m

Open Plan design. The walnut steps on the stairs leads into a very large open space with high ceilings, Exposed original beam, spot lighting and dual aspect windows. The floor is fitted with solid walnut boards.

Kitchen Area

Bespoke fitted Poggenpohl Kitchen with ample floor and wall units. Simens gas hob and Gaggenau stainless steel extractor fan. The centre island houses the integrated fridge and the freezer. It offers great working space for cooking and is also used as a dining area.

Living room space

High spec feature gas fire. Fitted wall and floor storage areas with open display shelving.

MANAGEMENT FEE

Approximately €450 per annum

DIRECTIONS

Eircode - A94 NH74

Travelling from the seafront and the DART up Booterstown Avenue go straight through the traffic lights at the junction with Cross Avenue. Continue for a short drive and on the right you will notice the entrance to St Helens Wood well signposted..

BER DETAILS

BER No: F

BER Number: 107877177

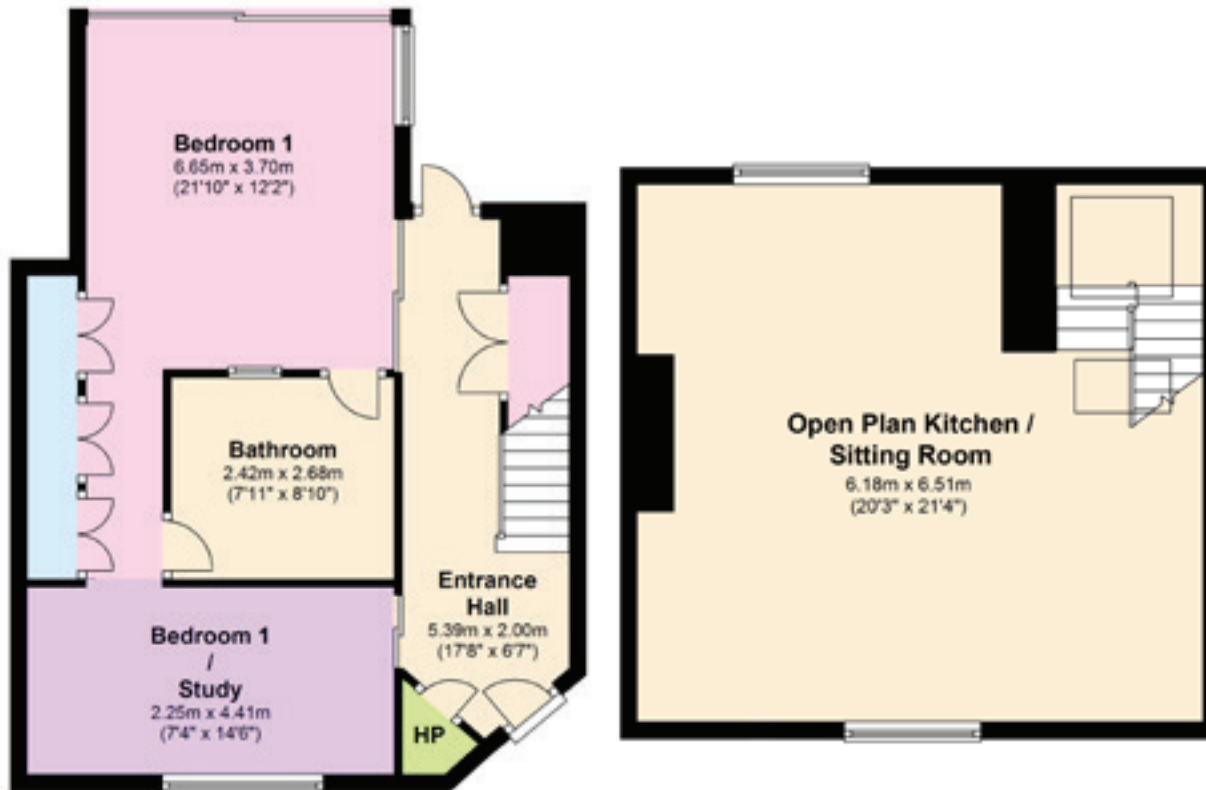
Energy Performance Indicator: 446.7 kWh/m²/y

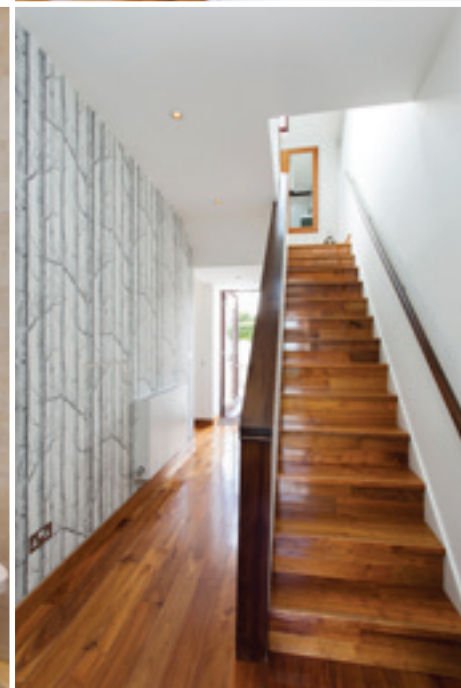
VIEWING

Strictly by appointment contact Janet Carroll 087 400 2020 or Janet@janetcarroll.ie



FLOOR PLANS



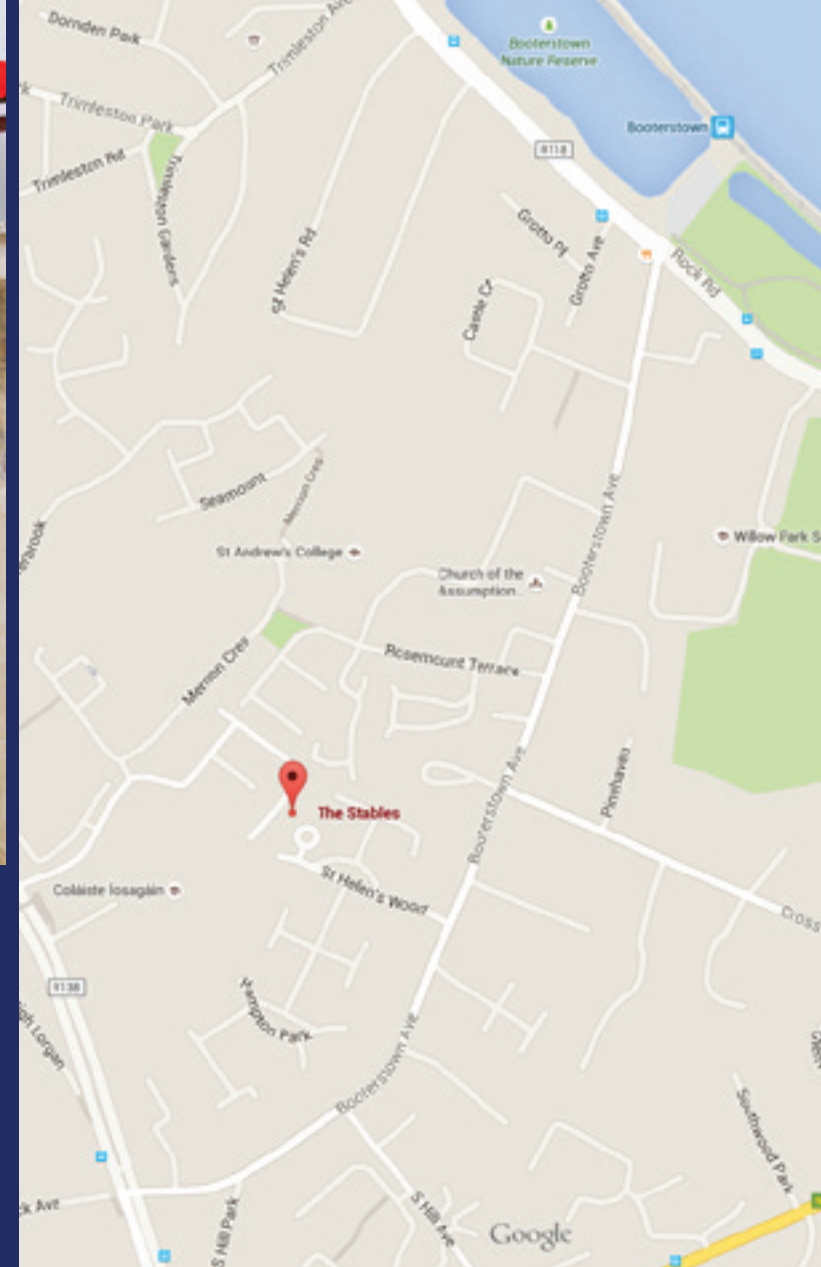




OUTSIDE

The south westerly paved rear patio area is fully tiled with a large water feature.

To the front of the property there is ample parking for the residents in this low density and quiet residential location.



Janet Carroll Estate Agents

25 Main Street, Blackrock, Co. Dublin

T 087 400 2020 E info@janetcarroll.ie W: www.janetcarroll.ie

PSRA Licence No: 003434-005849

ipav | Institute of Professional
Auctioneers & Valuers

myhome.ie
Find your home at my home

daft.ie
Ireland's Biggest Property Website