INNISCORRIG

COLIEMORE ROAD, DALKEY, COUNTY DUBLIN, IRELAND

BER Exempt

INNISCORRIG

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A romantic castlellated mansion enjoying a rich historical provenance and a quite spectacular and remarkable coastal position, with its own private harbour and ease of access to Dublin's city centre and international airport. The magnificent working harbour is one of only two in private hands in Dublin and provides direct sea access. Inside there is a real connection to the waterside position with magical sea views from all the principal rooms.

In all the accommodation extends to some
536 square metres / 5773 square feet, including a lodge house.
The grounds comprise approx. 0.3 hectare / 0.75 acre
(0.4 hectacre / 0.8 acres to shoreline).

Dublin city centre less than 10 miles / 16 km approx.
Dublin International Airport 16 miles / 25 km approx.
Dalkey village 0.34 mile / 550m approx.
M50 orbital motorway interchange 3.5 miles / 5.5 km approx.
Dublin Rapid Transit Train (DART) from Dalkey to central
Dublin takes 30 minutes.

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

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ROMANTIC MANSION

A most appealing detached Victorian waterfront mansion spectacularly positioned with panoramic coastal views. The magnificent views stretching from Dun Laoghaire over the bay to Howth peninsula, taking in the rocky sea shore and Dalkey Island and The Muglins.

Enjoying a rich provenance and history, Inniscorrig was built circa 1847 by the renowned Dublin physician Sir Dominic Corrigan, who first diagnosed the heart condition now known as Corrigan's Pulse. He built Inniscorrig as a summer retreat. Prominent guests included Kings Edward VII and George V of England. The visits were commemorated by a crown and star set in pebbles into the patio terraces on either side of the front door along with elaborate plasterwork motifs throughout. Corrigan, himself, is commemorated in a granite bust over the front door.

The Italianate gardens are well thought out and seamlessly link the house and grounds, arched granite statue niches either side of the front door wonderfully combining with a series of Gothic arches. They protect a 'secret garden' and enticingly frame the sea and island views.

A large decked terrace off the sea-front elevation leads to a lawn terrace and to the harbour terrace. Protected from westerly winds this large harbour terrace provides a wonderful harbour side sanctuary and a unique entertaining plaza.

The Boat House suits as an occasional or party bar and a bathing hut is fitted with wc and a shower.

The harbour is quite extraordinary and includes a working winch, capable of lifting in a jet ski or small boat, and boasts a separate tidal swimming pool.

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LUXURY LIVING

Inniscorrig impressively exploits the exceptional setting with all the principal rooms enjoying extensive sea views, creating a tangible connection to the sea.

Sympathetically and comprehen-sively restored in recent years the house benefits from modernisation, including a myriad of modern conveniences and fittings but, importantly, also incorporating fresh and modern design.

The interiors are certainly rich in character, the visit of English Kings responsible for some exquisite plasterwork that include Tudor roses and mosaics, but light colours and intelligent furnishings provide a vibrant and contemporary feel to create an exceptional modern home.

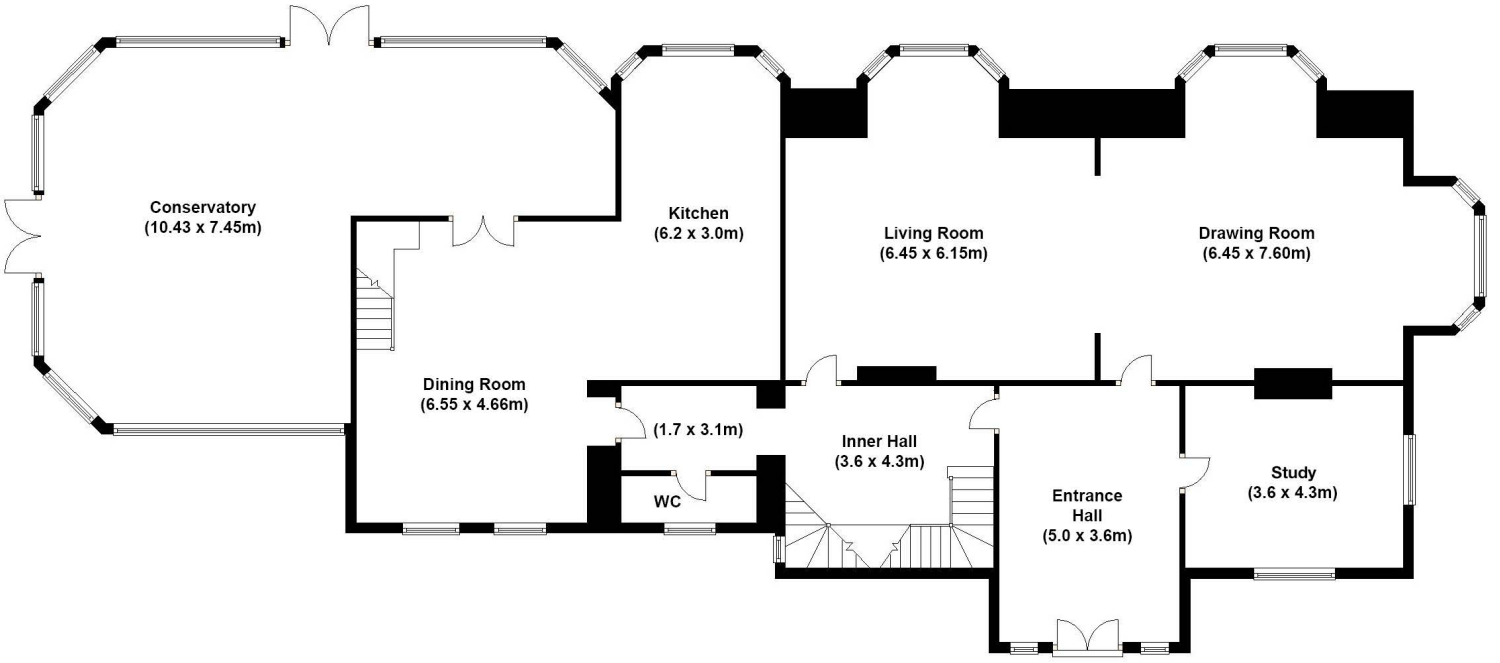
The impressive front door opens into a large reception hall, itself leading to the stair hall, study and double drawing room.

The dining room combines with the kitchen and a large Hampton conservatory and adjoining outdoor timber deck terrace to provide a wonderful living space. There are 4 bedrooms and a family bathroom on the first floor, the Master Bedroom Suite being particularly generous and complete with a bedroom, dressing room and bathroom. A fifth bedroom occupies the second floor or tower.

The lower ground floor has a large family or cinema room, a home office, various storage and utility rooms and a great boiler room – ideal for drying wet suits and sailing paraphernalia. The lodge house provides additional independent accommodation.

FLOOR PLANS & ACCOMMODATION SCHEDULE

NOT TO SCALE. FOR ILLUSTRATION PURPOSES ONLY.



GROUND FLOOR

RECEPTION HALL

Decorative leaded glass front door with leaded fanlight and side windows. Ornate ceiling plasterwork and impressive twin triangular cast iron heating radiators.

STUDY

Fireplace with coal effect gas fire in antique basket grate. Fine marble mantelpiece. Timber panelled walls. Decorative ceiling cornice and distinctive centre rose.

STAIR HALL (INCORPORATING CLOAKROOM)

Timber panelled walls and carved timber feature mahogany staircase, lit from four Gothic windows. Cloakroom with leaded glass door and windows. Wash hand basin and water closet toilet.

DOUBLE DRAWING ROOM

Three Bay windows with seating, one with double French doors linking to timber decked terrace. Decorative ceiling cornice and centre roses. Twin matching chimney pieces with ornate marble surrounds.

DINING ROOM

With walnut timber flooring and double doors to conservatory, itself linking to the timber decked terrace. Secondary staircase to lower ground floor and open arched access to kitchen.

KITCHEN

Fully fitted bespoke 'Dalkey Design' kitchen with a comprehensive range of wall and floor units with integrated Miele coffee machine, U-Line wine cooler, Amana American fridge freezer, pantry cupboard, Branke stainless steel sink, Gaggenau twin oven and hob, Neff dishwasher and marble worktop.

ACCOMMODATION SCHEDULE & FLOOR PLANS

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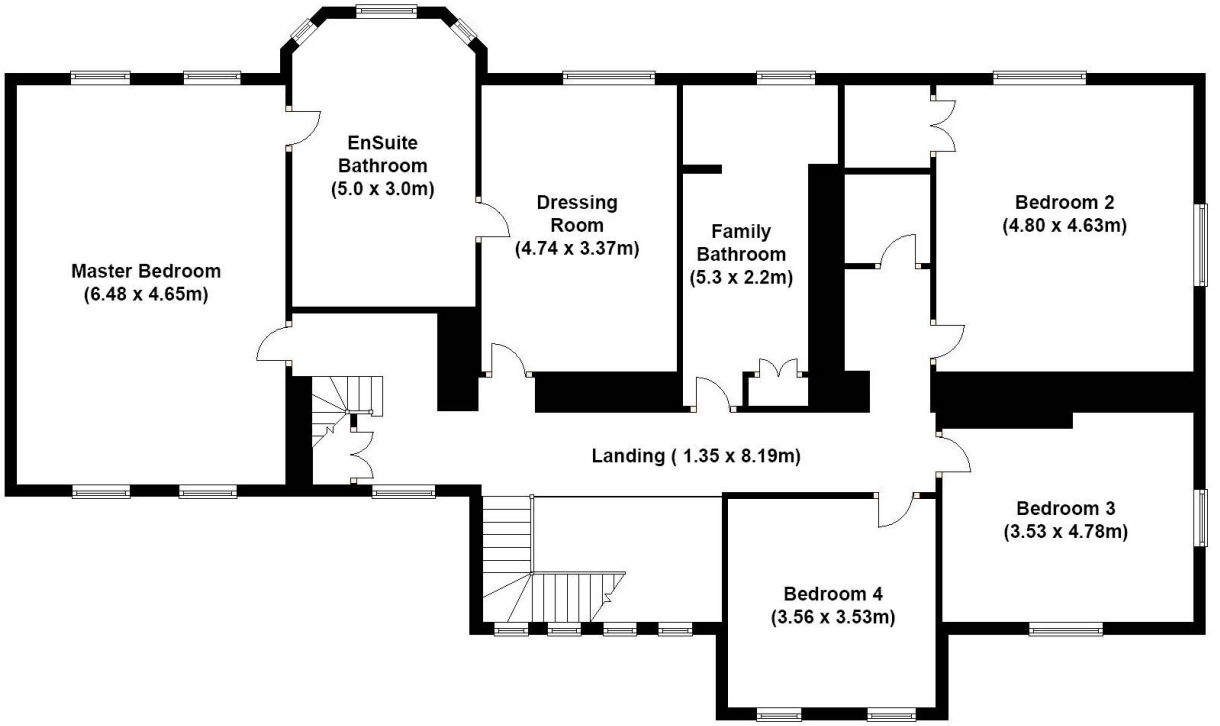

CONSERVATORY

Generous Hampton conservatory with lime stained oak flooring, electric operated roof windows and double French doors to timber decked garden terrace.

FIRST FLOOR

BEDROOM 1 MASTER BEDROOM SUITE

Bedroom with vaulted ceiling, two cast iron radiators. Windows to both east and west aspects. Bathroom En Suite with fitted bath within Bay window, separate shower, twin wash hand basins, heated towel rail, recessed spot lighting, fitted vanity cabinet. Dressing Room En Suite with range of fitted walnut timber wardrobes with integrated hanging rails and drawers.

BEDROOM 2

With ceiling cornice, 2 cast iron radiators, recessed alcove.

BEDROOM 3

With ceiling cornice, painted sailing murals by Eimear Diamond, fitted wardrobe with shelving, 2 cast iron radiators.

BEDROOM 4

With ceiling cornice and 2 cast iron radiators.

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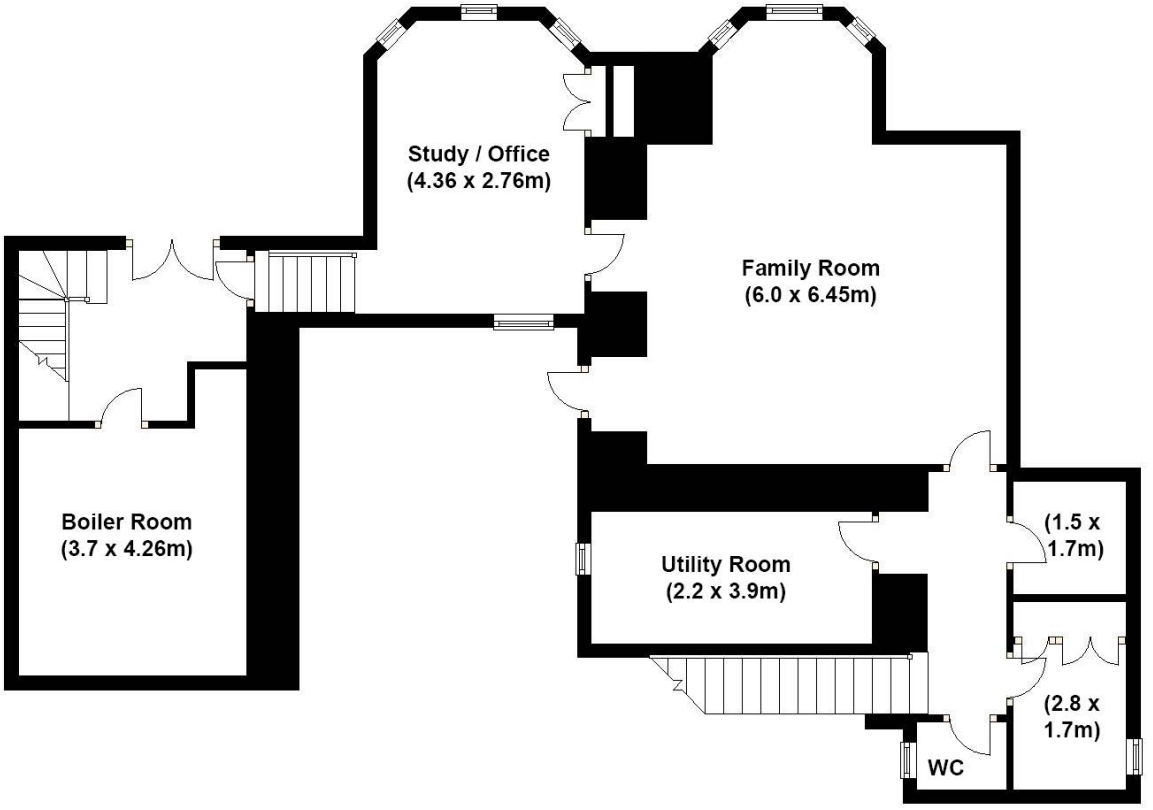


LOWER GROUND FLOOR

FAMILY ROOM CINEMA ROOM

With painted coastal scenes by Eimear Diamond, recessed spot lighting, alcove with fitted work station. Home Office with desk work station, fitted cupboards, recessed spot lighting and broadband connection.

LAUNDRY ROOM

Plumbed for washing machine, tumble dryer and fridge freezer. Fitted twin stainless steel sink with drainer, fitted floor units and tiled flooring.

PANTRY

With fitted floor units, cupboards and shelving.

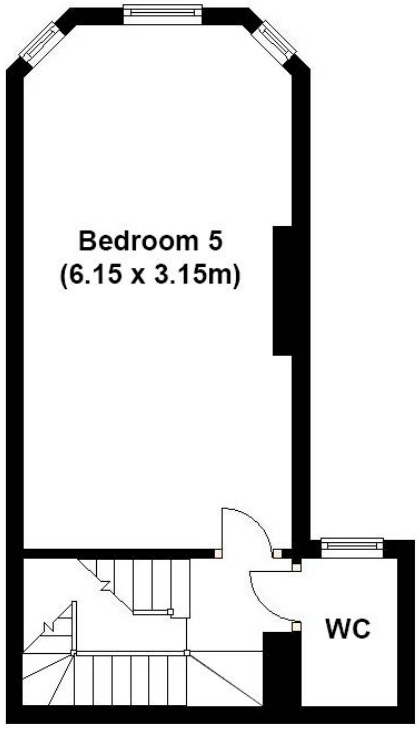
BOOT ROOM

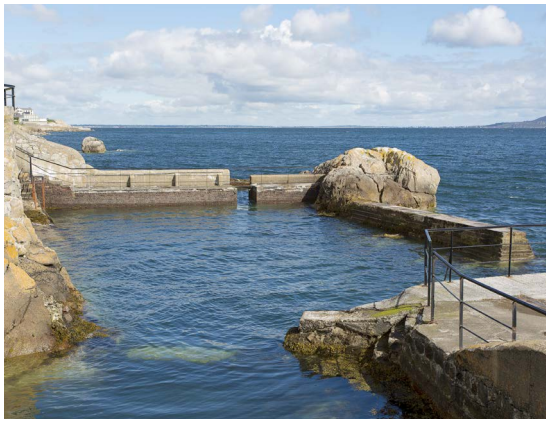
With fitted shelving and coat hooks.

WET ROOM DRYING ROOM

Accessed from double doors, with maritime themed port hole windows, off the lower terrace and nearby to the harbour.

Hanging rails and plant equipment, including central heating boiler, water.





SECOND FLOOR

BEDROOM 5
TOWER BEDROOM SUITE

With open fireplace and cast iron radiator. En Suite water closet toilet. Roof terrace with viewing point.

LODGE HOUSE

Positioned just inside the entrance gates but with independent access to Coliemore road the attractive detached gate lodge is also in granite stone and comprises a hall, living room / kitchen and a bedroom.

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GLORIOUS POSITION

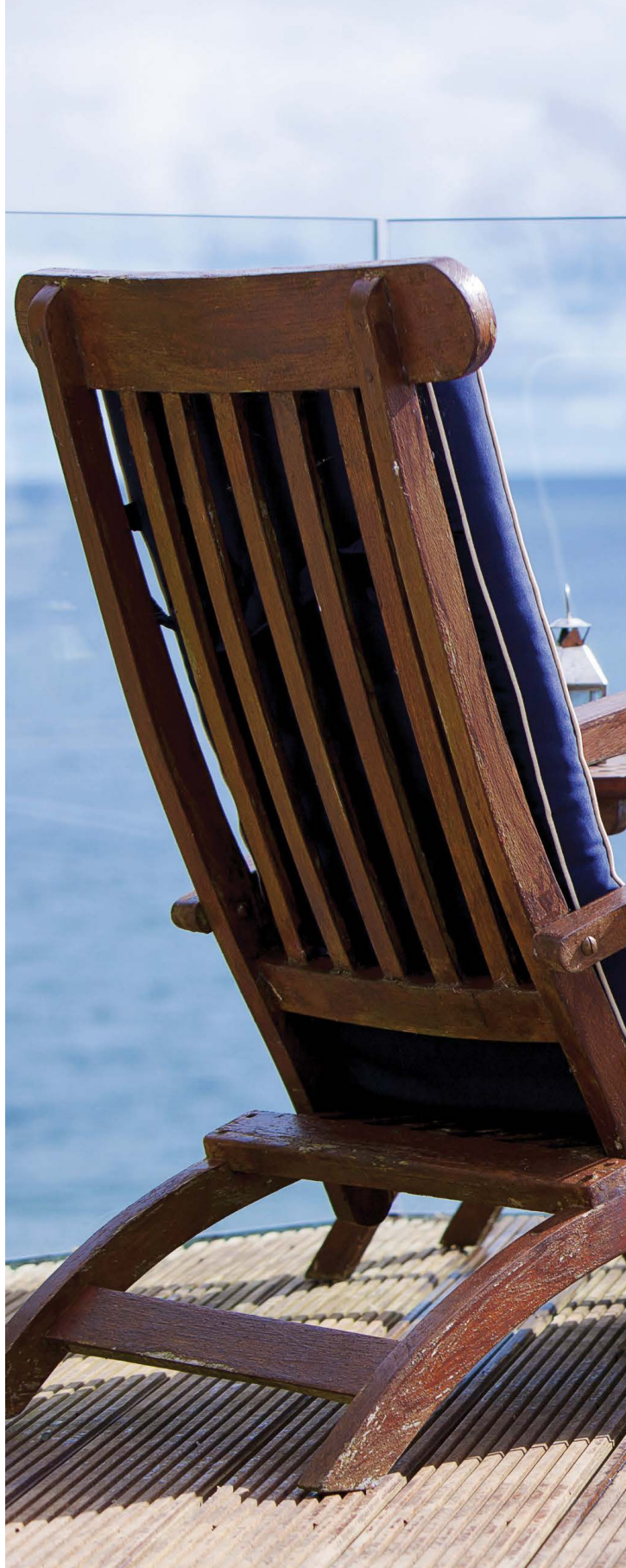
A quite spectacular house enjoying a truly spectacular position with uninterrupted and panoramic coastal views, where a natural habitat with dolphins, seals and numerous sea birds are enjoyed.

Located on the periphery of picturesque Dalkey town, a heritage town with Dalkey Castle & Heritage Centre as a focal point, with the town centre within short walking distance where a good selection of restaurants, bars and cafes can be enjoyed. Shopping includes a butchers shop, a fish shop, delicatessan, health food shop, craft shop, newsagents, a general grocery store, a wine shop, off-licence and assorted artisan shops and weekly market.

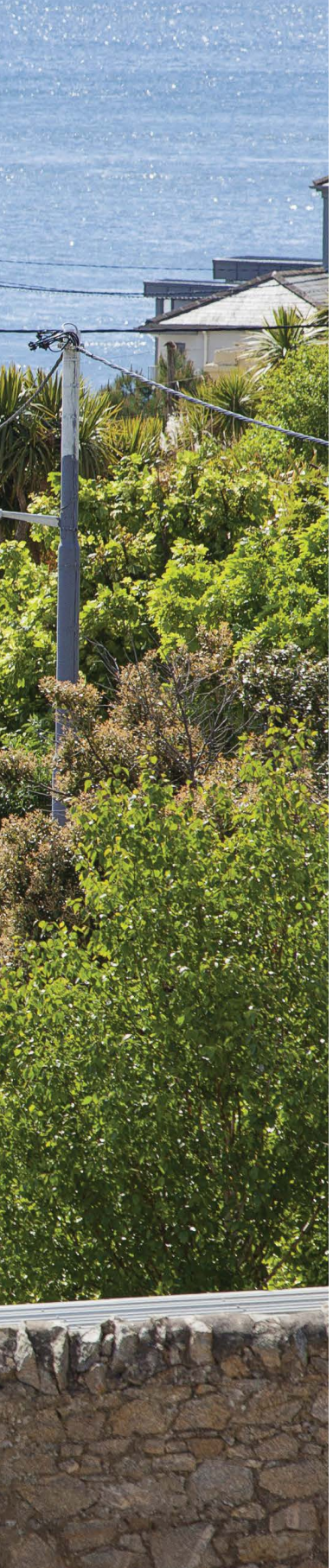
The DART train railway can be accessed in the town, giving access to Dublin city centre within about 30 minutes commute.

The magnificent working harbour is one of only two in private hands in Dublin and provides direct access to the sea and includes a working crane winch and tidal swimming pool. The harbour complex has a timber deck entertaining terrace and a peninsula like platform right at the sea's edge giving excellent entertaining opportunity. Electric security gates provide vehicle access, a large gravelled forecourt providing good parking, and there is separate pedestrian access. The grounds extend in all to approx. 0.8 acre to the shoreline and are extremely private, being enclosed by high stone walls.

To locate Inniscorrig proceed through Dalkey village turning left at the end of Castle Street and then immediately right onto Coliemore Road and Inniscorrig is then on the left hand side, approximately 150 metres before Coliemore Harbour.



"A spectacular maritime residence in the Tudor revival style with an attractive granite exterior with castellated embellishments and direct sea access and magnificent views over Dalkey Sound, Clare Rock, the Muglins and Dublin Bay to Howth"



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DALKEY, IRELAND

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

Dalkey, with it's 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 it's accessible coastal location, within easy reach of Dublin, make Inniscorrig 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. Bulloch Harbour is the biggest and is a declared seal sanctuary.

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

The nearby port town of Dun Laoghaire from which Stenaline operates a car ferry service to Holyhead in the UK is 2.1 miles from Dalkey.

TRAVEL BY AIR

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

Sorrento
Finnegan's

www.thetramyardcafe.com
the tramyard cafe

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TECHNICAL INFORMATION

FIXTURES & FITTINGS

The fitted carpets and curtains will remain in the property on closing and will become the property of the new purchaser. The light fittings, furniture and chattels within the house will be excluded from the sale. As will any garden furniture, statues and machinery.

MAPPING

Full mapping clearly illustrating boundary fence lines is available from the selling agents to viewing parties. Acreage calculations are to the shoreline.

TENURE & POSSESSION

The property is offered for sale leasehold on a 999 year lease with vacant possession being given at the closing of the sale.

LOCAL AUTHORITY & PROTECTED STATUS

Dun Laoghaire Rathdown County Council. Inniscorrig is listed as a Protected Structure.

SERVICES

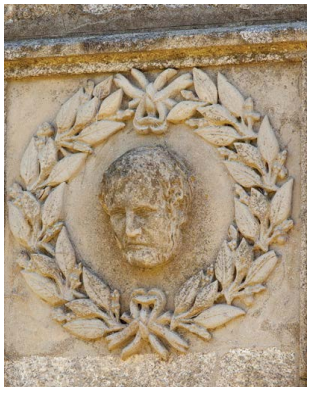
Mains electric, gas, water and foul drainage.

VIEWING

Viewing is strictly by appointment with the joint selling agents.

SOLICITOR WITH CARRIAGE OF SALE

MADIGANS SOLICITORS
167 Lower Kimmage Road
Dublin 6
Tel: 01 492 1111
www.madigans.ie



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Sherry FitzGerald

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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, BK Earley PSRA Registration No: 001849.