

HARROW HOUSE

Church Road, Killiney, Co. Dublin

FOR SALE IN THREE LOTS

savills



HARROW HOUSE



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Harrow House is an utterly charming detached Regency home circa 1830's that encapsulates its unique timeless grandeur

Standing proudly on a wonderful sylvan site of approximately 1.18 acres of 'old world' mature gardens with lawns that are bordered with well stocked trees, shrubs and flower beds creating an almost country home feel, contributing immensely to the overall ambience of Harrow Houses the curved driveway sweeps around the front lawn one is immediately struck by the scale of this delightful property.

This unique family home will undoubtedly appeal to the discerning purchaser seeking a light filled period home that has been carefully restored whilst keeping period features intact and one where the grounds are truly a gardener's paradise.





ACCOMMODATION



Granite steps ascend to the front door which opens into a welcoming entrance hall with ornate ceiling cornicing and staircase with mahogany hand rail. To the left of the hallway is a comfortable sitting room opening into the kitchen/breakfast room complete with Aga. The rear return comprises a utility room, boiler room and guest WC, this area of the house also connects back into the entrance hall.

To the right of the hallway are two magnificent reception rooms with period fireplaces, ceiling coving and traditional sash windows, these rooms are flooded with natural light emanating from their dual / triple aspects, an added bonus is the superb vista that these rooms enjoy, overlooking the front, side and rear gardens.





ACCOMMODATION

Upstairs, on the first floor return there is a good sized fifth bedroom and a family bathroom incorporating a separate shower cubicle. On the first floor landing there is a picture window from which the wonderful vista overlooking the front gardens and St Matthias Church can be enjoyed. There are four generously proportioned bedrooms with the second bedroom having the benefit of ensuite shower room. A floodlit inner lobby leads to the main suite, the bedroom with its dual aspect is particularly bright and spacious off which there is a dressing area and a luxurious ensuite bathroom complete with cast iron slipper bath.



GARDENS & LOCATION

Harrow House occupies a site of approximately 0.47 ha / 1.18 acres set on mature gardens. Wrought iron electric gates open to a sweeping gravelled driveway bound by beautiful mature trees. The rear of the property feature formal gardens with three lawn areas and several varieties of trees and shrubs. In addition to the garden are well established box hedging, rose beds, along with fruit trees and bushes. A major

selling point of this unique property are the extensive mature gardens, truly a gardeners paradise, with lawns gravelled driveway, mature trees which surround the house at the boundary and give great privacy.

Harrow House is conveniently located off Church Road within easy reach of Killiney, Ballybrack and Dalkey villages. The area is well serviced by public transport

with the LUAS stop at Cherrywood and the DART at both Killiney and Dalkey Stations, the N11 and M50 Motorways are also readily accessible. The Aircoach stops at Killiney Castle Hotel and will transport you to Dublin Airport in approximately 50 mins. There is an excellent choice of schools to include Holy Child Killiney, St Gerard's & St Andrew's all within a short commute.



FEATURES

- 0.49 acres approx. of mature gardens
- Approx. 12ft high ceilings
- Ornate plasterwork
- Traditional sash windows with working shutters
- Bright & well appointed accommodation
- Close to N11 & M50

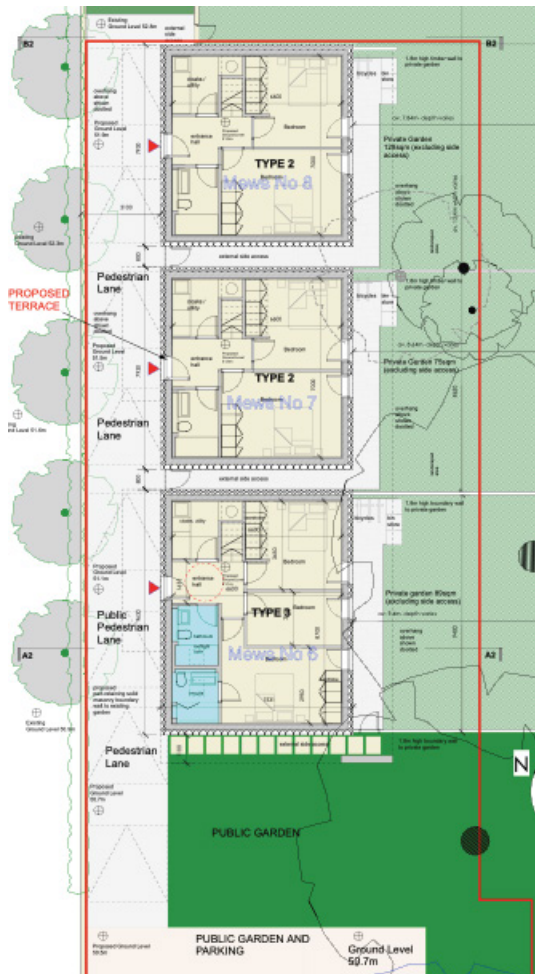




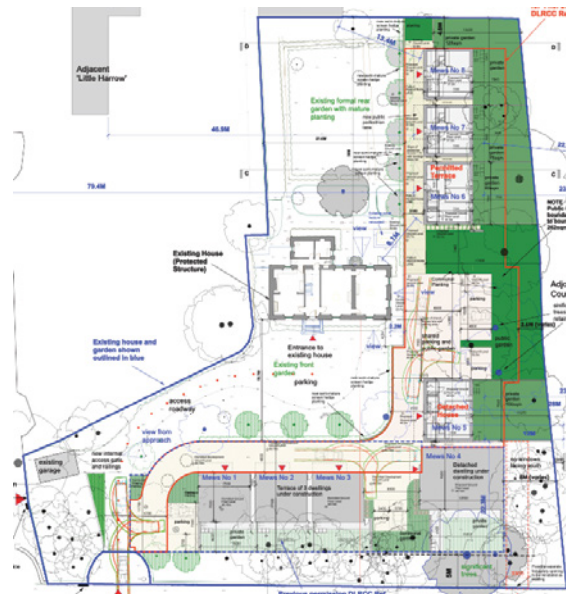
THE DEVELOPMENT SITE

In 2025, planning permission was granted for Phase 2 of Harrow House, which includes consent for the development of 4 two storey contemporary houses (Planning ref: D25A/0101). These units are very modern and unique with their design, and comes with ample private gardens and upper floor terrace space. There is a shared surface car park for 5 spaces included with the consent. A summary of the unit mix is detailed below and a full planning pack is available upon request:

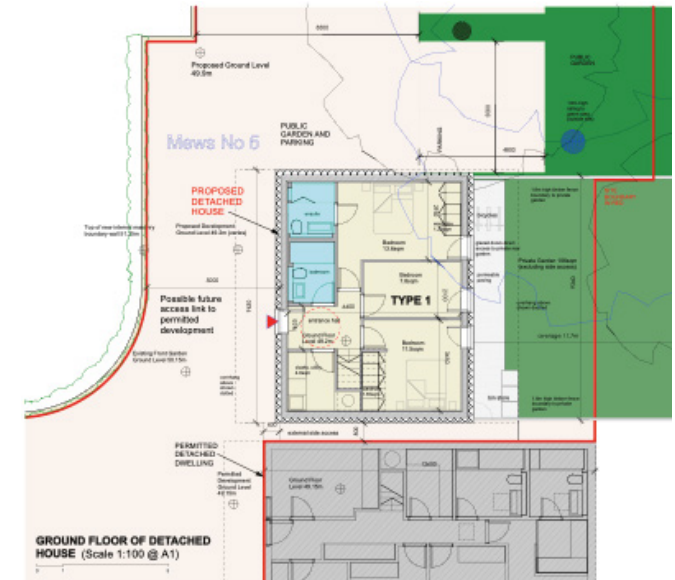
UNIT	DESCRIPTION	SIZE (SQ M)
No. 5	Three Bedroom Detached	102.8
No. 6	Two Bedroom Terrace	88.3
No. 7	Two Bedroom Terrace	88.3
No. 8	Two Bedroom Terrace	88.3



Ground Floor Layouts - Two Bedroom Terrace



Site Plan



Ground Floor Layouts - Three Bedroom Detached

THE OPPORTUNITY

Savills are delighted to now offer Harrow House for sale in three Lots:

Lot 1 (Site C) - Harrow House on 0.49 Acre

Lot 2 (Site B) - The Development Site 0.38 Acre

Lot 3 - The Entire (Site B+C)

Please note that Site A is currently under construction and due to be completed shortly. This is not included within any potential sale of the property.



EXISTING SITE PLAN - Sites A, B and C shown for illustration purposes (Scale 1:200 @ A1; 1:400 @ A3)

FLOOR PLANS

VIEWING

By appointment with Savills Ireland.

METHOD OF SALE

Private Treaty.

SERVICES

We understand that all services are readily available for connection. However, parties are expected to satisfy themselves on same.

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BER EXEMPT

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Not to scale, floorplans are for identification purposes only and measurements are approximate.