

FOR SALE | BY PRIVATE TREATY



DÚN MUIRE

SEAFIELD ROAD, KILLINEY,
CO. DUBLIN, A96 R590

EXCLUSIVE RESIDENCE, EMBASSY OR DEVELOPMENT OPPORTUNITY (S.P.P)
ON A SITE OF 3.70 ACRES




DÚN MHUIRE

Holy Child
Secondary School

Former Stables

Library Extension

Plant / Storage

Rear Vehicular Access

Killiney DART Station

Seafield Road

Gate Lodge



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SEAFIELD ROAD, KILLINEY,
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Prestigious property with coastal views in affluent area set on 3.70 acres



Impressive and well maintained period residence with extension, includes 10 no. en-suite bedrooms and comprehensive ancillary accommodation



Grounds include outhouses and a gate lodge

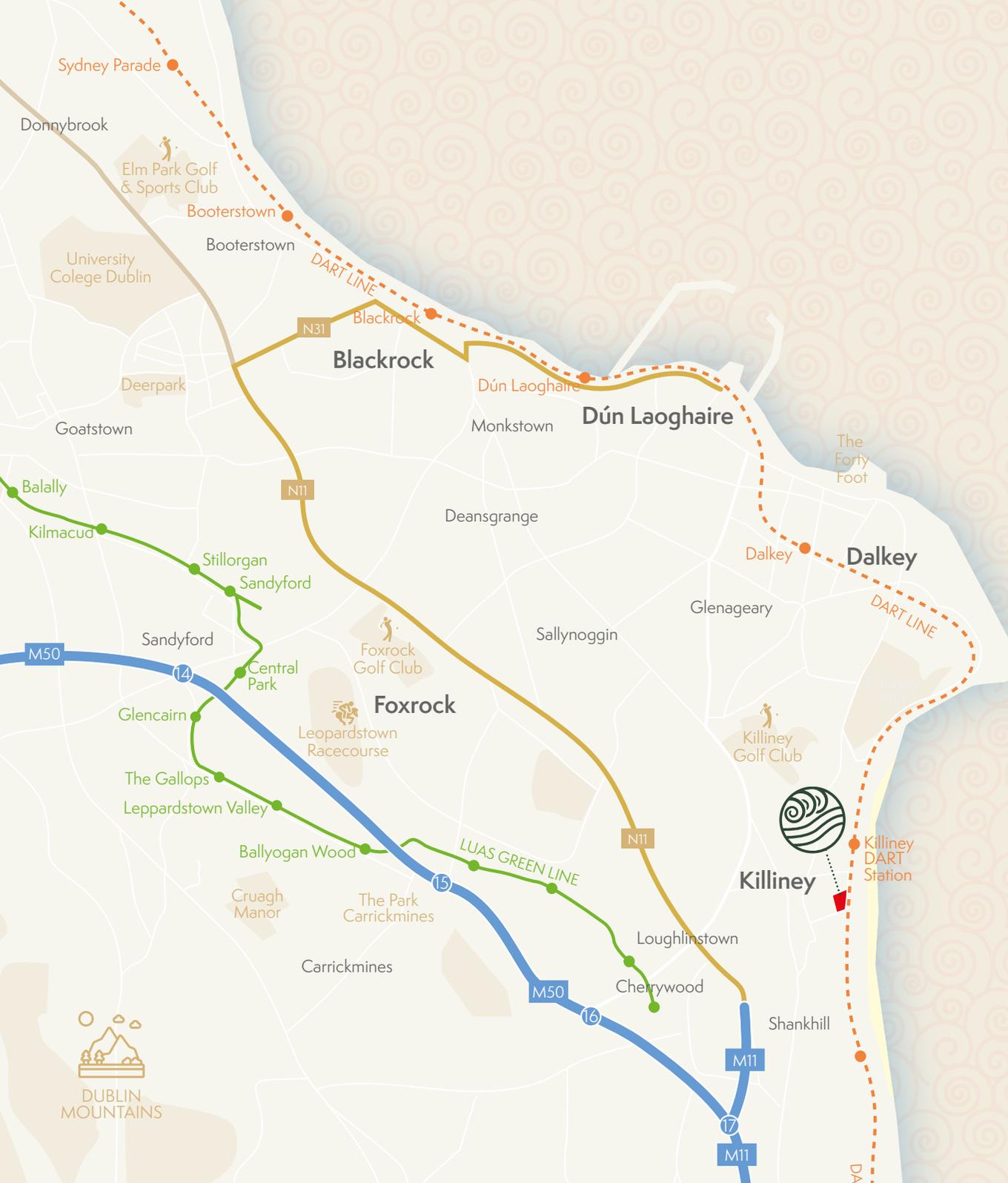


Two vehicular entrances



Suitable to occupiers as an exclusive residence or an embassy, or to residential developers (feasibility for 81 units, spp)





Location

Nestled in the heart of one of Dublin's most coveted coastal enclaves, Dún Mhuire offers a rare opportunity to acquire a prestigious property in Killiney — a serene suburb renowned for its natural beauty, architectural grandeur, and exceptional connectivity.

Dún Mhuire occupies a high profile corner site set on expansive grounds along the north and western sides of Seafield Road, Dún Mhuire is ideally positioned less than 500 metres from Killiney DART Station, offering swift and scenic rail access to Dublin's city centre and coastal towns.

The area enjoys seamless access to major transport routes, with the N11 just 2 kms away via Wyattville Road and the M50 accessible at Junction 16.



DART Station
500 m



N11 - 2 kms
M50 - 4.3 kms





Killiney

Killiney is defined by its mature residential character and lush recreational amenities. From the panoramic vistas of Killiney Hill Park to the tranquil shores of Killiney Beach, the area blends natural beauty with refined living.



A charming and secluded pedestrian walkway leading from the rear of Dún Mhuire beneath the adjoining railway line provides direct access to the amenity of Killiney Beach. This is directly adjoined by the secondary vehicular entryway.



DÚN MUIRE

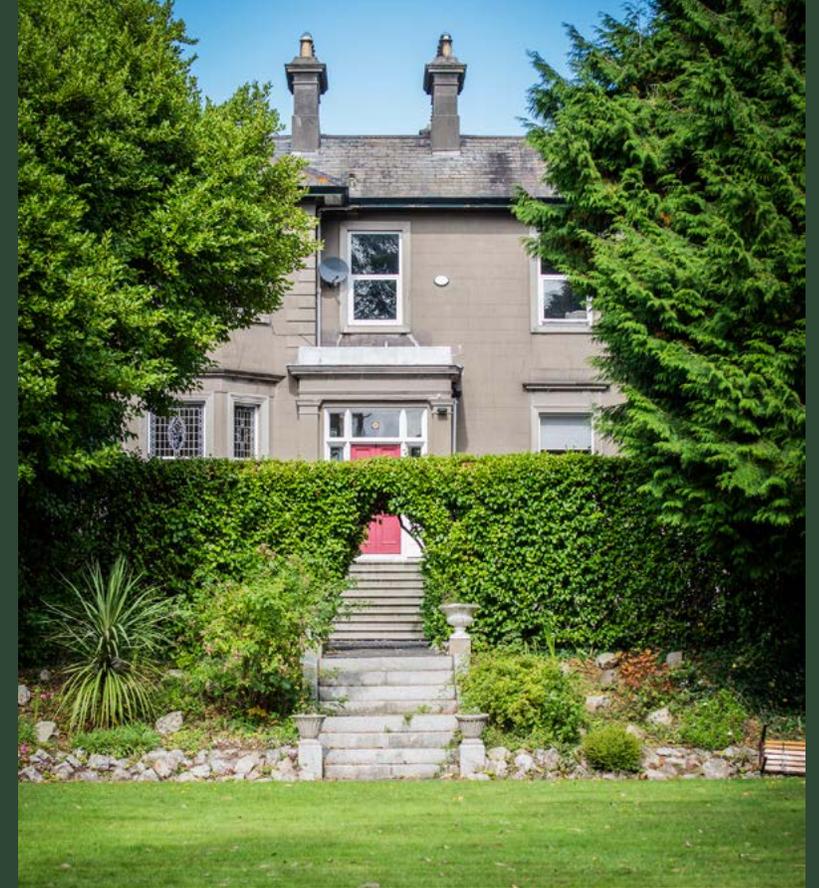
A rare opportunity...





Description

Set on extensive grounds of approx. 3.70 acres, Dún Mhuire benefits from quiet seclusion yet firmly nestled within the many amenities that Killiney has to offer. The main building, formerly known as "Inveruisk" when constructed in 1882, was later renamed Dún Mhuire when purchased by the Franciscan Province of Ireland in 1945. In the 1950s a Library and additional residential accommodation were added to the rear.



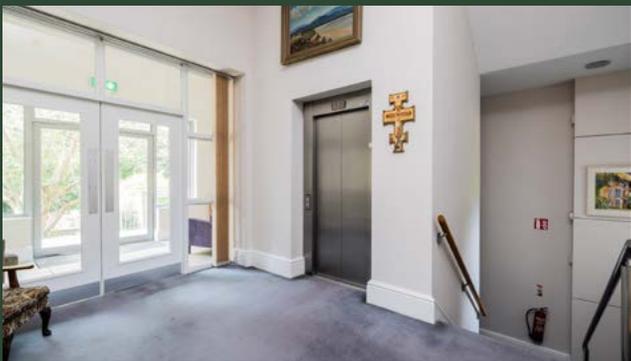
Dún Mhuire comprises an impressive two storey over garden level period residence with classical proportions, centrally located within the mature grounds. The original house and extension provide a total floor area of approximately 1,269.5 sq m (13,665 sq ft). There are a total of 10 no. en-suite bedrooms provided, all of which are en-suite, with 4 no. en-suite bedrooms within the original building and a further 6 no. ensuite bedrooms within the extension. Large kitchen, dining and laundry facilities are provided at lower ground level. There is a very fine oratory complete with ornate stained glass windows at ground level.



1,269.5 sq m
(13,665 sq ft)



10
Bedrooms



Dún Mhuire retains most of its original period features throughout with finishes including decorative parquet flooring, picture rails, cornicing and ceiling roses while also benefiting from modernisation through the addition of a passenger lift and additional concrete staircase, installed as part of further extension works undertaken in the early 2000's.

A separate one-bedroom gate lodge adjoins the main vehicular access off Seafield Road. A complex of former stable buildings, which require refurbishment, is situated to the north-west of the site.

The surrounding granite walls and mature trees around the perimeter provide screening and ensure privacy and seclusion. A pedestrian gate situated within the eastern boundary allows direct access to Killiney Beach via a walkway underneath the railway tracks.

There are two vehicular entrances to the property from Seafield Road, one at the south west corner and one at the north eastern corner on the coastal side of the property.



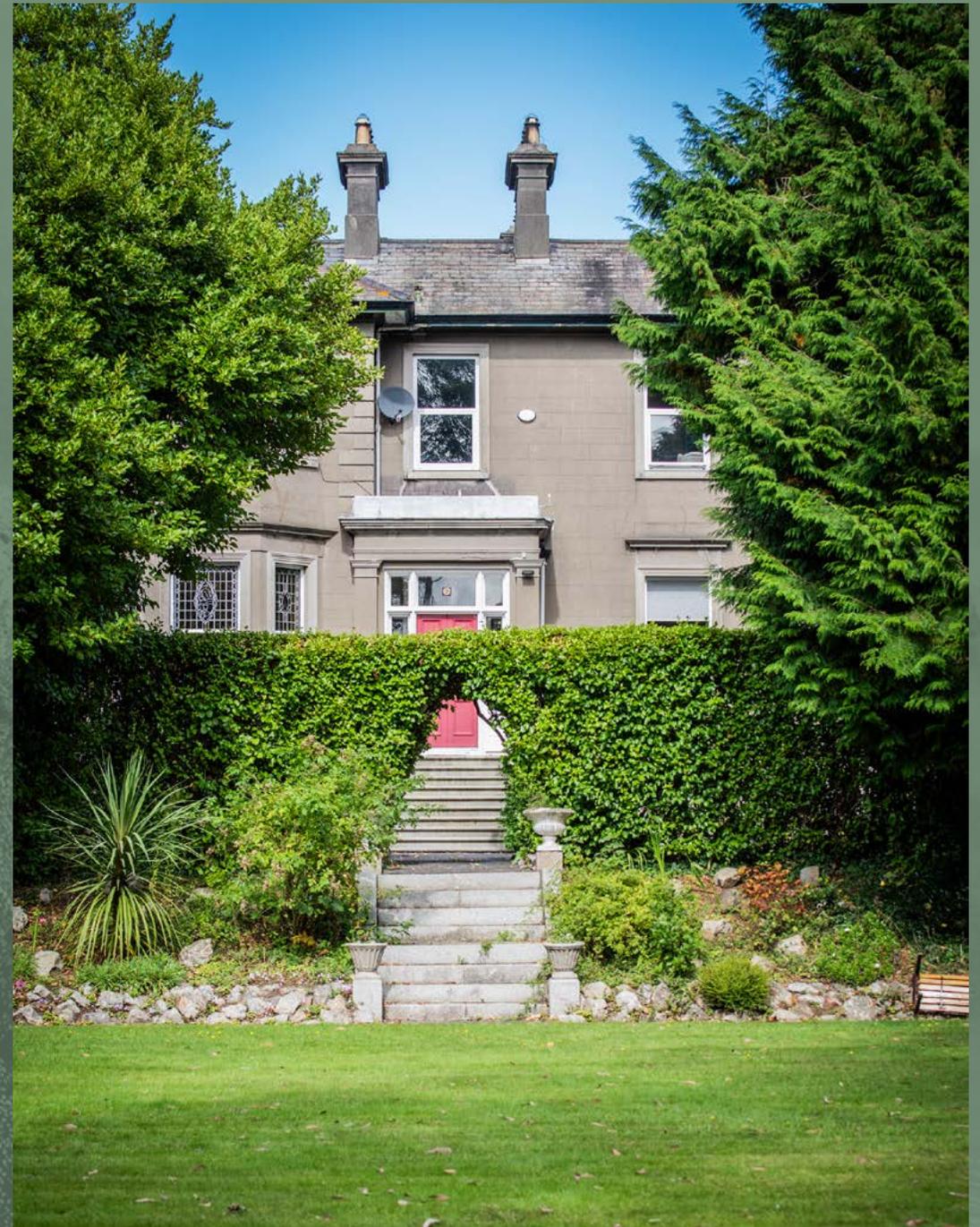


History

Originally named "Inveruisk" when constructed in 1882, it was one of three adjoining houses on Seafield Road built to similar designs by William Field. Over subsequent years the house had notable tenants including a former Church of Ireland Bishop of Ossory and members of the Powers distilling family. "Inveruisk" was then acquired by the Franciscan Order as a centre of Celtic Studies at the suggestion of the then Archbishop of Dublin, John Charles McQuaid. It was renamed "Dún Mhuire" and officially opened in April

1945. It soon gained a reputation for excellence in research and publications.

An extension with a large library and additional living accommodation was added in 1955. Specially trained Franciscan scholars edited and published some of the very rare manuscripts which were housed in the archives, as well as curating documents gifted to the library by Éamon de Valera, Seán Mac Eoin and other prominent historical figures.





Accommodation

The approximate gross internal floor areas are as follows, as per a commissioned measurement survey:

Description	G.I.A Sq m	G.I.A. Sq ft
Dún Mhuire - Original House (with four no. en-suite bedrooms)	766.9	8,255
Library Wing (with six no. ensuite bedrooms on the first floor)	502.6	5,410
TOTAL	1,269.5	13,665

Gate Lodge (Single bedroom residence)	35.8	385
Former Stables (In need of refurbishment)	210.1	2,262
Plant/Storage	89.1	959

TOTAL	1,604.5	17,271
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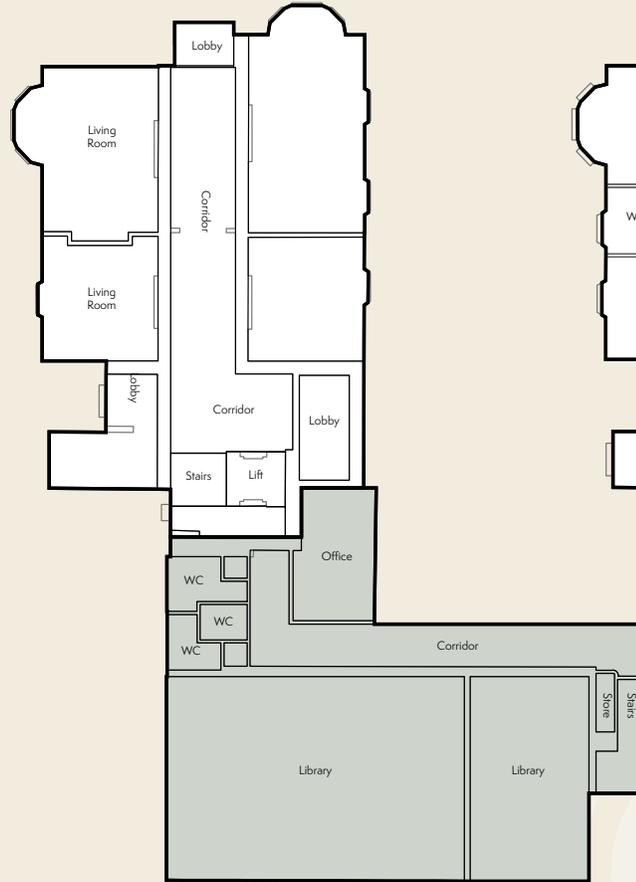
Floor Plans

-  Original House
-  Library Wing
-  Plant/Storage

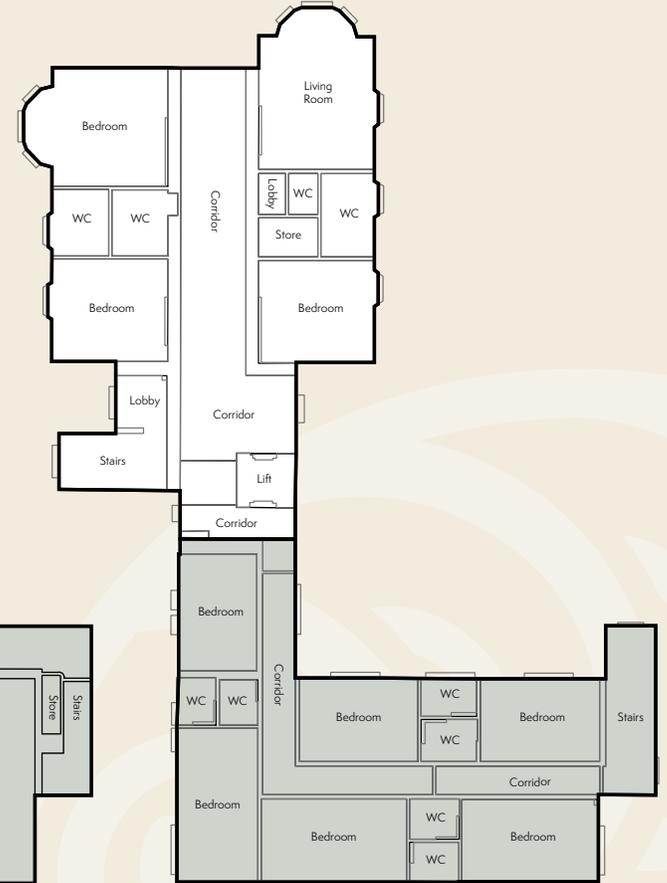
Garden Level



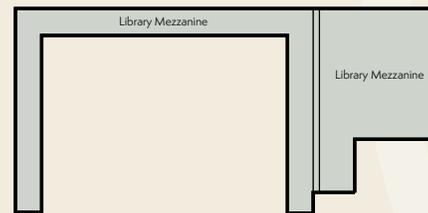
Ground Floor



First Floor

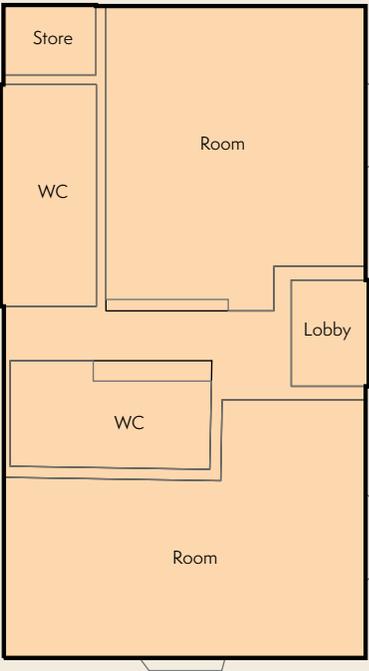


Mezzanine



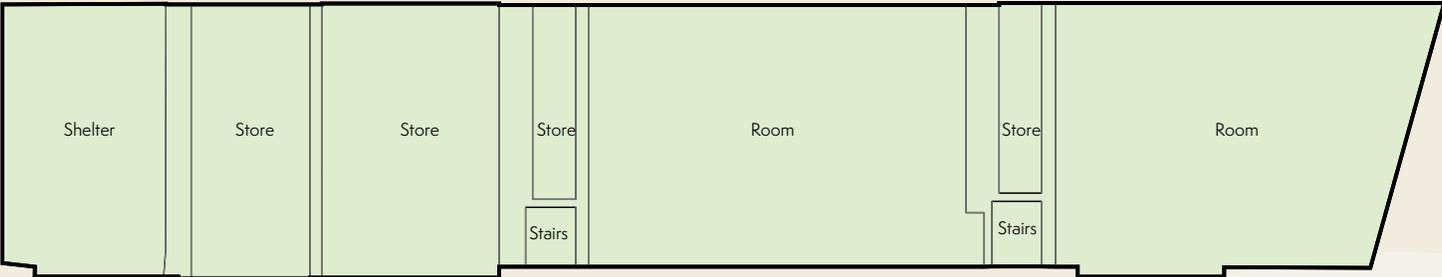
Floor Plans - continued

Gate Lodge

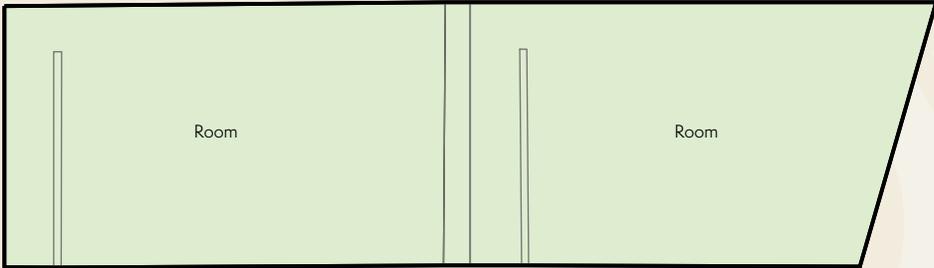


Former Stables

Ground Floor



First Floor

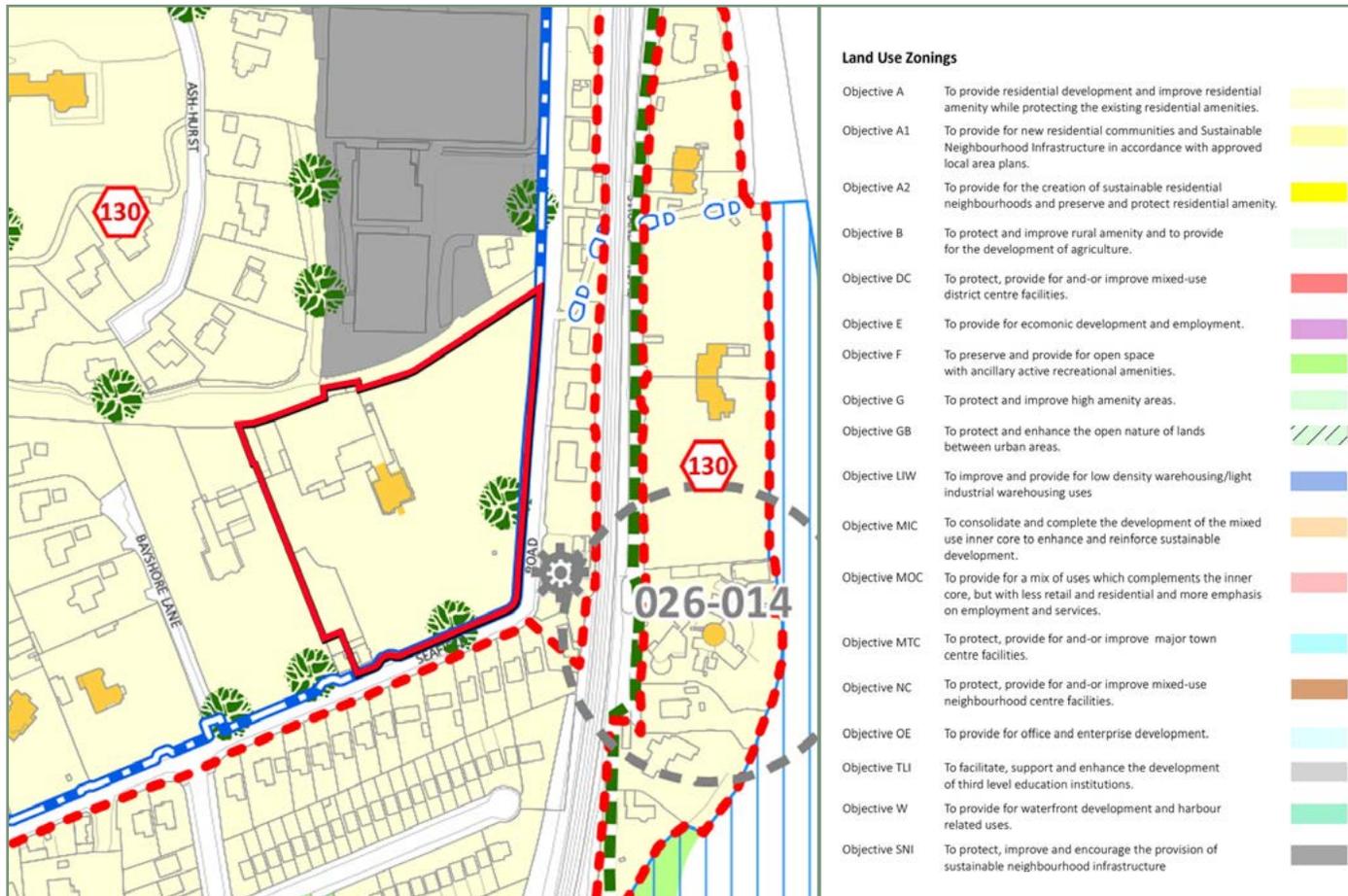




Zoning

The entire property is situated within an area zoned 'Objective A – Residential' within the Dún Laoghaire-Rathdown County Development Plan 2022-2028:

“To provide residential development and improve residential amenity while protecting the existing residential amenities”



Embassy

Given the prestigious nature of the property, it would potentially suit alternative uses as an Embassy which is 'open for consideration' within the Development Plan.

Record of Protected Structures

The original building (Dún Mhuire) is included within the Record of Protected Structures (Ref. 2134) as prepared by the Local Authority. The listing is described as 'House (excluding later mid-20th century extension to the rear)'.

Tree/woodland preservation

There are two tree/woodland preservation designations on the site, one along the southern and eastern boundaries: 'To protect and preserve Trees and Woodlands'.

Killiney Architectural Conservation Area (ACA)

The property is also situated within the Killiney Architectural Conservation Area (ACA) which sets out conservation and planning policies which aim to protect its special character and guide future development within the area.



Development Potential

A development feasibility study has been undertaken in respect of the potential future development of the land by CDP Architects. It suggests a scheme of development (subject to planning consent) comprising 81 no. units with surface car parking. Full details and a copy of the feasibility study are available upon request.

The feasibility study indicates potential for an attractive scheme comprising of 79 no. apartment units and 2 no. townhouses (81 no. units in total), retaining the Gate Lodge and Stables, original section of Dún Mhuire & demolition of the rear section. A breakdown of the residential mix is shown in the table below:

Block Ref.	One Bed Units	Two Bed Units	Three Bed Units	Total
Block A	17	2	3	22
Block B	19	3	-	22
Block C	17	8	4	29
Townhouses	-	-	2	2
Dún Mhuire House (Original section)	4	2	-	6
TOTAL	57	15	9	81





DÚN MHUIRE

Title

The property is held under freehold title.

Services

We understand that all mains services are currently connected to the property, including to mains sewer and mains gas supply. Interested parties should satisfy themselves as to the adequacy of services.

BER Details

Protected Structures
(Original House) exempt.

Library wing and Gate Lodge: 

BER Nos. Available upon request.

Viewings

Strictly by appointment only.

The Sales Process

The property is being offered for sale by Private Treaty.

Further information is available in a dedicated data room. Interested parties may be given access to the data room upon signing a Non-Disclosure Agreement –

www.dunmhuirekilliney.com

The data room includes a Planning Report, Building Survey, Measurement Survey, Feasibility Study, Asbestos Report, Tree Survey Report and Land Survey Report.

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