



# BARTRA HOUSE

Harbour Road ♦ Dalkey ♦ Co. Dublin



# BARTRA HOUSE,

Harbour Road, Dalkey, Co. Dublin

**On c. 0.86 ha(2.12 acres)**

## Description

A unique opportunity to purchase one of the best and striking views along the coastline in Dalkey. Bartra House is a substantial three storey listed period residence dating from the mid 1850's situated on the coastline of Dublin Bay adjacent to the village of Dalkey. Whilst, the property is a large residence it has a warm and friendly feel. The spectacular property has the benefit of its own private walkway to a rock pool on the shore line. The principle reception rooms and bedrooms which are bright and airy have spectacular views over Dublin Bay, stretching from Dalkey Island to the Baily at Howth to the River Liffey entrance at the South Bull Wall. The lower ground floor has the advantage of its own access from the forecourt through a passage to an internal courtyard with access to the boiler room, store rooms and can be closed off from the main house which lends itself ideally to ancillary accommodation for staff as it can be separated from the rest of the house. There is a natural spring well to the rear of the property which could be used for the house. All of the eight bedrooms have working fireplaces and can be opened up if you desire. The graceful accommodation of approximately 850sq.m(9,149sq.ft) comprises of - on the ground floor two reception rooms, family room, sun room, kitchen/breakfast room, pantry, two guest wc, study, cloakroom, orangery and ballroom – first floor there are 5 bedrooms, four ensuite, family bathroom, - lower ground floor(which is self contained) and can be separated from the rest of the house– 3 bedrooms, 2 ensuite, shower room, kitchen, pantry, laundry room and living room. Bartra House could lend itself to a family home or equally an Embassy.

## Gardens and grounds

The wonderful property is entered through electric gates with a gravel driveway leading to the forecourt of the house which has far reaching breathtaking views of the extremely impressive coastline. The front of the property is lawned and bounded by a stone wall with access down to the rock pool and magnificent shoreline. There is also a secondary access to the property from Harbour Road through a right of way. The peaceful and tranquil rear gardens are extensive and comprises of trees, shrubbery and flowers with a paved courtyard leading from the kitchen/breakfast room to the garden and lawns. There are also views of the Martello tower from the house and gardens.

## Location

Bartra House is located on the coastal plain close to the heritage village of Dalkey which is approximately 1.6km(1 mile). Dalkey which is 13km(8 miles) south east of Dublin city centre, is a picturesque village with a large range of boutiques, cafes, restaurants, shops, recreational facilities and has been largely unspoilt. There are number of schools easily accessible including Holy Child Killiney, Castle Park School Dalkey, Willow Park, Blackrock College and St Andrews. The DART station is within Dalkey village and there are numerous bus routes that service the area. The property is conveniently located near many transport links such as the M50 motorway which is approximately 6km(3.72 miles), 6km(3.72 miles) to the N11, Dublin Airport is 47km(29 miles).







**Accommodation 850sq.m (9,149sq.ft)**  
 Please refer to floor plans for room dimensions

**Entrance hall level**

Portico Entrance	Tiled floor, attractive fanlight and ceiling cornice, panelled walls and two picture windows overlooking Dublin Bay and Dalkey Island.
Gracious Reception Hall	Intricate ceiling and cornice. Arched columned screen. Leading to two formal reception rooms and Inner Hall.
Main Reception Room/ Drawing Room	Side Bay Window. Front Bay Window. Two bay windows, capturing morning and afternoon sun, view to Dublin Bay, the Kish, Howth, Dalkey Island, St. Patrick's Church and Dalkey Hill. Carved wood fireplace with Georgian brass inset, decorative ceiling corning, carpet flooring, dado railing. Wonderful plaster cornice and wall panels.
Dining Room	Bay Window. Bay picture window to seascape, Howth Head. Original colonnaded Marble fireplace with centre plaque by Frederick Darley, brass inset and slate hearth. Magnificent distinctive ceiling cornice leaf detail, panelled ceiling and picture rail.
Inner Hall	Superb 10ft high leaded light window and ornate feature staircase and stairs to lower ground floor
Cloakroom	Fitted rails, ample storage space, window
Morning room/ Study	Original marble fireplace with brass and cast iron inset, fine moulded panel walls and attractive cornice, glazed double doors leading to the conservatory, ceiling coving and dado rail, double doors to ...
Large Orangery/ conservatory	Views to sea, lawns, St. Patrick's Church. Curvilinear wooden conservatory. Chequered quarry tiled floor, fitted potting shelves, Belfast sink, doors to loggia and gardens, sun all day, flight steps to ...
Guest Toilet	With toilet and wash hand basin
Hall	With ceiling coving and recessed lighting, double glazed doors to ...
Kitchen/Breakfast Room	With picture windows overlooking Scottsman's bay and glazed doors to sun trap patio. Tiled flooring, Goldreif kitchen, centre island, oil fired 5 oven Aga, Gaggenau gas 4 ring hob, Neff electric oven, 2 integrated dishwashers, stainless steel sink unit, ample storage. Stylish and comfortable. Double doors to courtyard.
Pantry	Tiled flooring, single stainless steel sink unit, built in cupboard and window, plumbed for two washing machines and two dryers
Family Sitting Room	Bay Window. Panoramic views, wide bay window to seascape, two picture windows to Martello Tower, gardens and patio. Recessed lighting, egg and dart ceiling cornice, white Marble fireplace with brass and cast iron inset, Bay window, 2 small windows, single door to the sun room and carpet flooring.
Sun Room	Glass sunroom with timber and cast iron frame structure and glass panels. Red and black chequered quarry tiled floor. Decorative stained glass glazing to upper panels. View to Martello Tower and over headland to sea. Captures afternoon and evening sun.





### First Return

First Return Annex

Vaulted ceiling, windows either side of this passageway, carpet flooring and door leading to the ballroom.

Guest Cloakroom

Tiled flooring, wash hand basin and separate toilet.

Ballroom

Bay Window. Maple floor. Decorative Buttress vaulted ceiling with sky light, bay window with door to gardens. View to St. Patrick's Church and screen of mature trees.

### First Floor

Gracious Landing

Bright, large and spacious landing. Decorative balustrade to double height space, lit by stunning leaded light window. Doors to bedrooms. Ceiling coving, recessed lighting. Two lined cupboards

Family Bathroom

Original large enamel bath. Carpet flooring, semi tiled walls, wash hand basin, toilet and bath with rose-head shower head. Window.

Bedroom 5

Large room with picture windows, views to magnificent coastline, Killiney/ Dalkey hills and Dublin Mountains. Fireplace, wash hand basin, fitted wardrobes.

Bedroom 4  
Dressing Room/study

Picture windows, views to Dublin Mountains, fitted wardrobes. Ceiling coving, window and recessed lighting.

En Suite Bathroom

Floor to ceiling cupboard with access to the attic space, bath, wash hand basin, toilet and semi tiled walls. Window.

Bedroom

Picture windows, views to Martello Tower, mature gardens, Dublin Mountains. Recessed lighting, coving. Fireplace

Bedroom 3/ Lobby Area

Coving.

En Suite Bathroom

Picture window to seascape. Bath, wash hand basin and toilet. Recessed lighting.

Bedroom

Large bay picture window, capturing sunrise with panoramic views to sea. Fireplace. Ceiling coving and recessed lighting.

Bedroom 2

Picture windows to Scottsman's Bay and Howth Head. Fireplace with cast iron inset and tiled hearth and two windows. Fitted wardrobes, doorto...

En Suite Bathroom

Marble vanity wash hand basin, bath and toilet.

Master Bedroom  
(Bedroom 1)/ Lobby

To include the walk in wardrobe.

Bedroom

Bay window with view of sunrise over Dalkey Island, Killiney Hill. Two picture windows to Dublin Bay and Howth Head. Fireplace. Coving, recessed lighting.

En Suite

Picture window to Bay, marble counter, two inset wash hand basins, mirrored walls, bath, shower and wc.







The main staircase descends to ...

### Lower ground floor

Own access from the forecourt. Large, bright and private with windows throughout. Can also be separated from the rest of the house.

Living Area	Stairs from the main house leading to and open plan living area with door to courtyard.
Store room	Window to courtyard, tiled floor
Laundry/Utility Room	Window to courtyard and side passage, tiled floor, Belfast sink.
Bedroom 6/ Office	Two high windows to front of house, high level feature window to side of house and low window to Area. Fireplace with gas inset.
En Suite Shower Room	Shower, toilet, wash hand basin and tiled floor.
Store Room/Cloak Room	
Bedroom 7	Four windows and fireplace with gas inset.
En Suite Shower Room	Shower, wash hand basin and toilet.
Bedroom 8	Attractive window to area and fireplace.
Kitchen	Linoleum flooring, built in units, single stainless steel unit, Neff 4 ring hob and oven and separate entrance and door to courtyard.
Pantry	Window to courtyard, fitted cupboards.
Shower room and wc	Shower, wash hand basin, toilet and storage press.

### Features/Services

- ◆ Wonderful period property with original features
- ◆ Situated on the breathtaking coastline with direct access to a rocky pool
- ◆ Granite boundary walls and rocky foreshore
- ◆ Spectacular views of Dublin Bay and the surrounding coastline
- ◆ Peaceful and tranquil gardens, mature trees and rolling lawns
- ◆ Superb location in exclusive picturesque residential area
- ◆ Within strolling distance of the pretty village of Dalkey
- ◆ Close to Dublin City and a wide range of amenities
- ◆ View of the Martello tower
- ◆ Gracious hall
- ◆ Fully equipped modern kitchen including four oven Aga
- ◆ Four reception rooms
- ◆ Suntrap patio and courtyard
- ◆ Ancillary staff accommodation with separate access from the forecourt
- ◆ Sweeping curved driveway, broad impressive forecourt
- ◆ Original period features throughout
- ◆ Oil fired central heating
- ◆ Mains water
- ◆ Natural spring water well
- ◆ 24 hour surveillance cameras

### Viewing

By appointment only.

Ground Floor



First Floor

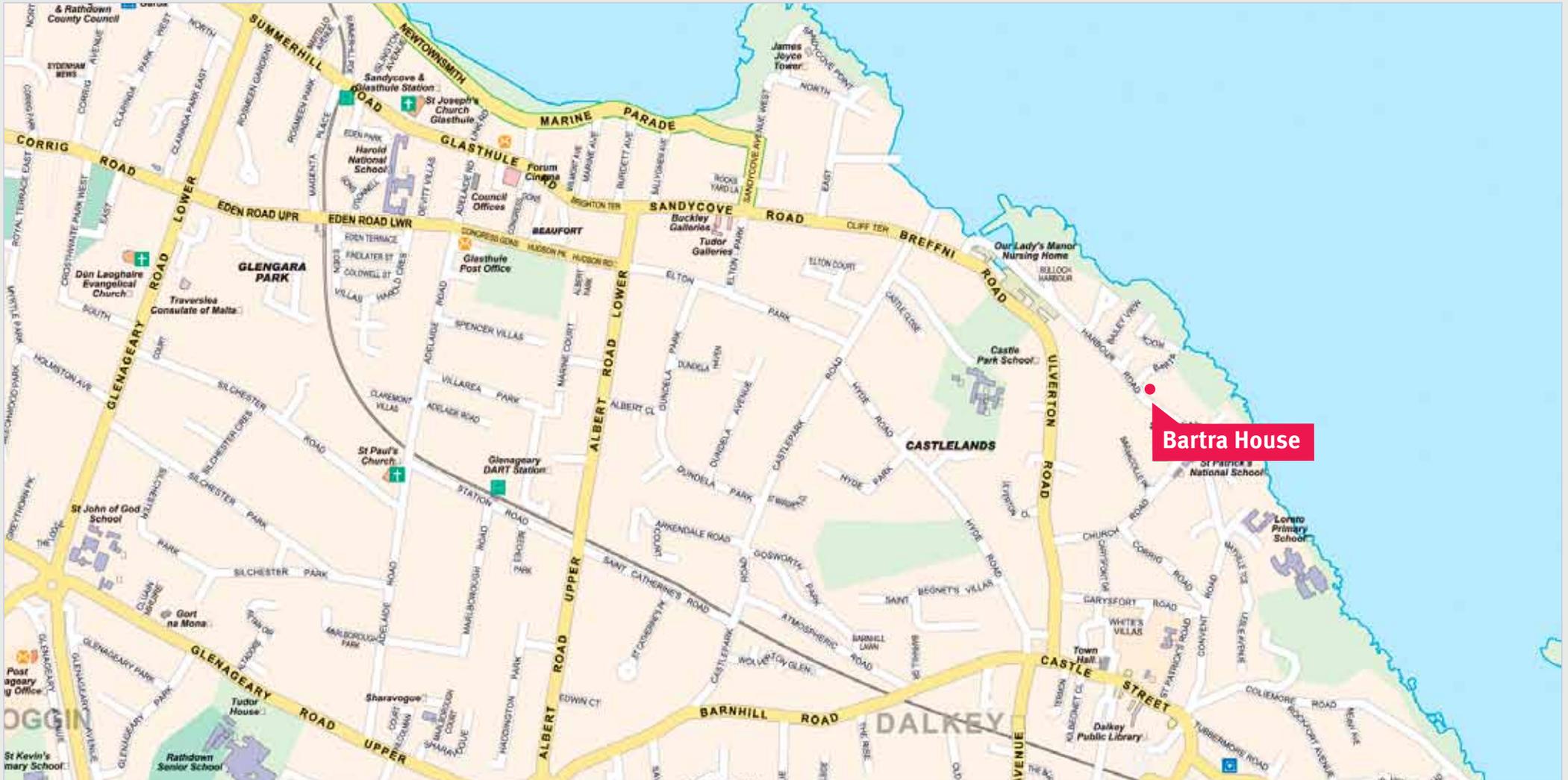


Lower Ground Floor



- Reception Rooms / Living and Circulation Areas
- Kitchens
- Bedrooms
- Bathrooms
- Storage

Not to Scale  
This plan is for illustration purposes only



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