Willow Lodge

5 Richmond Hill, Monkstown, Co. Dublin

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Willow Lodge, 5 Richmond Hill, Monkstown

Features

- Elegant Regency residence dating from c.1824
- Approx. 372 sqm (4,000 sq.ft.) of accommodation
- Site of approx. 0.25 acre
- Elevated rear views over Monkstown rooftops and towards Dublin Bay
- Five bedrooms, most with en suite or adjacent bathroom facilities
- Outstanding reception rooms with original period features
- Landscaped gardens with multiple terraces
- Extensive off-street parking with gated access
- Presented in excellent condition throughout
- Fitted carpets, curtains and kitchen appliances included in the sale

Willow Lodge is a distinguished Regency residence of notable scale and presence, occupying an elevated position on one of Monkstown's most discreet and sought-after residential roads. Extending to approximately 4,000 sq.ft. (372 sq.m) and set on a c. 0.25 acre site, the house enjoys commanding views to the rear across the rooftops of Monkstown, taking in Monkstown Parish Church and unfolding towards Dublin Bay. Presented in excellent decorative order throughout, the property offers a rare and carefully judged balance between elegant reception spaces and generous bedroom accommodation, creating a home that is as suited to refined entertaining as it is to everyday family life.

The house is approached through a fine entrance hallway, immediately setting the tone with its marble tiled floor, ornate ceiling coving and centre rose, feature archway and an elegant fanlight above the front door. From here, French doors lead, via a short flight of steps, directly to the rear garden, establishing a strong connection between the principal living spaces and the outdoors. Flanking the hallway are two superb formal reception rooms. The drawing room is a beautifully proportioned, dual-aspect space, flooded with natural light through sliding sash windows with working shutters to both front and rear. Original wide plank floorboards, intricate ceiling detailing and a striking marble chimneypiece combine to create a room of real presence and warmth. Opposite, the dining room is equally impressive, centred around an elegant Adam-style marble fireplace and offering a gracious setting for formal dining and entertaining. To the rear of the house lies a refined study/library, a calm and contemplative space with panelled walls and ceiling, bespoke shelving and elevated views over the garden and the surrounding rooftops, with Monkstown Parish Church forming a particularly attractive focal point.

The upper floors provide four generously proportioned bedrooms, each enjoying excellent natural light and outlook. The principal bedroom suite is especially impressive, benefitting from elevated views towards Dublin Bay, an excellent range of built-in wardrobes and a luxuriously appointed en suite bathroom. The remaining bedrooms are served by high-quality en suite or adjacent bathroom facilities, all finished to a consistently high standard.

At garden level, the house opens into a superb kitchen/breakfast room, thoughtfully designed around a substantial feature island and anchored by a gas-fired, four-oven AGA. French doors open directly onto the rear garden, enhancing the sense of flow between inside and out. This level also incorporates a comfortable family room, utility room, a fifth bedroom, and a beautifully finished shower room, creating a highly functional and flexible living environment ideal for modern family life.

Willow Lodge stands on approximately 0.25 acre of mature and thoughtfully landscaped gardens. To the rear, an expansive Indian sandstone patio extends across the width of the house, providing an ideal setting for outdoor dining and entertaining. Raised granite walls frame a variety of mature shrubs, trees and planting, while beyond lies a generous lawned area leading to a large garden shed and breakfast patio, there is a further sunken patio bordered by olive trees which is perfectly positioned as a sheltered suntrap.

To the front and side, the property is accessed via wrought iron double gates leading to a large gravelled parking area offering space for multiple vehicles - a rare and valuable feature for a period home of this calibre. The front garden features a specimen Myrtle tree, box hedging and a granite cobble stone pedestrian path leading to the front door. The overall setting combines privacy, maturity and practicality in equal measure.

Richmond Hill is one of Monkstown's most quietly distinguished addresses, a leafy and elevated enclave set just off Carrickbrennan Road, where period architecture, mature planting and a palpable sense of calm define the streetscape. Number 5 enjoys a particularly private setting, slightly removed from through traffic yet positioned within effortless reach of the village below.

Monkstown Village itself offers a richly textured day-to-day lifestyle, combining long-established favourites with a strong independent spirit. Artisan cafés, food stores and neighbourhood restaurants sit alongside boutiques and local services, creating a village atmosphere that is both relaxed and refined. The rhythm of daily life here is unhurried yet connected, with everything from morning coffee to evening dining easily accessed on foot.

The coastal setting is an intrinsic part of Monkstown's appeal. From Willow Lodge, the sea is not only nearby but visually present, with elevated views stretching across rooftops towards Dublin Bay. The shoreline is moments away, offering scenic walks, sea swimming, and access to the sailing and yachting facilities of Dún Laoghaire, where the harbour, piers and marina provide a constantly changing maritime backdrop.

Transport links are excellent. The DART at Monkstown and Salthill places Dublin city centre within swift and reliable reach, while the N11 and M50 ensure convenient access to the wider city and beyond. Blackrock and Dún Laoghaire lie close at hand, each offering additional retail, dining and cultural amenities, from shopping centres and theatres to weekend markets and coastal festivals.

The area is also exceptionally well served by some of South Dublin's most respected primary and secondary schools, together with a range of sporting and recreational facilities, making the location as practical as it is desirable.

To live on Richmond Hill is to enjoy the rare combination of elevation, outlook and tranquillity, all within walking distance of a vibrant coastal village. It is a setting that offers privacy without isolation, and a lifestyle that balances village charm, seaside living and city connectivity with quiet assurance.

Accommodation

Entrance Hallway 2m x 10.5m (6'7" x 34'5") with beautiful marble tiled floor, ornate ceiling coving and centre rose, feature archway, beautiful fanlight above the front door, digital alarm panel and three steps down to French doors leading out to the rear garden

Drawing Room 4.67m x 6.75m (15'4" x 22'2") a wonderful dual aspect room with sliding sash windows and working shutters to the front and rear, magnificent proportions, picture rail, intricate ceiling coving, centre rose, superb marble chimney piece with slate hearth and wide plank original floorboards

Dining Room 4.85m x 5.45m (15'11" x 17'11") beautiful room with large 8 over 8 sliding sash window with working shutters, picture rail, intricate ceiling coving, centre rose, feature arch and very fine marble Adam's style fireplace with raised slate hearth

Study/Library 3.89m x 4.13m (12'9" x 13'7") dual aspect room with sliding sash windows, magnificent views over the garden and rooftops of Monkstown Parish Church, panelled walls & ceiling, built in cupboards and shelving and wide plank limed oak floor

First Floor Return

Bathroom with fully tiled floor and walls, antique style vanity wash hand basin, w.c., jacuzzi bath with antique style telephone shower attachment over, recessed downlighting, sliding sash window to the rear with views towards Dublin Bay and over the rooftops and parish church at Monkstown, window to the side and Vortice Xpelair

Bedroom 1 4.3m x 4.3m (14'1" x 14'1") lovely dual aspect room with sliding sash windows and working shutters, views over rear garden towards Dublin Bay and towards Monkstown Parish Church, ceiling coving and door to hot press

First Floor Landing with ceiling coving, sliding sash window overlooking front with working shutters and archway through to

Inner Hallway

Bedroom 2 4.3m x 4.18m (14'1" x 13'9") lovely dual aspect room with sliding sash windows and working shutters, elevated views over rear garden towards Dublin Bay and Monkstown Parish Church, hatch to attic and door to

En Suite Shower Room with fully tiled floor and walls, underfloor heating, heated towel rail, Rocca w.c., vanity wash hand basin with two drawers underneath, shower with monsoon style head and separate telephone shower attachment, wall mounted backlit mirror, Vortice Xpelair, recessed downlighting and a Velux rooflight

Bedroom 3 4.22m x 3.12m (13'10" x 10'3") to the front with sliding sash window, working shutters, access to attic and door to

En Suite Shower Room with fully tiled floor and walls, underfloor heating, heated towel rail, Rocca w.c., vanity wash hand basin with two drawers underneath, shower with monsoon style head and separate telephone shower attachment, wall mounted backlit mirror, Vortice Xpelair, recessed downlighting and a Velux rooflight

Master Bedroom (Bedroom 4) 4.6m x 6.65m (15'1" x 21'10") beautiful master bedroom suite with sliding sash window with elevated views over the rear garden, Monkstown Church and Dublin Bay, working shutters, an excellent range of built in wardrobes, built in shelving and door to

En Suite Bathroom luxuriously appointed with fully tiled floor and walls, monsoon style shower with additional telephone shower attachment, heated towel rail, large bath, sliding sash window and working shutters to the front, dual vanity wash hand basins, wall mounted heated mirror, recessed downlighting and Vortice Xpelair

Garden Level

Kitchen/Breakfast Room 4.15m x 6.45m (13'7" x 21'2") with very well fitted kitchen with a range of floor and eye level units, large feature island with under mounted double Belfast sink unit, sliding sash window and working shutters to the rear, French doors to the rear garden, in built seating booth with panelling and mirrors above, porcelain tiled floor, American style fridge/freezer with wine rack above, leathered marble work surfaces and upstands, built in shelving, gas fired four oven AGA, Baumatic gas wok burner hob, two ring Baumatic ceramic hob, integrated Miele dishwasher, glass display shelving, Neff double electric oven with Whirlpool microwave above and recessed downlighting

Utility Room with in built wine cellar alcoves, Belfast sink unit and is plumbed for washing machine and dryer

Family Room 4m x 5m (13'1" x 16'5") lovely dual aspect room with sliding sash windows and working shutters to the side, door to the side, ceiling coving, television point and door to under stairs boot room/storeroom that houses the Viessmann boiler and water pumps

Bedroom 5 3.75m x 3.85m (12'4" x 12'8") with large window to the side and laminate floor

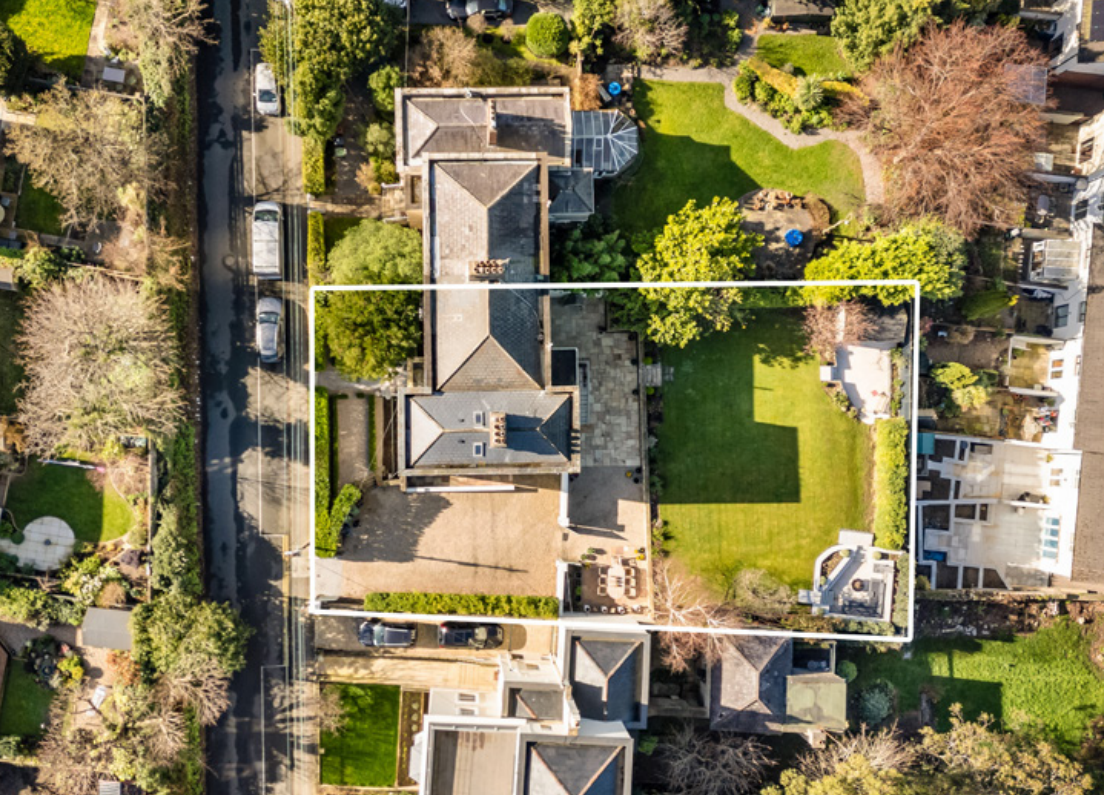
Downstairs Shower Room with tiled floor and walls, concealed cistern w.c., feature vanity wash hand basin with storage underneath, large fully tiled spa style shower with monsoon style head and separate telephone shower attachment, feature recessed shelving area and seat, heated towel rail, recessed downlighting and recessed wall shelving

BER Information

Exempt.

Eircode

A94 WD88



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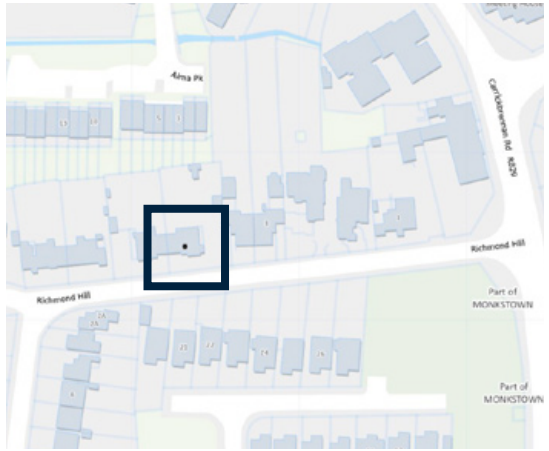
FLOOR PLANS Not to scale - for identification purpose only.

Garden Level

Ground Floor

First Floor

First Floor Upper Level



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