



Barrington

Saval Park Road, Dalkey, Co. Dublin





Barrington is an exceptional A3-rated detached family residence, ideally positioned at the end of a quiet, mature private road just off Saval Park Road—one of Dalkey’s most prestigious addresses. Set on approximately 0.38 acres of beautifully landscaped, level grounds, this remarkable home offers a rare blend of privacy, elegance, and generous living space.

Originally extended in 2004 under the guidance of architect Paul Brazil and comprehensively remodelled in 2020, the property now presents as a turnkey, architecturally refined home with a distinctive American-inspired interior. Secure electric gates open to a private driveway with parking for two cars, leading to a detached double garage with an additional 56 sqm (611 sq. ft.) of versatile space overhead. Steps descend to a beautifully landscaped courtyard patio, setting the tone for the quality found throughout.

The light-filled interior extends to approximately 294 sqm (3,165 sq. ft) and is thoughtfully designed for modern family living. A welcoming entrance hall leads to a cosy sitting room with a feature gas fireplace, while the impressive double-height living room showcases an exposed brick wall, Stovax solid fuel stove, bespoke oak shelving, and French doors opening to the front courtyard. Above, a minstrel gallery provides an ideal home office space.

Also at ground level is a fifth bedroom with a luxurious shower room—perfect for guests or multi-generational living. To the rear lies the heart of the home: a superb open-plan kitchen, dining, and family area. This space features engineered oak flooring and a bespoke Noel Dempsey in-frame Shaker-style kitchen with Miller Brothers granite countertops, a dual-fuel AGA, Liebherr fridge/freezer, and Quooker tap. Designed for both everyday living and entertaining, the dining area includes a gas stove, a cosy reading nook, and French doors opening onto an expansive southwest facing raised deck with hot tub, overlooking a mature, private rear garden.

Upstairs, there are three well-proportioned front-facing bedrooms (one en suite) and a contemporary family shower room. The principal suite to the rear is a true retreat, featuring a vaulted ceiling, walk-in wardrobe, and a luxurious “his and hers” en suite with roll-top bath and separate shower. French doors open to a Juliet balcony, offering delightful sea views.

Barrington represents a rare opportunity to acquire a turnkey, contemporary home of exceptional quality in one of South County Dublin’s most sought-after locations. Combining refined design, generous proportions, and beautifully landscaped gardens, it offers an ideal balance of luxury, comfort, and privacy—within walking distance of Dalkey Village, excellent schools, and the stunning coastline.

Features

- A3 BER-rated energy-efficient home with Ecodan Mitsubishi heat pump system
- Set on approx. 0.38 acre of landscaped, level grounds
- Secure electric gates with private approach and off-street parking
- Bespoke hand-painted Noel Dempsey kitchen with Miller Brothers granite worktops and premium appliances, including a dual-fuel AGA and Liebherr fridge/freezer
- High-quality alu-clad and timber-framed double-glazed windows by Carlson
- Extended in 2004 by architect Paul Brazil and fully remodelled to an exceptional standard in 2020
- Expansive south-west facing raised deck with hot tub—ideal for outdoor entertaining
- Beautifully landscaped, private southwest-facing rear garden (approx. 28m x 23m) with feature waterfall and pond
- Luxurious principal suite with vaulted ceiling, walk-in wardrobe, and elegant ensuite featuring a roll-top bath
- Detached double garage with extensive storage and approx. 56 sqm (611 sq. ft.) of additional space on the first floor
- Wired for EV charging point
- Underfloor heating in the kitchen/dining area and principal suite
- Professionally installed CAT 5 wired wi-fi routers throughout house and garage
- Pre-wiring in place for solar panel installation
- Heating system controlled by wall thermostats or smart phone
- Full camera security system controlled by smart phone
- Fitted carpets, window coverings, all appliances and hot tub included in the sale
- Fully wireless alarm system, smoke detectors, carbon monoxide detectors also controlled by smart phone







Accommodation

Porched Entrance: with glazed front door opening into the entrance hall

Entrance Hall: 2.9m x 5.7m (9'6" x 18'8") with alarm panel and glazed double doors opening into the

Sitting Room: 5.6m x 3.4m (18'4" x 11'2") with two windows looking to the front, one bay one window to the side, ceiling coving, feature oak fireplace with gas coal effect inset (two fuse boards in an obscure cabinet)

Living Room: 6m x 4.2m (19'8" x 13'9") with multi-paned glazed double doors opening in, oak flooring, vaulted ceiling, beautiful old exposed brick to one wall with two lancet shaped windows either side of the chimney, Stovax wood burning stove, French doors opening out to the courtyard at the front of the house, window overlooking the side, bespoke oak shelving and display units to one wall and control panel for the gate

Gallery Landing

Study/Home Office: 3.7m x 3.4m (12'2" x 11'2") with Velux skylight

Kitchen/Dining Room: 5.5m x 9m (18'1" x 29'6") overall with glazed multi-paned doors opening in from the hall, engineered oak wide board flooring throughout

Kitchen: 5.4m x 5.5m (17'9" x 18'1") fitted with a bespoke Noel Dempsey Shaker style in frame kitchen with Miller Brothers granite countertop, appliances included are a free standing stainless steel Liebherr fridge/freezer, AGA R7 160 Dual Fuel Range with four ring gas hob, extractor, integrated Neff dishwasher, Bosch microwave, ample storage throughout, large window looking out to the garden, sink with Quooker tap, breakfast bar dividing the kitchen from the dining space with hardwood Iroko countertop and space for stool seating

Dining Room: 4.8m x 5.5m (15'9" x 18'1") with ceiling coving throughout, recessed lighting, gas stove in the corner with timber surround, box bay window with a reading nook to the

side with rooflights above, large French doors opening out to the expansive raised deck overlooking the south west facing garden

Utility Room: 1.9m x 3.2m (6'3" x 10'6") with tiled floor, a range of fitted units, Whirlpool washing machine, Candy dryer, Ecodan Renewable Heating Technology Mitsubishi unit, clothes drying rail, excellent storage and glazed door opening out to the side of the property

Shower Room: 2.5m x 1.5m (8'2" x 4'11") with stone floor, underfloor heating, partially stone tiled walls, chrome heated towel rail, shower with monsoon head, w.c., travertine floating basin on a vanity, spot lights and window to the side

Bedroom 5: 4.3m x 2.8m (14'1" x 9'2") with oak floor, fitted shelving, decorative cast iron fireplace with oak mantle and glazed French doors opening out to the side garden

Rear Hall: 6.1m x 1.8m (20' x 5'11") with control panel for the gate, recessed lighting and understairs storage with cloak hanging rails

Boot Room: 2.7m x 1.4m (8'10" x 4'7") with tiled floor, a range of fitted units providing excellent storage, clothes hanging rail, glazed door opening out to the side passageway and monitor for security cameras

Upstairs

Landing: 4.1m x 2.1m (13'5" x 6'11") with five pane feature rooflight

Shower Room: 2.1m x 1.5m (6'11" x 4'11") with stoned tiled floor, partially stone tiled walls, corner shower, w.c., wash hand basin set into vanity unit with marble top and rooflight

Bedroom 2: 3.9m x 6.2m (12'10" x 20'4") with window to the front, large walk-in wardrobe with excellent storage and shelving, and door to

En Suite Shower Room: with tiled floor, corner shower with monsoon head, chrome heated towel rail, wash hand basin set into vanity unit, w.c. and Velux skylight

Bedroom 3: 4m x 2.9m (13'1" x 9'6") with window to the front with a lovely outlook over the front courtyard and a fitted wardrobe

Bedroom 4: 2.8m x 4m (9'2" x 13'1") dual aspect with window to the front and window to the side, hatch to attic and large fitted wardrobe

Landing: with steps up, Velux rooflight above and feature wall lights either side

Master Suite: 5.6m x 6m (18'4" x 19'8") stunning light filled room with vaulted ceiling, two windows overlooking the side, glazed French doors opening out onto a Juliet balcony overlooking the south west facing rear garden with a sea view, two Velux skylights above, recessed lighting, reading area in the corner of the room, Heatmeiser underfloor heating control panels, and door to

En Suite Bathroom: 2.8m x 3.7m (9'2" x 12'2") with stone tiled floor, partially stone tiled walls, His & Hers Savoy sinks in a vanity unit, wall lights above and two mirrors, arched window overlooking the garden, vaulted ceiling above with rooflight, large luxury walk in shower with chrome heated towel rail and monsoon head, a feature free standing Victorian style cast iron roll top bath on claw feet, porthole window above the bath w.c., and a second heated towel rail

Walk in Wardrobe: 2.9m x 2.4m (9'6" x 7'10") fitted with a range of hanging rails, storage niches, drawer unit, window to one end, hatch accessing second attic, recessed lighting, storage unit built in for suitcases, bags etc.

BER Information

BER: A3.

BER No: 113003727.

EPI: 65.44 kWh/m²/yr.

Eircode

A96 W292





Outside

Barrington is discreetly positioned at the end of a quiet private road, set on a mature and secluded site of approximately 0.38 acre. The property is accessed via secure electric gates, opening onto a private driveway. Directly off the kitchen, an expansive raised deck with integrated hot tub provides an exceptional outdoor living space—perfect for al fresco dining and entertaining. Enjoying a south westerly orientation, it captures the afternoon and evening sun. Steps lead down to a cobble-lock pathway that meanders through the beautifully landscaped rear garden. A striking water feature and pond run through the manicured lawn, which is bordered by mature hedging and well-stocked planting beds, offering a high degree of privacy. The garden measures approximately 28m in length by 24m in width and includes a selection of fruit trees. The Mitsubishi Electric Ecodan unit is discreetly positioned along the side passage, which also provides convenient access to the utility room and fifth bedroom. To the rear of the garages, there is additional vehicular access onto the private road.

Garage 1: 7.4m x 2.8m (24'3" x 9'2") to the front with concrete floor, two windows overlooking, fuse board and shelving with electric roller door

Garage 2: 7.5m x 4.4m (24'7" x 14'5") L-shaped with concrete floor, two windows and glazed door to the side accessing the stairwell that leads up to the

First Floor Storage: 7.5 (24'7")m x 7.5 (24'7")m (overall) approximately 56sqm (611 sq. ft.)

Store Room: 2.2m x 4.3m (7'3" x 14'1") to the side of the garage with access onto the private drive concrete floor, window looking back into the garage and window at the back

Garage: 3.4m x 6.2m (11'2" x 20'4") to the rear with concrete floor, plenty of storage space and w.c.



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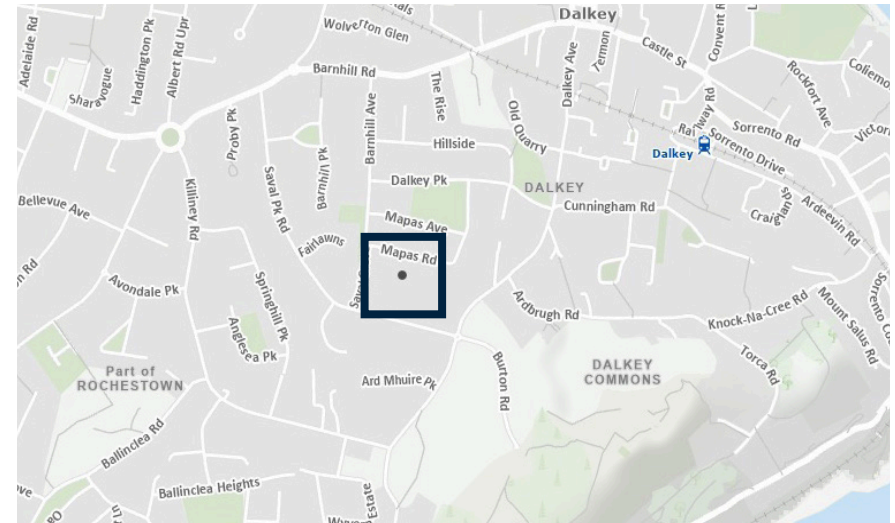
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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