

Hamptons

INTERNATIONAL



21 North Great Georges Street, Dublin 1, D01KC60

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GUIDE PRICE



£1,390,000

(€1,600,000)

Property details



Attributes

-  **Garden**
-  **Refurbished**

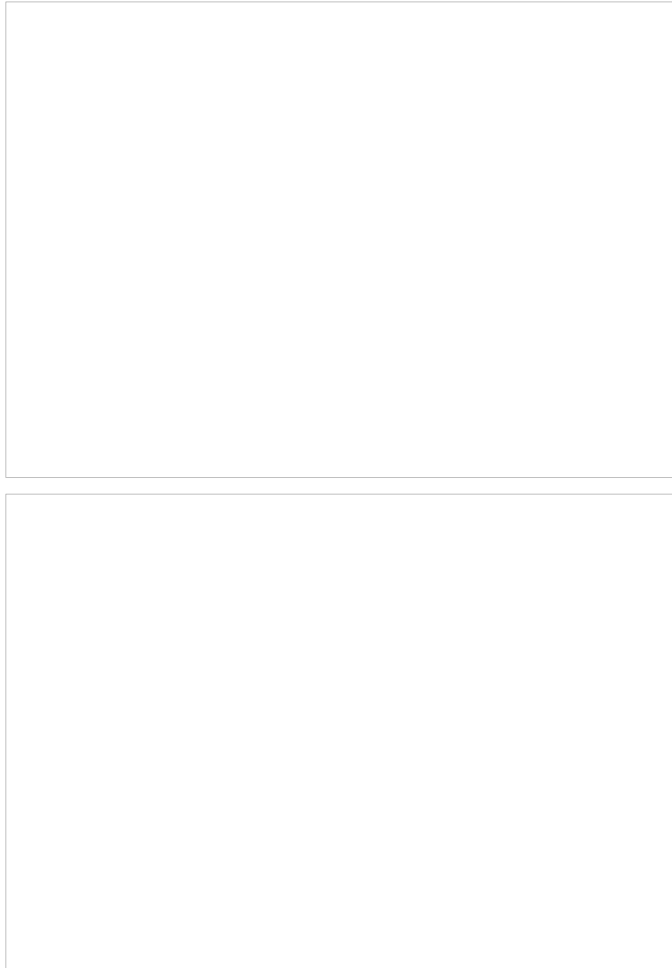
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Description

7 bedroom house for sale DNG are delighted to present to the market Bel Canto House, number 21 North Great Georges Street, constructed on one of the finest Georgian streetscapes in Dublin and is the epicentre of the rapidly expanding North Georgian Core. Registered as a new home for Ms Sarah Archdall on the 4th May 1785, more recently the property has been the residence of a Mr Frank Merriman “the most amazing singing teacher in the universe” whose family of students included Sinead O’Connor, Mary Coughlan, Luka Bloom, Christy Dignam, Christy Moore, Damien Dempsey, Tenor Edwin Williamson, Patrick Bergin, the lads from Boyzone and Stockton’s wing. No 21 uniquely retains its original internal composition with its high ceilings, ornate coving and wonderful fireplaces. Accommodation consists of 445sq/m 4790sq/ft, consisting of five levels (development capacity to the rear subject to appropriate planning permission). The highly impressive four storey over basement Georgian residence contains a wonderful main entrance hall with impressive Wicklow Stone, two fine grand reception rooms, stunning drawing room, 7 bedrooms, 3 bathrooms and three music rooms, wine cellar and concert room. The feature sash windows add an abundance of natural light throughout, original window shutters, decorative coving, original timber flooring, fan lights and three cast iron balconies. The property is opposite the James Joyce Centre and within walking distance to Temple Street Children's Hospital, Mater and the Rotunda Hospitals and the IFSC. The Luas line is within 120m, the DART is 950m, while St Stephen’s Green is a short 1.8km stroll from the property. Only 600m from the recently restored Cleary’s Quarter the property provide a host of wonderful local amenities. The area offers easy access to the M1/M50 intersection and Dublin Airport. The property incorporates bright generously proportioned accommodation throughout and benefits a 70ft south facing garden. This fine residence has been very well maintained and protected by its current owners and is sure to interest buyers seeking a beautiful Georgian building in a much sought after city centre location. Viewing is very highly recommended.

Hall 15.2m x 2.6m Large entrance hallway with Wicklow stone floors, high ceilings with original ornate coving
 Reception Room 1 5.4m x 4.77m Front grand reception room with high ceilings, original feature fireplace, coving and centre rose
 Reception Room 2 6.6m x 4.6m Kitchen 2.5m x 2.2m Kitchen on the return with fitted presses and access to rear garden
 Bathroom 2.7m x 2.4m Bathroom on first floor return with wc and whb
 Drawing Room 5.5m x 7.3m Front, first floor, reception room with original balconettes, high ceilings, original coving and original fireplace
 Music room 6.6m x 4.8m First floor reception room with high ceilings and original coving - overlooking rear garden
 Second bathroom 2.3m x 1.8m At second floor return - Cubicle shower, wc and whb
 Bedroom 1 6m x 5m Main double bedroom with feature fireplace and original coving
 Bedroom 2 3.8m x 2m Second floor double bedroom with fitted carpets
 Bedroom 3 4.7m x 4.7m Second floor, double bedroom to rear with fitted carpets, feature fireplace, picture rails and coving
 Bedroom 4 4.5m x 4m Top floor, double bedroom with fitted carpets and feature fireplace
 Bedroom 5 4.9m x 2.3m Top floor, double bedroom to rear with fitted carpets
 Bedroom 6 6m x 2.6m Top floor, double bedroom to front with fitted carpets
 Bedroom 7 5.3m x 4.6m Top floor, double bedroom with fitted carpets
 Stairs and landing 2.3m x 1.8m Second floor landing with ornate coving and architrave
 Top floor stairs and landing 4.3m x 1.8m With access to roof top
 Basement hall 6.6m x 2.5m Connecting cellar, concert room, utility, bathroom and rear garden
 Bel Canto Concert room 6.6m x 5.7m To front of basement - suitable for a variety of uses including, larger kitchen.
 Utility Room 5m x 3.6m At basement level with access to gas boiler
 Basement bathroom 2.5m x 1m Wc and whb
 Basement porch 2.7m x 2.2m Connecting concert room to front
 Wine Cellar 3m x 2.2m With original arch tunnel storage
 Outside front Front granite steps with platform Victorian tiling, cast iron ornaments above wrought iron railings -Decorative wrought and cast-iron balconettes, Ionic columns on plinth blocks to lintel cornice, fan light and solid hardwood, painted front door
 Outside rear 70ft x 26ft Sunny south facing aspect, side pedestrian access

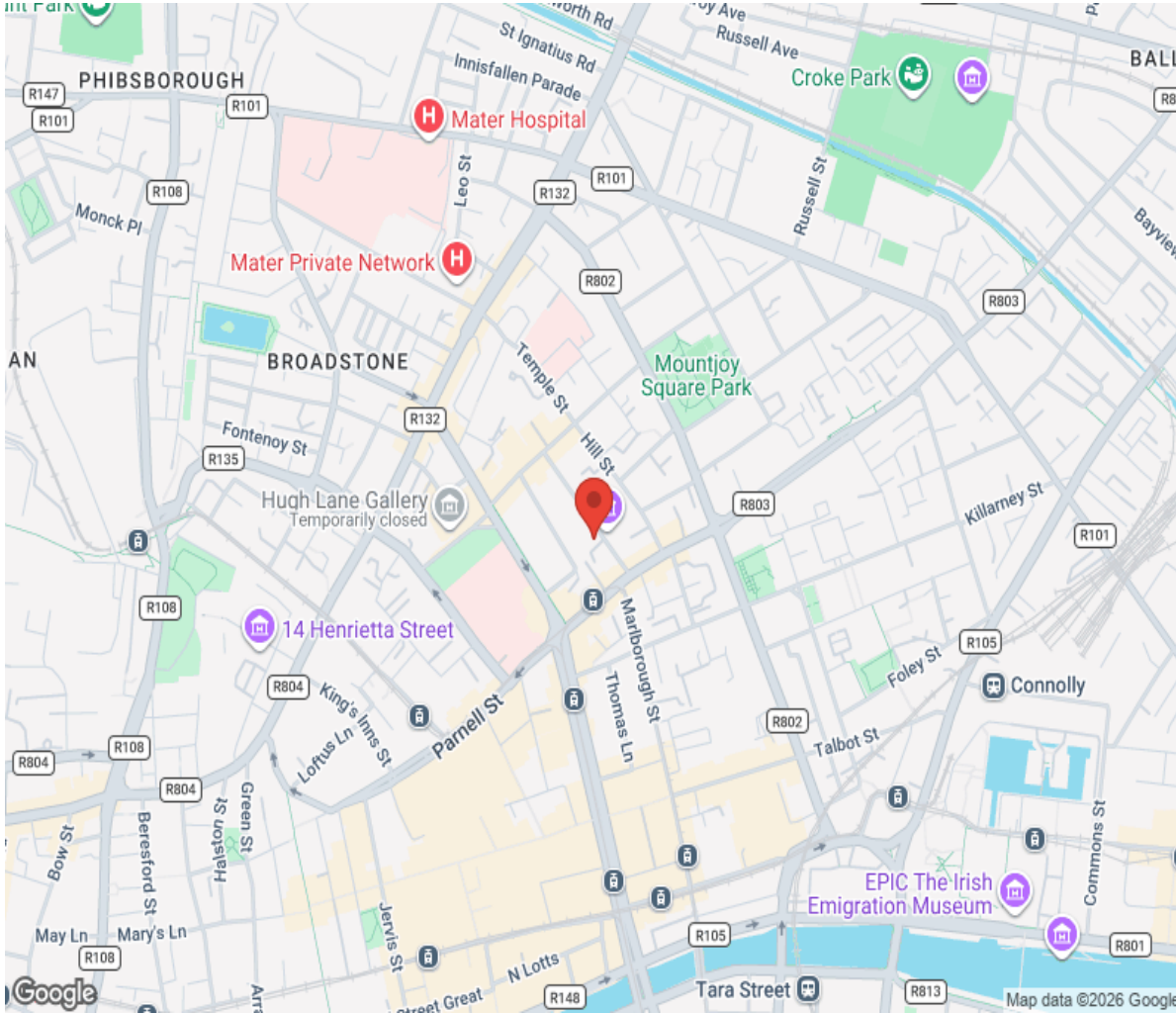








Location



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+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com