

# Hamptons

INTERNATIONAL



**6 Booterstown Avenue, Booterstown, Co Dublin, A94C8C8**

4  2  2 

GUIDE PRICE

**£960,000**

**(€1,100,000)**

## Property details






### Attributes

-  Private parking
-  Garden
-  Refurbished

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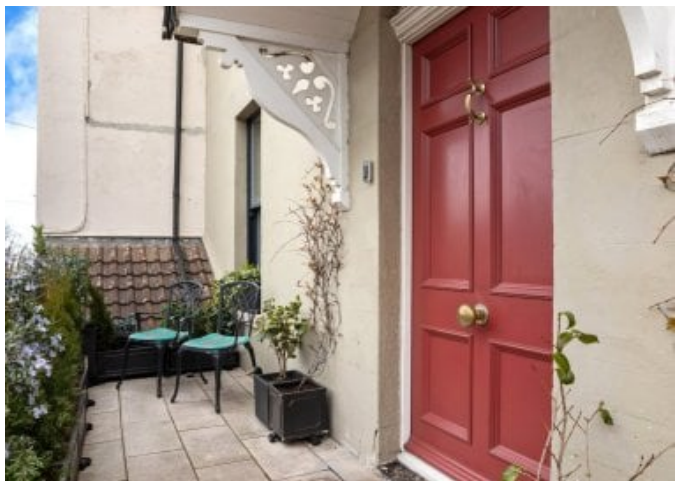
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## Description

4 bedroom house for sale DNG Rock Road is delighted to present 6 Booterstown Avenue to the market. Set along the lower end of Booterstown Avenue, this exceptional four-bedroom Georgian residence offers a rare opportunity to acquire a beautifully restored period home of immense character and distinction. Dating from the late 1750s, the property is presented as a classic two-storey over basement home, where historic elegance meets contemporary comfort in a seamless and thoughtful manner. From the outset, the house impresses with its wealth of original features, all of which have been carefully preserved and restored. These include gracious high ceilings with intricate coving, a striking entrance door with fanlight, original staircase, internal doors and window shutters. Externally, the home retains its restored cast-iron railings, blue Bangor roof slates and granite window sills, all of which contribute to its timeless Georgian aesthetic. Inside, the Kilkenny limestone fireplace in the office remains original, while the living room fireplace has been sensitively updated in keeping with the style of the house. The property has undergone significant upgrades to achieve an impressive BER B2 rating, using materials and techniques sympathetic to its heritage. Enhancements include specialised insulated lime render applied internally to external walls, double-glazed timber sash windows throughout, and a complete rewire and replumb. Modern efficiency is further ensured with an air-source heat pump and underfloor heating throughout the home, while engineered timber flooring extends across the living room, office and all bedrooms. At the heart of the home lies a stunning contemporary kitchen, designed with both functionality and aesthetics in mind. Calacatta Bluette marble worktops and splashbacks, complete with mitred waterfall edges on the island, create a luxurious finish. High-spec appliances include Miele ovens and dishwasher, an A-rated integrated Liebherr fridge and freezer, a Quooker boiling water tap, a large Franke sink, and a flush Bora induction hob with integrated downdraft extractor. Crittall-style double doors with integrated drop-bar provide acoustic separation while maintaining visual connection to adjoining spaces, while floor-to-ceiling Schueco sliding doors flood the area with natural light and open directly onto the garden. The bathrooms are equally refined, featuring a flush level-entry shower with bespoke screen and door, complemented by a back-heated mirror for added comfort and convenience. To the rear, the property enjoys a beautifully landscaped, mature south-east facing garden, thoughtfully designed to provide both morning and evening terraces across tiled upper and lower levels. Planting is abundant and varied, with buxus borders, a trellis-lined south wall featuring clematis montana, star jasmine and clematis avalanche, alongside Gertrude Jekyll shrubs. A rich mix of roses, lavender, rosemary, lemon verbena, cotoneasters, acers and alliums enhances the tranquil outdoor setting. An internal courtyard with composite decking and herb garden provides an additional private outdoor retreat. The exterior has also been significantly upgraded, including a newly reconstructed terrace with elegant gold-granite steps, restored cast-iron railings, and practical storage beneath for bins and bicycles. The basement benefits from its own direct street access, adding flexibility and convenience. The property also features new independent wastewater and drinking water connections to the mains, along with a newly installed Siro fibre broadband connection. Finally, the home offers excellent future potential, with scope to extend to the rear at first floor level, subject to planning permission, allowing a new owner to further enhance this already exceptional residence. Combining period grandeur with state-of-the-art upgrades and a prime coastal Dublin location, this is a truly special home of enduring appeal. The location is superb with local shops, cafés and pubs nearby. Booterstown DART Station is within easy walking distance, while the N11 Quality Bus Corridor is just minutes away, offering swift access to the city centre and beyond. The area is well served by a number of highly regarded primary and secondary schools. Blackrock Park and Blackrock Village are also close at hand, providing excellent recreational and retail amenities. A community playground located just across the road further enhances the home's appeal, particularly for young families. On street parking is widely available in the vicinity and residents parking permits are available from DLRCOCO. Viewing of this unique and exceptional property is a must!

**FEATURES** Georgian period home, (circa late 1750s) 2-storey over basement Turnkey fully & fully modernised with exceptional attention to detail C. 154 sq.m./ 1,658 sq.ft. Air-source heat pump Underfloor heating throughout Top class and high spec kitchen Sunny landscaped south-east facing garden to rear Internal courtyard with composite decking and herb garden Fantastic location Booterstown DART 2 mins walk Top schools both primary & secondary a short walk

**ACCOMMODATION** (Measurements as per floor plan) Entrance Hallway Drawing Room Reception room / Bedroom 4 Guest W.C. Kitchen Bedroom 1 Bedroom 2 Lower Hallway Bedroom 3 Bathroom Storage Room

















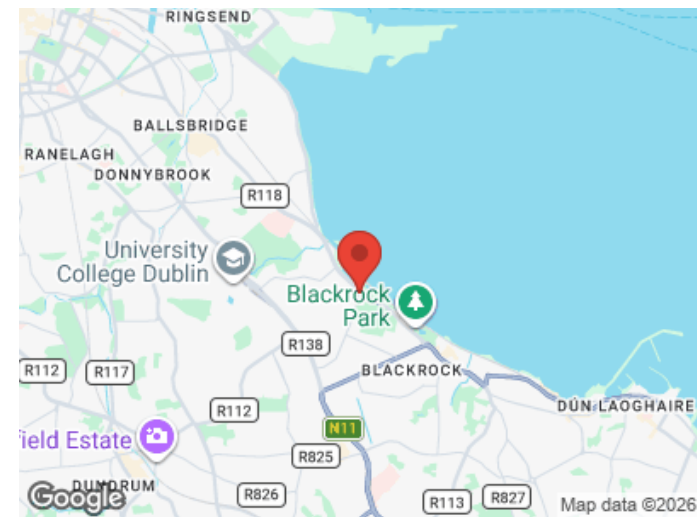
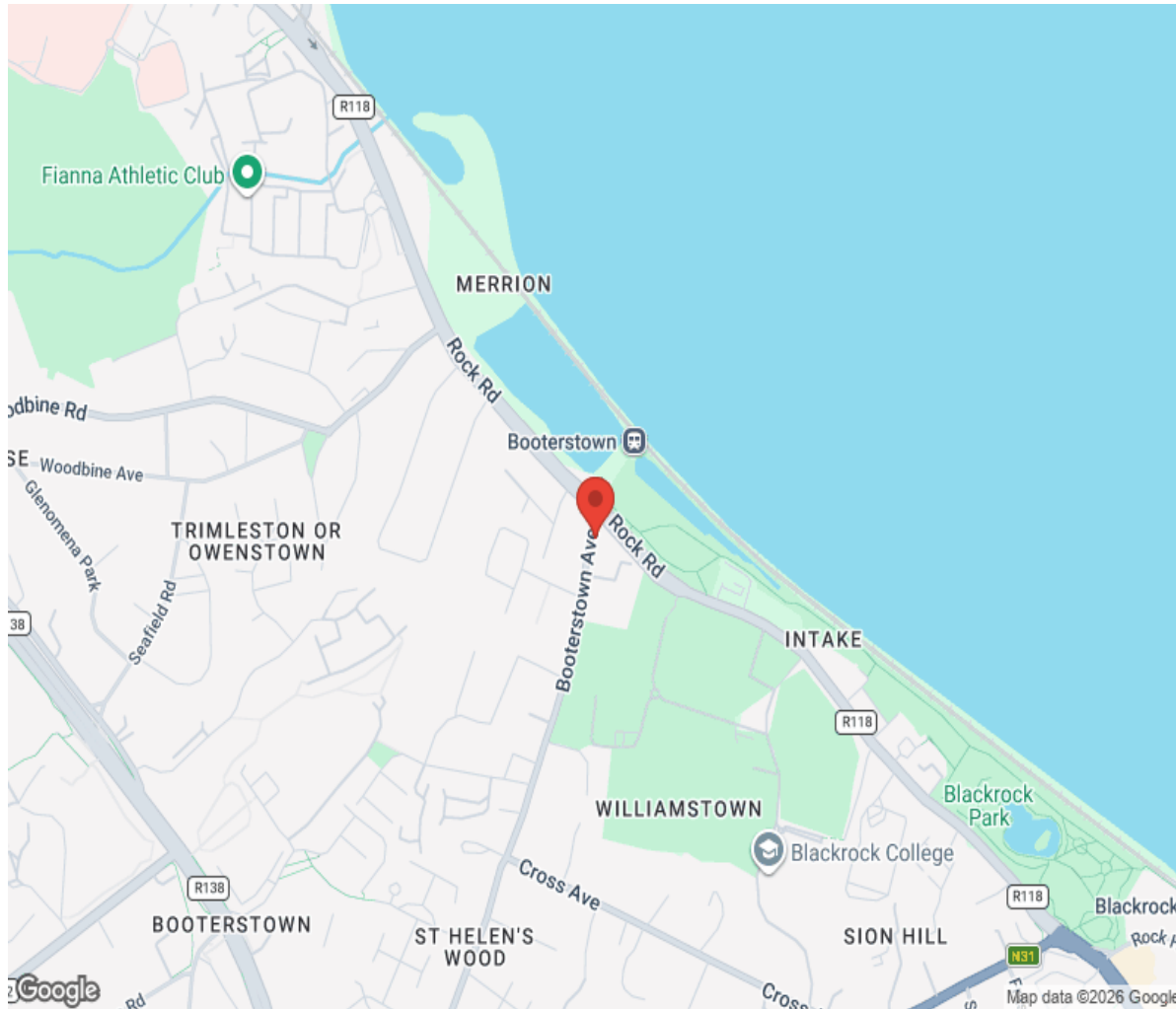
# Floor plan

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# Location

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**+44 (0)20 8618 4551**

**[international@hamptons.co.uk](mailto:international@hamptons.co.uk)**

**[www.hamptons-international.com](http://www.hamptons-international.com)**