



Rear View of Ballintyre Hall



BALLINTYRE HALL

at



Developers



Developers

Glenkerrin Homes Ltd, Unit No. J1, Maynooth Business Campus, Maynooth, Co. Kildare.

Architects

McCrossan O'Rourke Manning, Dartmouth House, Grand Parade, Dublin 6.

Solicitors

Damien Maguire & Co., Unit No. J2, Maynooth Business Campus, Maynooth, Co. Kildare.

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BALLINTYRE HALL
ON 1 ACRE

at



To include full planning permission for 4 luxury apartments

For Sale by Private Treaty

BALLINTYRE HALL

Ballintyre Hall is an imposing detached two storey residence on one acre. Built in the 1800's and was occupied during the late 18th Century by Edward Grogan, a barrister and MP for Dublin City for 25 years. The house retains its original fine features with elegant spacious rooms standing on a beautifully landscaped south facing garden framed by mature trees. The main house is listed for protection.

The main house comprises of a decorative entrance with French doors to hall, reception room, drawing room, sitting room, dining room, kitchen, utility and stores, 5 bedrooms (1 en-suite), bath and 4 substantial bedrooms. Total gross internal area of the main house is 609sq.m / 6,555sq.ft.

In our view, this house could be refurbished and redecorated to provide a wonderful family home offering privacy and seclusion from the remainder of the developed property on a retained site of approx. 1 acre / 0.4 hectares. Alternatively the property has full planning permission comprising of a large 1 bedroom apartment at ground floor level of 72sq.m. / 775sq.ft. and a large 2 bedroom apartment comprising of 133sq.m. / 1,430sq.ft. At first floor level there is a large 2 bedroom apartment comprising 144sq.m / 1,550sq.ft. and a 1 bedroom apartment at 71sq.m. / 764sq.ft.

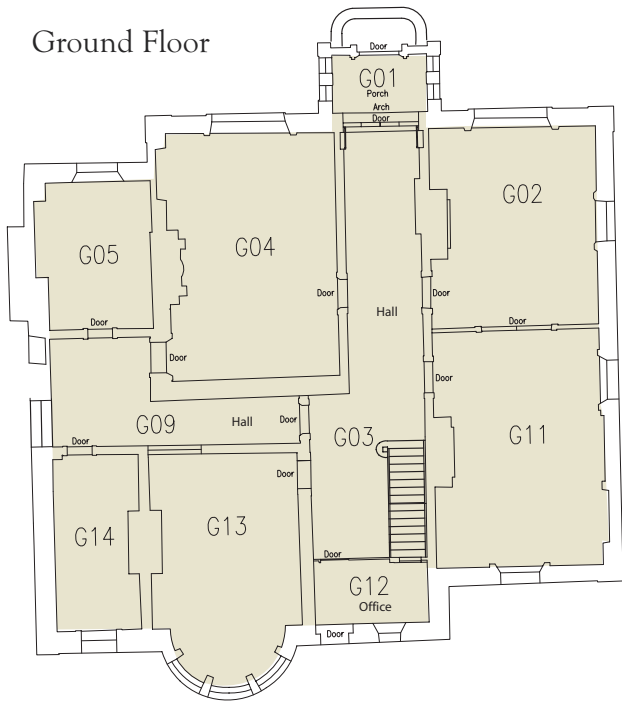
The annexe to the main house served as the kitchen, stores, wine stores and servants quarters to the main house is already developed and is known as Coach House Square.

Former Interior & Exteriors of Ballintyre Hall

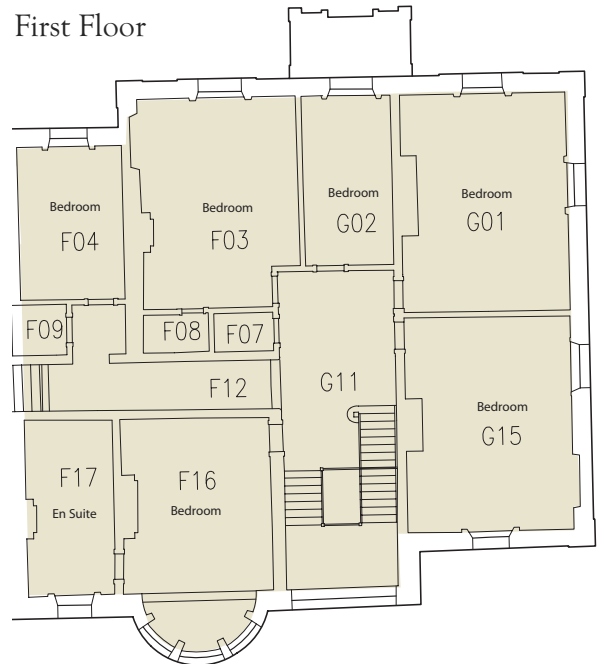


BALLINTYRE HALL EXISTING HOUSE LAYOUT

Ground Floor

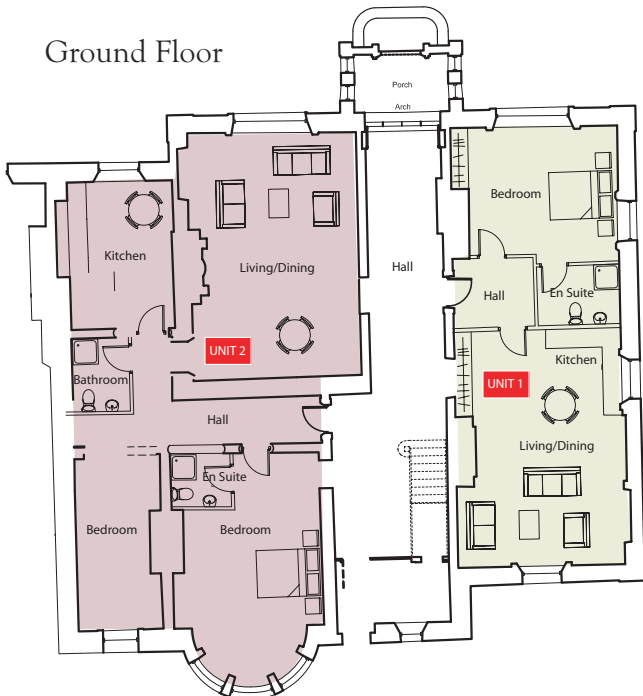


First Floor



BALLINTYRE HALL AS APARTMENTS

Ground Floor



First Floor



FULL PLANNING PERMISSION COMPRISING OF 4 LARGE APARTMENTS

- No. 1 Ground floor - 1 bedroom apartment 72sq.m. / 775sq.ft.
- No. 2 Ground Floor - 2 bedroom apartment 133sq.m. / 1,430sq.ft.
- No. 3 First Floor - 2 bedroom apartment 144sq.m. / 1,550sq.ft.
- No. 4 First floor - 1 bedroom apartment at 71sq.m. / 764sq.ft.



BALLINTYRE HALL SITE LAYOUT

