

SANDPIPER

Windgate Road, Howth, Co. Dublin

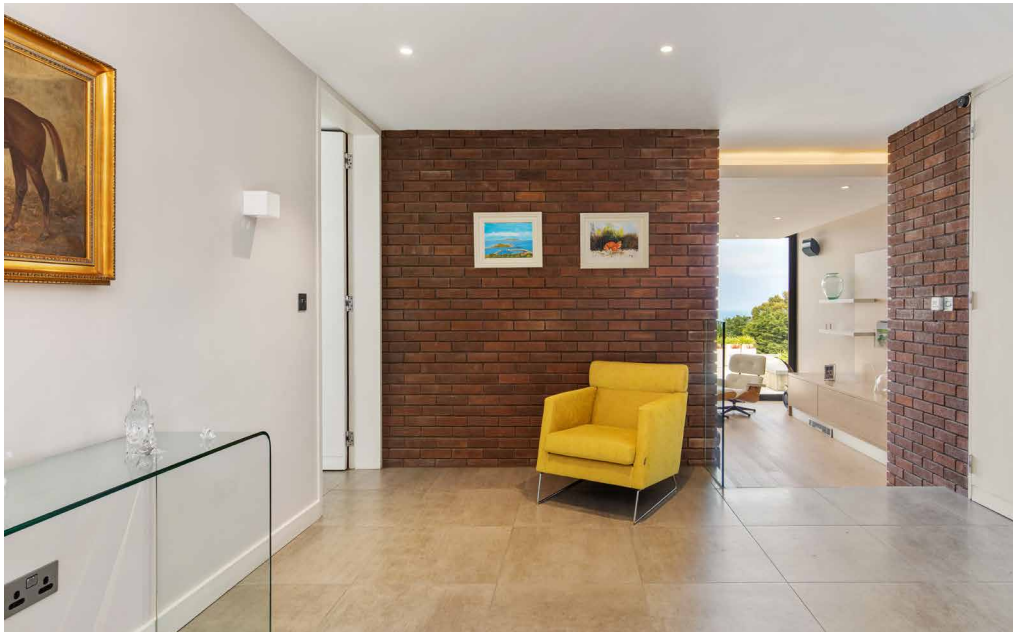
FOR SALE



BER B3

SANDPIPER

A truly unique single storey family home extending to approx. 504 sq. m / 5,425 sq. ft. of beautifully presented accommodation to include an indoor swimming pool complex, benefiting from outstanding sea views over Irelands Eye and Lambay Island, all the way up to the Mourne Mountains on a clear day. Sandpiper is situated on mature grounds of approx. 1.8 acres offering total privacy and seclusion from neighbouring homes.







ACCOMMODATION

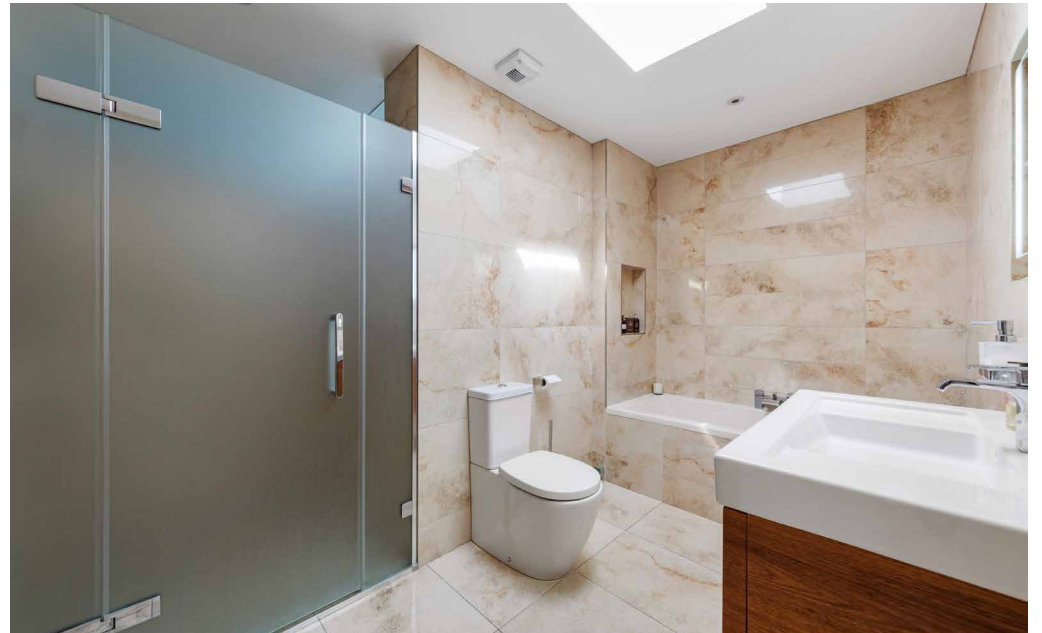
Situated on an elevated site on Windgate Road, Sandpiper is discreetly set back from the road behind wrought iron gates, a gravel avenue providing parking for multiple cars while there is a covered single car garage. A sunken courtyard provides access to the impressive front door and entrance hall which immediately draws your eyes to the back of the house and the incredible see views beyond. The internal accommodation comprises a reception room with feature Eco Gel fireplace and floor to ceiling glazed sliding doors opening onto the patio. Adjacent is a dining room with picture window framing a magnificent view of the sea with Lambay Island in the distance. The dining room in turn opens into a contemporary kitchen / living space featuring a range of floor and wall mounted white high gloss units from Kube Interiors, top of the range Siemens appliances, with a centre island, quartzite counter tops and splash back.













ACCOMMODATION

A real surprise, accessed from the kitchen, is the impressive swimming pool complex featuring a heated approx. 8m pool with automated cover and an expansive entertaining area with floor to ceiling glazed sliding doors opening onto the terrace. Perfect for warm weather entertaining the complex features a fitted home bar, a steam room, gym area and a changing room with shower and WC. Back off the entrance hall there is a luxurious guest WC and a fully fitted utility room with access to the garage. There are four double bedrooms (one currently in use as a study, two en-suite) and a well-appointed family bathroom. Two of the bedrooms have wonderful sea views, the main bedroom featuring an en-suite and adjacent, a large fully fitted walk-in wardrobe. Sandpiper is in excellent decorative order throughout having been comprehensively upgraded in 2014 and features an Air to Water heating system and a B3 energy rating.









GARDENS & LOCATION

The gardens of Sandpiper are extremely well maintained with mature Leylandii hedging bounding the site, flower borders immediately surrounding the house featuring wonderful Heather coverage, and a full-length Indian Sandstone paved terrace and decked seating area with those far reaching sea views. There is a large expanse of lawn surrounding the house which may accommodate a tennis court or perhaps an additional property (subject to planning permission).

Sandpiper is superbly situated forming part Howth's special amenity area yet is only 1km from the picturesque

seaside village. It boasts a variety of shops, boutiques, specialist seafood outlets and restaurants, gastro pubs and entertainment. Residents of Howth are fortunate enough to benefit from a myriad of attractions, including the breathtaking Bog of Frogs coastal walk, Balscadden beach, Howth Castle and the Martello Tower, to name a few.

There are also a number of golf courses within close proximity and Howth Yacht Club for sailing enthusiasts. The area includes numerous transport links to all parts of the capital, with a frequent bus service and a DART station at Howth harbour.

The village is located just 15km from Dublin City Centre. Meanwhile Dublin Airport can be reached within a 25 minute drive.

LOCATION MAP

Click below to view the location map for Sandpiper.



PROPERTY DETAILS

FEATURES

- Far reaching sea views
- Indoor swimming pool complex
- Air to Water Heating system
- Excellent decorative order throughout
- Approx. 1.8 acres of mature gardens



SIZE

504 sq. m / 5,425 sq. ft. Approx.

BER

BER: B3 | BER No: 106094816 | Energy Performance Indicator: 143 kWh/m²/yr

VIDEO

Click link below to view virtual tour of Sandpiper



VIEWING

By appointment with Knight Frank.

CONTACT



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THINKING OF SELLING?

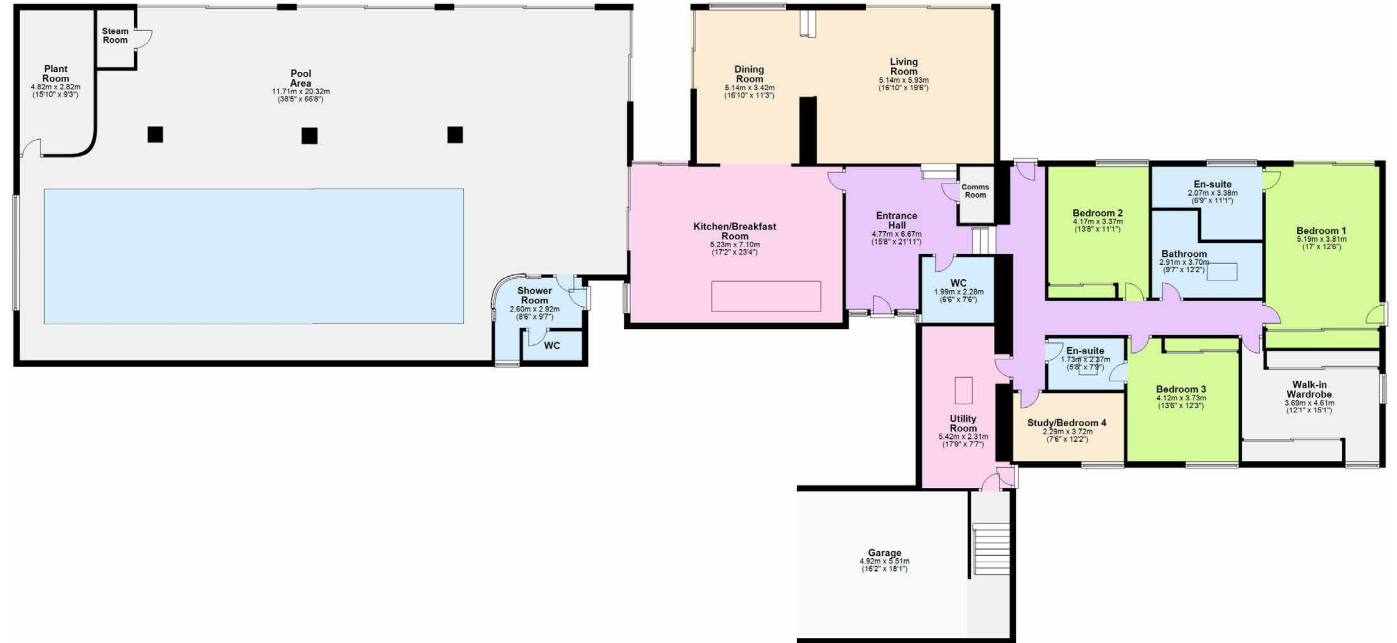
If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please [click here](#) to get in touch with our team of experts.

KnightFrank.ie

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FLOOR PLANS



Not to scale, floorplans are for identification purposes only and measurements are approximate.



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