

# Property

FRIDAY, JANUARY 31, 2020

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The minister and  
the hoovers  
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**Pre-war glory**  
Behind this Stillorgan  
blue front door lies a  
mix of old and new  
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**Louth and clear**  
A former animal shed  
has been transformed  
from derelict to dapper  
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**+ Cut the mustard**  
Eleanor Flegg's must  
haves include a comfy  
swivel chair  
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## Lofty Ambition

We love an American-style loft, so why aren't there more of them? asks **Mark Keenan**



Since 1999 people have been falling over themselves to buy or rent a home in the old Crowe and Wilson clothing factory at Clanbrassil Terrace in Dublin 8's Blackpitts district.

The red-brick factory which was built in the 1940s, was once a mighty centre of city employment; to the extent that a 1960's newspaper advert announcing the sale of O'Beirne's pub as far away as 1 Usher's Quay actually cited the Crowe and Wilson workforce as a selling point for the property.

But like so many Irish manufacturing businesses, cheap imports shut things down. That's when it began its new life as Dublin's best-known warehouse apartment scheme.

Developer Michael Roden, who recognised the character of the flat-roofed, red-bricked four-storey block engaged architect Mary Donohue to remodel it into a Manhattan style warehouse scheme, which at the time, was arguably Dublin's first proper loft scheme. Since then very few industrial conversions have joined it in Dublin with the exception of a small handful of conversions. This year The Warehouse

turns 21 and agent Owen Reilly has just brought No28 to market on one of the upper floors. He says there's a big interest already because of the building.

"I would go so far as to say that people who wouldn't usually consider the area, will make an exception for this particular scheme. It's pretty unique. This building is widely known and people really want to live in it. We've had first-time buyers, we've had those looking to trade down from bigger homes in Dublin 4 and Dublin 6." With just one bedroom, two bathrooms and a balcony, the loft spans 1,260 sq ft which is substantially larger than the entire floor space of an average

family semi. The huge open plan spaces, with an industrial or rustic hue are what loft buyers want.

Months ago DNG sold another quite spectacular and authentic loft at The Grainstore, Distillery Loft, Dublin 9, an expansive bachelor's pad in a former grain warehouse which changed hands for a healthy €685,000. More recently it had been a ballet studio when in 2015 it was converted by architect Anthony Keeler to resemble something right out of old Manhattan. His brother the

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**Airs and graces:**  
The loft at No28 The Warehouse and (left) lounging room at the Grainstore

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