

# COUNTRY PILE



## Rural idyll for home-workers

Set in 1½ acres of gardens in the Co Wicklow countryside, this light and airy house has plenty of space for an office, writes *Linda Daly*

Imagine working from home surrounded by views of the Wicklow hills and the Sugarloaf. Inchagoill, a five-bedroom house in Glen of the Downs, offers that. More importantly, its brochure says: “Wicklow broadband proves more than adequate for our vendors’ IT requirements.” Good broadband speeds will probably be a priority for future buyers. Inchagoill comes with 1½ acres of garden, but it’s not isolated. The house is just 500 metres from the N11 and Kilmacanogue, so it’s convenient if a return to the office ever beckons.

The low-slung house appears to be

single-storey, but its split-level living space extends to almost 220 sq m. On the L-shaped main floor, the entrance hall opens into a light-filled double-aspect living room with a vaulted ceiling. From here, the kitchen and dining room have tri-folding doors to a large terrace with a pergola. In the longer arm of the L, the “bedroom corridor”, there are four bedrooms, a bathroom, shower room and an en suite bathroom off the main bedroom. The fifth bedroom, which has an en suite bathroom, can be found on the lower level. There’s also a playroom.

Those working from home will need an office. Buyers of Inchagoill have a few choices: using the single bedroom, sharing a corner of the playroom, or converting a detached outbuilding into an oversized working space. It measures 71 sq m, and plans have already been drawn up for a three-bedroom home here. **Agent:** sherryfitz.ie **They say:** The gardens are lawned, with many specimen plants, flowering shrubs and bushes to provide almost year-round colour. **We say:** You’ll never be short of places to walk or climb.

# CITY SLICKER



## Period charm in the Docklands

A short walk to Dublin city centre, this three- to four-bedroom home has been renovated and comes with a garden, writes *Linda Daly*

No 21 Erne Street Upper forms part of a pretty terrace of double-fronted homes in Dublin’s south city centre. The two-storey-over-basement Georgian-style house was built in the 1840s, but has had a full makeover within the past 10 years. The interior walls were replastered, a new heating system and energy-efficient boiler were installed, and the chimney breasts were opened up to make way for wood-burning stoves. A new kitchen and bathrooms were also fitted, as well as a stone floor at basement level and oak floors at entrance level. Period features such as cornicing were repaired, but new

timber-framed double-glazed windows were added on the lower level. What you have now is a comfortable period home that measures 122 sq m. The house opens into an entrance hall with the living room to the right and a well-fitted kitchen to the left. The stairs have been panelled and lead down to a wet room in the basement return and up to a fully tiled bathroom in the first-floor return. There are two double bedrooms in the basement and one on the first floor, but a second living room at first-floor level could be turned into a fourth bedroom. For a property so close to the city

centre, the back garden is of a decent size and is laid in lawn and patio. The house is on the list of protected structures, but there may be scope to extend to the rear. **Agent:** owenreilly.ie **They say:** Ample on-street permit parking to the front **We say:** The Docklands may lose some of its appeal in the post-Covid, home working-friendly world, but Erne Street Upper’s location, within 15 minutes’ walk of Trinity College and St Stephen’s Green and less than five minutes’ walk to Grand Canal Dock, is still a bonus.

## NICE MOVES THREE TO VIEW THIS WEEK

### DUBLIN 6 CHIC REVAMP NEAR THE CANAL

Fitzgerald Street, in Harold’s Cross, is the Stoneybatter for southsiders. Period townhouses front on to the street, with small yards to the rear. Instead of the Phoenix Park, residents get the Grand Canal on their doorstep. In renovating No 24, the owners have accentuated the period features and modernised, so there are original wood floors and cast-iron radiators, plus a contemporary shower room. The house has a long entrance hall with the living room to the front and the kitchen, with its painted presses, to the rear. A shower room lies at the back. Upstairs has two double bedrooms. **Agent:** dng.ie **They say:** A quiet enclave just off the canal **We say:** You’ll have a selection of cafes and restaurants on your doorstep, too.



### DUBLIN 8 HI-TECH IN A STYLISH REFIT

No 38 Greenville Terrace, a single-storey home off the South Circular Road, was renovated in 2016. The red-brick facade was kept, but the rear extension and shed were demolished and the layout modified. The contemporary interiors include raised ceilings and skylights. There is a master bedroom with an en suite bathroom to the front and a second bedroom to the rear. The living room and kitchen lie in the centre and open out to a courtyard. The roof windows in the bedroom and en suite bathroom are remote controlled and have rain sensors. There is zoned, thermostat-controlled underfloor heating. **Agent:** moovingo.com **They say:** There’s rear access to a residents’ lane and a bike rack to the front of the house. **We say:** It has a B3 energy rating.



### DUBLIN 18 FAMILY HOME CLOSE TO THE PARK

Families like Holmwood, a 73-house development, built in the mid-1990s. The detached homes lie beside Cabinteely Park, and No 62 faces the walkway that takes you to it. The four-bedroom, double-fronted house has matured nicely and offers well-stocked gardens. It measures 169 sq m and includes two reception rooms, a kitchen/dining room, guest lavatory and utility room on the ground floor. Upstairs, two of the four bedrooms have en suite bathrooms and the master has a walk-in wardrobe. **Agent:** sherryfitz.ie **They say:** The N11, with its quality bus corridor, is moments away; the Luas in Carrickmines is within a 20-minute walk. **We say:** Outdoor lighting means you can enjoy the gardens when the sun goes down.



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Contact:  
Gillian Brant  
gillian.brant@newsireland.com  
01 424 4471