

Dublin 18 €930,000

Carved out corner exudes architect style

Pilgrim's Rest is a three/four-bed dormer of 223sq m built 12 years ago in the garden of the owner's then property

Pilgrim's Rest, 56A Leopardstown Road, Sandyford, Dublin 18

Description: A four-bedroom, detached, dormer property on about one third of an acre, built in the garden of an older house
Agent: Lisney

ALANNA GALLAGHER

Pilgrim's Rest is a detached dormer house, built 12 years ago in the garden of the owner's then property and named after a small gold rush town in the Mpumalanga region of South Africa where one of the owners' parents lived.

Situated on the busy Leopardstown Road, the house is set well back from the road and has off-street parking for several cars. Designed by Brennan Brown Architects, it includes creature comforts such as underfloor heating, zoned lighting and broken plan spaces washed in light. Decorated in a simple, neutral palette, the property extends to 223sq m/2,400sq ft.

Built on a wide, crescent-shaped site, the front exterior, which faces south, has a zinc and tiled roof, rendered walls and slatted wood detailing. From the welcoming hall, the eye is drawn toward the open tread, steel frame staircase.

A polished porcelain-tiled floor extends through the house and down steps to the kitchen, which is set around a sizeable island. The dark wenge stained units, a design by Minnie Peters, have satin-finish nickel handles and run the depth of the space. Appliances include double ovens and a warming drawer.

Off this is a large, internal utility room fitted with the same units as the kitchen.

Overhead is a towel rack hung horizontally from the ceiling like a monkey bar. For the GAA mother who takes charge of the thankless job of washing



the squad's jerseys, and this helps expedite their drying. It is a really fresh idea that would make sense in a lot of homes across the country – football kit or otherwise.

The back wall of the house is almost entirely comprised of timber-framed glass, a stylish design that allows the inhabitants to enjoy the entire expanse of the garden from inside.

The living room takes in light on three sides and it is so bright that the owners had added film to its clerestory windows to dim down the glare.

The dining area is set around a large square table where the owners have hosted up to 27 people for Christmas dinner, something they won't be doing



this year. The broken plan set-up allows the cook to commune with guests and be, as she puts it, "part of the party".

There are two rooms to the front. One is used as a bedroom, the other as a home of-



ice or as a fourth bedroom. Upstairs the main bedroom is dual aspect and has a sizeable shower en suite, which means the second double can enjoy exclusive use of the bathroom at the other end of the hall.

At night there are cracking views of the city lights from here.

It is especially alluring at Halloween, says the owner, when in normal times fireworks light up every area.

The house, which is seeking €930,000 through selling agent Lisney, is just a few minutes' walk from Sandyford Village and overlooks a link road to the M50 motorway. Green line Luas stop Glencairn is about a 15-minute walk.



Co Dublin €575,000

Extended with design touches

57 Patrician Villas, Stillorgan, Co Dublin

Description: A three-bed terraced house in a former council estate with its own private orchard, greens, community centre
Agent: Felicity Fox

ALANNA GALLAGHER

From the outside, number 57 Patrician Villas looks like many estate houses of a certain vintage. Located just off Stillorgan Park Road, this development is well-served by manicured greens, its own community centre and orchard, and safe N11 underpass access to the shops and amenities in Stillorgan village.

Concrete-built, it was purchased in 2006 as a three-bed property with one room to the front and a kitchen the width of the house to the rear but it was thoughtfully extended and remodelled by Bright Design Architects four years ago.

The house still retains two reception rooms downstairs, a small living room to the front where you can shut out the world by closing the pocket door, and a large, split-level space to the rear. Here ceiling heights range from a standard 2.4m in the U-shaped kitchen where a marble-topped peninsula doubles as a breakfast bar, to 3.4m in the living area where clerestory windows bring in southern and western light. Underfoot is reclaimed parquet flooring set out in a herringbone pattern, save for a brick-bond border in the kitchen.

The white units have brass knobs and large presses – including those concealing the fridge freezer and a double-door pantry – are set into space under the stairs. In the hall, the noisy white goods are located in a tiled cupboard with clever cut-out doors to allow ventilation. The new layout facilitated the addition of an internal boot room that leads through to a shower room, giving the house a valuable second washroom. Its walls are papered in House of Hackney's (HOH) Palmetal, a tropical depiction of palm leaves featuring vivid greens and golds. The owners took these colours as



their palette to decorate the property, going as far as asking Dublin-born HOH founder, Frieda Gormley, for the exact RAL colours used in the wallpaper design, information that she generously imparted.

The kitchen is accessed via another pocket sliding door and steps down into a large square dining-cum-living room.

Sliding doors open out to a small granite-paved patio that steps up to a lawn, south-west-facing back garden. This extends to 17m and is home to a couple of sheds, one a former pigeon coop, where the couple

store their kayaks, surf and paddle boards. There's also a zip line, a Christmas present to one of the owners' daughters.

The risers on the stairs are painted in one of the HOH greens with the treads and floorboards upstairs all painted a soft, Scandinavian white. There are three bedrooms, two doubles and a single which is currently used as a home office. There is also a bathroom with a shower in the bath.

The property, which has a C1 Ber rating, measures 96sq m/1,033sq ft, and is seeking €575,000 through agent Felicity Fox.

Dublin 4 €425,000



Terrace with garden drama

6 St Patrick's Villas, Ringsend, Dublin 4

Description: Two-bedroom, terraced house within a minute's walk of Ringsend Park and the village
Agent: Owen Reilly

ALANNA GALLAGHER

Ringsend may boast water on two sides, but Ringsend Park is the jewel in this corner of Dublin 4. It is a haven for dog walkers and gym bunnies and has proven itself over and over again as an ideal place for residents to escape to during the various levels of lockdown we've endured this year.

The street of the same name is probably the village's premier address, but the side streets that run parallel to the other side of the green also warrant investigation. St Patrick's Villas is one such road. It is lined with two terraces of pretty redbricks, many of which have

been refurbished in the years since the area became a tech hub.

No 6 is on the side where gardens have a southerly aspect. When its owner bought the property in 2013, paying €347,000 for it, according to the property price register, all the heavy work had already been done by the previous owner.

She had opened up the ground-floor layout and straightened up the stairs leading to the bedrooms to reclaim valuable space on the first-floor landing. Light introduced through an overhead Velux in the internal bathroom, set between the two double bedrooms, makes this area feel airy and bright.

But it is at entrance level where the smart flow of the house is most apparent.

The previous owner flipped the layout to bring the kitchen to the front, where it gets morning sun, and painted its below-counter units an eye-popping cyan blue. She then opened up the dividing wall and extended out to create a

stepped-down living room, which opens out to the garden. The living room has a solid-fuel-burning stove and exposed brick surround with sliding glass doors, helping to knit the outdoors and indoors together.

While the current owners benefited from all these works, they further invested in the outdoor space, employing a landscaper for paving and planting ideas.

He came up with Liscannor slabs for underfoot and walls and fencing painted a dark grey, which make the tree ferns and grasses really pop.

With floating benches made from durable iroko wood the space, which is almost 13sq m (139sq ft) in size, the garden is used constantly by its owners and on warm days acts like another room. "I wanted the garden to be green all year round," she explains.

The house, which has a BER rating of C1 and measures 68sq m (731sq ft), is seeking €425,000 through agent Owen Reilly.