

Dublin 4 €2m

Four-bed steeped in history and style

Bloomfield House was home to the family of Robert Emmet in the early 19th century

Bloomfield House, Bloomfield Avenue, Donnybrook, D4

Description: Meticulously restored, historic 18th-century four-bed
Agent: Owen Reilly

JOYCE HICKEY

Since it was built in about 1790 for the prominent barrister, MP and future attorney general William Saurin, Bloomfield House in Donnybrook has witnessed much history. In 1802, Saurin sold it to state physician Dr Robert Emmet, whose youngest son and namesake was executed for high treason following his failed 1803 rebellion. In 1809 the Emmet family sold it to the Religious Society of Friends (Quakers), who extended the building and ran it as a hospital for almost two centuries.

It was bought by Galway developer Gerry Barrett whose Edward Holdings built luxury Regency-style homes around a quarter-acre communal garden at Edward Square; these look as fresh as when they were launched in 2004. Later, the focus moved across the site to the hospital, and the Edward Lane apartments were built in 2007 after the Quakers had moved. In the recent past, the wings of the main house were carefully converted into apartments.

Northfield and Westfield, of which a few remain for sale through agent Owen Reilly. In 2017 Edward Holdings began the restoration of the central part of the listed house, by Paul Tyndall Architecture and Design with conservation architect Robin Mandal. Meticulous work included repairing windows, some of which retain original glass; repairing ceilings and coverings with lime plaster; re-roofing with natural slate; and restoring two massive marble fireplaces at a cost of €60,000. Other necessary but now invisible projects included rewiring, replumbing, underpinning and damp-proofing.



The house, with 414sq m (4,456sq ft) is on Bloomfield Avenue, a cul-de-sac off Morehampton Road that leads to the Royal Hospital Donnybrook. Through security gates and up granite steps, the heavy front door opens into a gracious square hall lit by four windows. The doors and their wooden surrounds are deep and solid, and the rooms on this level are floored in herringbone parquet.

To the left swoops the airy staircase and to the right is the highlight of the house, a breath-takingly beautiful ballroom added by the Emmets. It features three windows in the bay at the far end, a decorative panel over a mirror between



the two front windows and, opposite, the first of those fireplaces; this one is white with classical motifs in relief. Furnished in an understated way for the viewings by The Interiors Project, its opulence is not overwhelming.

Straight ahead off the hall is a dining room with two tall windows and a glass door to a shallow, cantilevered terrace offering views over a communal courtyard; the marble fireplace has inlaid flower patterns of semiprecious stone. Next to this is a smaller, cosy study.

Up the stairs, which wrap around three sides of a square, the bedroom ceilings are rather lower than those downstairs. To the left are two big

bedrooms, one with three windows and a bathroom en suite, and the other with a slightly unusual shape. To the right is a smaller room that could be a nursery, an office or perhaps a dressing room. These two share a big white bathroom.

The main bedroom, up steps, has an office setup to the right and a large bathroom to the left. The bedroom itself has the same three-window bay as the ballroom below and is spacious enough for a big bed and two armchairs, though new owners will have to add storage.

Plainer stairs lead down from the hall to the garden level, which has a bathroom and an adjacent bedroom. Here the hallway opens to the vast kitchen

area, which has a wooden floor and a first fix of electrics but the fitout will be entirely up to new owners. With three glass doors to the outside, there is flexibility for cooking, dining and lounging but any grown-up entertaining will surely focus on the living room upstairs.

As for buyers, agent Owen Reilly says it is bound to appeal to people looking at penthouses or large apartments in the area who want a lot of living space but are not fussed about having their own garden when there are lots of lovely communal spaces. The price is €2 million and the annual management fee is €4,196, which includes two designated spaces in the basement car park.



Dublin 4 €2.75m

New meets old on Ailesbury Road

80 Ailesbury Road Ballsbridge, Dublin 4

Description: Period-style end-of-terrace house on corner of Ailesbury and Shrewsbury
Agent: Sherry FitzGerald

FRANCES O'ROURKE

A three-bedroom property in Dublin's embassy belt looks from the outside like a period house, but is one of four built in the early 1990s by businessman Harry Crosbie on the site of Correen, a Victorian mansion on the corner of Ailesbury and Shrewsbury roads in Ballsbridge. It is next door to the Belgian ambassador's residence.

Behind the redbrick and granite facade – a copy of the original – it would still be hard to tell that 80 Ailesbury Road was built at the end of the 20th century. It has Victorian-style features such as deep ceiling coving and marble Adam-style fireplaces and is handsomely furnished very much in period style. The 234sq m (2,517sq ft) three-bed end-of-terrace house, with another 30sq m (305sq ft) in a converted attic, is for sale through Sherry FitzGerald for €2.75 million.

The arched redbrick entrance over the front porch opens into a tiled entrance hall with a downstairs toilet and then through double doors into an area described as a lounge hallway. It's a good-sized L-shaped space, with wide-plank oak floors and a sofa under two windows in the gable wall. There's space to store wine in a cupboard in the hall.

The drawingroom on the right of the hall has a marble fireplace and two windows overlooking the front. The diningroom on the left is painted a dramatic shade of orange red, has a large marble fireplace and looks out on the back garden.

The kitchen has a large island unit, a black Aga in a white-tiled chimney breast and a window seat below a window looking into a lane beside the house. Glazed double doors open from the kitchen into a livingroom/diningroom extension that replaced a conservatory



in 2009. It's a bright, comfortable family room with a skylight, limestone fireplace and a corner of glazed doors and windows, with double doors opening out to the back garden. There's a service hatch between the two rooms but new owners may want to look at the possibility of creating one large room from the two rooms, in line with current trends.

Upstairs, there's a compact utility room, with a sink, room for washer and dryer and space for an ironing board next to a gable window. A family bathroom is prettily floored with colourful Moroccan tiles and part-tiled with white subway tiles.

The three bedrooms are doubles; the main bedroom at the front of the house has a walk-in dressingroom and a separate en suite with a bath and a bidet. The converted attic at the top

of the house has two Velux windows and an en suite shower room with blue mosaic tiles.

The back garden has a stone patio stepping down to a neat garden well stocked with flowerbeds and bushes; a gate at the side opens into a lane off Ailesbury Road running down to a single house. The terraced houses share a common gated entrance on Ailesbury Road, but hedging separates their parking spaces.

Prices on Ailesbury Road rose and fell dramatically over the boom and bust of the past two decades – number 84 Ailesbury (a very different house to number 80) sold for more than €9 million in 2006 and for €2.5 million in 2012. But houses on Ailesbury Road/Shrewsbury Road are still the bedrock of the upper end of the market, says agent Simon Ensor of Sherry FitzGerald.

Dublin 18 €825,000



High-spec with garden focus

18A Glenamuck Cottages, Carrickmines, Dublin 18

Description: Detached three-bedroom house with attic and large garden
Agent: Sherry FitzGerald

ELIZABETH BIRDTHISTLE

When Glenamuck Cottages in Carrickmines were constructed in 1910, they were self-sufficient homes with large gardens, in what was then the rambling countryside.

This has become one of their real selling points today. For Sara Walters and her family, it was the reason they purchased a home here in south Dublin 14 years ago, as it gave them the opportunity to build a new house in the extensive rear garden. Some of the houses in

the area have managed to fit two and three homes in their gardens, and for Walters, it allowed their new house to sit on a still generous 0.2-acre plot.

Having sold the old house to the front, they constructed this new build in 2010. You would be forgiven for thinking that number 18A with its address is an annex to another property, but nothing could be further from the truth.

Planning at the time dictated that new builds blend into the design of the older cottages along the road, so despite this modest exterior, 215sq m (2,314sq ft) of bright accommodation over two floors lies behind, in what Walters's friends call "the Tardis".

The brief, according to Walters, was simple: "We wanted a house that was more about the living spaces and less about the bedrooms, and really wanted to bring the elements of the garden in." This has been achieved, as most of the property from the rear has glazing, which in addition to overhead Velux really floods the

rooms with light. Even on dull days it is still bright as the house was constructed to maximise its southwesterly aspect.

The gardens, described by Walters as the result of "blood, sweat and tears" are neatly laid out with a focus on the rear patio, which has been used for lots of parties by the family. Solid walnut flooring runs throughout the ground floor, with carpets in the office and guest room upstairs – accessed by a spiral staircase in the centre of the family room.

A real selling point, besides its turnkey condition, the size of the plot and the peaceful setting, is the attention that went into getting the B1 energy rating. This was achieved with 16 solar panels, a geothermal heating system, underfloor heating and good insulation. Despite thinking that this would be their final home after many years abroad, the family are heading back to Dubai for work, and have placed their home on the market through Sherry FitzGerald, seeking €825,000.