

# Stately Foxrock home offers fine example of Arts and Crafts aesthetic

Abbotsford, on Brighton Road in Dublin 18, is a generous five-room residence built around 1909, writes **Tina-Marie O'Neill**

**M**id-19th-century England's Arts and Crafts movement was sparked by a troop of architects, artists, designers and writers bound by a collective revolt – albeit philosophical – against the industrial revolution.

It was, in essence, an appeal to restore the high quality, beauty and pride associated with good craftsmanship which had been all but decimated by the loud, rapid and air-polluting belch of the sudden Goliath factory sector.

Although the movement sadly declined shortly after 1900, the trend had not been overlooked in Ireland and, thankfully, a small number of Arts and Crafts-style homes remain, including this excellent example on Brighton Road in Foxrock in Dublin 18.

Abbotsford, a substantial home of great stature, extends to a generous 317 square metres and is on the market with Sherry FitzGerald's director Rena O'Kelly guiding €2.65 million.

Built circa 1909 in a mature and private landscaped setting of some 0.4 acres set back from Brighton Road, its eye-catching exterior has distinctive red-brick window surrounds and tiled sills, red tiled roof and gable front with mock Tudor bargeboards.

Inside, the generous five-bedroom residence has been well maintained over the years and was comprehensively refurbished and extended in 2008-'09. It comes with an impressive C2 BER.

The entrance hallway is bright, with stained-glass windowpane insets, and opens up with herringbone parquet flooring.

The reception rooms include a dual-aspect drawing room which runs the full depth of the house, with an Ad-



**Top: the rear gardens of Abbotsford; inset: an aerial shot of the property; right: the drawing room has an Adams-style marble fireplace**

ams-style marble fireplace and French doors to the rear patio garden.

Beside it, there is a generous study with an ornate cast-iron fireplace with a coal-effect gas fire, flanked by bookshelves and storage presses.

The family room is on the other side of the study, adjacent to the kitchen area. It too has an Adams-style fireplace in white and green marble and with a coal-effect gas fire.

The hub of the home, the open-plan kitchen/television/breakfast room, has

a designer Mark Wilkinson fitted kitchen in a modern Shaker style with fitted base and wall-mounted units, marble worktops and upstands, a central island and a full range of integrated high-end appliances.

The adjacent plumbed utility room has additional fitted units, integrated appliances, garden access and a guest WC off it.

The first floor enjoys five double bedrooms, two of which are en suite, and a family bathroom. All the bathrooms



**From top: Abbotsford on Brighton Road in Foxrock, Dublin 18; the kitchen area; one of the master bedrooms; inset: the study area, complete with fireplace**

Park Retail centre close by. The immediate area offers a choice of golf, croquet and lawn tennis clubs as well as horse racing.

There's an excellent selection of schools within easy reach, the 96-acre Cabinteely Park and a choice of transport links to the city centre and suburbs via the Quality Bus Corridor on the N11, the M50 interchange and the Luas at Carrickmines and Sandyford.

More details are available from the agent at 01-2894386.

## Grand Canal apartment offers show-stopping views of Dublin

No 164 The George, at Charlotte Quay Dock, overlooks the water and across to some of the capital's most memorable contemporary architecture

BY TINA-MARIE O'NEILL

**I**f ever there was an ideal location for a central Dublin apartment, it's Charlotte Quay Dock, particularly a unit overlooking the water with full-height views that leave the viewer feeling as though they were floating just above the Grand Canal.

No 164 The George is such a unit, with show-stopping views over the dock and across the water towards some of the capital's most familiar buildings, including the Marker Hotel, Bord Gáis Energy Theatre, and the Martha Schwartz-designed Grand Canal Square with its bright red resin-glass paving with red glowing angled light sticks.

For its part, Apartment 164 is a second-floor, two-bedroom unit of just under 60 square metres and is on the market with local agent Owen Reilly seeking offers of €450,000.

The unit is located in a well-managed development with pristine communal areas, beside Google's EMEA headquarters and within a short stroll of Grafton Street, Trinity College, the IFSC, the Aviva and a host of trendy local cafés, restaurants and bars.

The apartment, which is not rent-capped, also benefits from having had its bathroom and

kitchen upgraded and has, unexpectedly, underfloor heating in the living area and hallway. It has an overall C2 building energy rating.

The entrance hallway has walnut-effect timber floors and houses the hot-press.

It leads to the light-filled open-plan living/dining/kitchen area, in which the same floors feature and are laid to draw the eye towards a full-height glass bay window with dual-aspect views across the dock.

The windows gives the illusion of one being suspended out over the water, a perfect spot from which to entertain dining guests by day or by twinkly night.

The kitchen area at the rear of the room has modern dark Wenge (timber veneer) fitted base and under-lit wall-mounted units, with dark worktops, white subway splashback tiles and large cream ceramic floor tiles.

The tidy space is fitted with a range of integrated appliances, including a dishwasher, an oven with a four-ring hob and a washer/dryer.

The unit's double room has deep pile carpeted flooring, built-in wardrobes and excellent views of Grand Canal Dock. The single bedroom has grey wood-effect flooring and



**From top: Apartment 164 enjoys excellent views; the open-plan living area; the single bedroom; inset: the dining area**

similar views.

The upgraded bathroom is fully tiled and includes a large bath with an electric shower unit overhead.

Situated next to Boland Quay, this is a vibrant neighbourhood on the doorstep of the city centre.

The area is well served by local bus routes and Grand Canal

Dock Dart station on Barrow Street is a five-minute walk away.

Some of Dublin's finest entertainment attractions are all within walking distance including the Bord Gáis Energy Theatre, the Aviva Stadium and the Convention Centre.

Local services include a wide variety of trendy bars, cafés,

restaurants and shops all on the doorstep. Grand Canal Dock is home to multiple leading financial companies and many blue-chip companies in the area including HSBC, Google, Facebook, Matheson, McCann Fitzgerald, JP Morgan and Indeed.

According to Owen Reilly, the fact that the property is not rent-capped should draw strong appeal from both potential owner-occupiers and investors looking for a property in this vibrant city-centre neighbourhood. More details are available at 01-6777100.



Aerial shot of the site at Mount Juliet, Co Kilkenny

## Site at Mount Juliet comes to the market for €450,000

BY TINA-MARIE O'NEILL

**D**uring the coronavirus pandemic, with schools closed and the population under 5km travel restrictions, many of the owners of summer homes opted to decamp to their idyllic boltholes to while away the lockdowns outside of urban centres.

During this period, settings such as the Mount Juliet Estate in Co Kilkenny came into its own, with 530 acres of stunning grounds along the meandering banks of the River Nore, it offered oodles of space for its residents to take the fresh air without fear of close contact.

When restrictions began to ease, the estate's on-site amenities came into their own, including its biggest draw – Mount Juliet's Jack Nicklaus-designed golf course, which hosted the Dubai Duty Free Irish Open golf tournament in July this year, as well as its choice of dining options – including the Michelin-starred Lady Helen restaurant, the estate's health centre with heated pool and its equestrian centre.

Ken MacDonald of Hooke & MacDonald said: "There is significant demand for homes in Mount Juliet, especially during the Covid-19 period when people realised the advantages of having a house, either for full-time occupation or holiday cum investment, in a wonderful environment so close and accessible to Dublin city. Many see the advantages of buying in Ireland rather than overseas."

"Up to a dozen homes have been sold or gone sale agreed in Mount Juliet in the last year at prices varying from €460,000 to almost €2 million. The fact that there has been a multimillion euro investment in the golf course and the other amenities

of the estate in recent years has added to its appeal."

And although sites don't often come to the market at Mount Juliet, the agent has one located alongside the tenth green at the centre of the golf course currently for sale with planning permission for a detached house.

The site extends to about 0.15 of a hectare (0.37 of an acre) and is nestled in a secluded position surrounded by mature trees on three sides, while fronting the golf course on the remaining side. The site is generally level and regular in shape.

The full planning permission on it is for the construction of a detached four-bedroom two-storey residence of 358 square metres, to incorporate the original stone-built maintenance building.

The retained building extends to some 59.1 square metres, and will form the centre-piece – the kitchen and utility area of the completed house. To this, three new wings are to be added to create a magnificent residence of both style and character designed by CCH Architects.

The proposed house at ground floor level comprises an entrance hall, large double height sitting room, study, large double height kitchen with dining area, utility room, bathroom, master bedroom with en suite and walk-in wardrobe, a guest bedroom with en suite and walk-in wardrobe. Upstairs there are two further double bedrooms, one of which is en suite and with another walk-in wardrobe, and a family bathroom.

Mount Juliet Estate is 20 minutes from Kilkenny city, 30 minutes from Waterford and just over an hour from Dublin. Hooke & MacDonald is offering this site for the detached house for sale, guiding €450,000.