

Co Wicklow €1.8m



# Period-style Delgany house, designed around a pony

Elegant five-bedroom property with stables sits on almost an acre in Co Wicklow

**Ferndale, Chapel Road, Delgany, Co Wicklow**

**Description:** Five bedroom Georgian-style house with coach house and paddocks on 0.98 of an acre  
**Agent:** Sherry FitzGerald

ELIZABETH BIRDTHTISTLE

“We actually moved for a pony as we were spending so much money on livery each week – it made more sense to build,” says Aveline Cullen of her home, Ferndale on Chapel Road in Delgany. The elegant house stands on almost an acre and comes with stables, a coach house and paddock. Though first instincts might be that this is a period property, it is anything but. First off it is a timber-frame construction built in 2004 and has a B3 energy rating. This is impressive considering the property measures 372sq m (4,000sq ft), has a very large atrium-style hallway and two fireplaces – one of which is gas, while the second accommodates a wood-burn-

ing stove. It was designed by owners Aveline and John Cullen, who run a design consultancy business.

The Cullens then engaged architect Stephen Newell to bring their ideas and design to life. “We also had the most amazing builder, Noel Bambrick [of Kilston Construction]. His attention to detail was amazing and we would have a meeting with him every morning at eight and catch up with him again that afternoon at five,” says Aveline.

Just inside the imposing double-height hallway, an oculus window peers down from the roofline over a cantilevered staircase that has an air of Scarlett O’Hara to it. “It was John’s idea, but I could imagine our two daughters coming down for their debs and weddings,” recalls Aveline. Six years ago, this was realised when daughter Orla descended the sweeping steps in her bridal gown. What is impressive about the staircase is that it is one entire piece. “The people that created it were a husband and wife team, originally from Australia, who lived in Rathdrum. He came and took templates of the walls in the hall, and then built



the staircase in one entire piece. It took an articulated truck to move it down the hill.” Much of the ground floor has crema marfil flooring which is warmed underfoot with underfloor heating. The property has great proportions and is infused with natural light. Upstairs, a standout room among five fine bedrooms, all of which are ensuite, is the family bathroom with a freestanding bath that lies in a curved line illuminated by five windows. “It’s really private as



it overlooks the trees and is lovely at night with the candles lit.” The principal bedroom has an air of a five-star hotel to it and mirrors the family room-cum-kitchen below – but a balcony lies on a small pentagonal turret that is a sunroom at garden level.

The Domino Design kitchen lies in a bright open-plan space and features Neff appliances, a large island and American-style fridge. Off this is a living-cum-dining area with a more formal dining area in an open space off the hallway. A formal drawingroom with an impressive white marble chimney piece lies to the front of the property, with a study and family room completing this floor.

The coach house has been given a facelift. It began as stabling and was then turned into a games room, but has a multitude of further uses – subject to planning. “It changed use as the girls grew up, and we now have a wooden stable just beside the paddock.” This has eco spring rubber flooring, which stops horses having sore legs from standing on concrete.

Ferndale is on the market through Sherry FitzGerald, seeking €1.8 million.

Sort it

Denise O’Connor



## Bring out your interior design rebel

Having rules to guide us is always helpful, but sometimes it’s okay to bend or even break a few rules, especially when it comes to the design of our homes. You’ll give your home an unexpected edge by turning things on their head a little. Here are seven ideas to try, in order to bring out your interior design rebel.

**Rule 1: Keep things symmetrical**

Harmony and balance are achieved through symmetry in a room. However, if you become too fixated on symmetry, the room may feel stuffy and formal. Adding a little asymmetry will make your design more dynamic and exciting. For example, rather than having two sofas facing each other, replace one of them with two armchairs. Instead of having matching lamps on either side of a couch, replace one with a tall vase or a plant.

**Rule 2: Woodwork should be painted white**

The norm is to paint woodwork white or off-white. And bright timber can look fantastic next to flat matte walls. However, white is not the only shade to paint your skirtings, cornices and window frames. Dark colours like greys, off-black, navy and even greens can work really well in many homes. Painting woodwork in a dark shade is a great way to add drama to a space and can make less expensive elements like balustrades or doors look much grander than they are.

**Rule 3: Keep ceilings neutral**

When deciding on paint colours for a room, the norm is to focus on the walls. Ceilings are often overlooked, being left plain and white as a backdrop to the rest of the room. But ceilings are a whole other surface to explore. You often see period buildings with ceilings painted in many shades, so there’s absolutely no reason you should stick with white if you don’t want to. Try painting your ceiling to match the walls. A dark shade will create a cocoon-like effect and make the space feel intimate and cosy, while a lighter shade will give a soothing effect. Alternatively, make a statement and choose a colour that contrasts completely with your walls. If you’re feeling really adventurous, why not add some pattern with a bold wallpaper?

**Rule 4: Use small furniture in a small room**

The tendency is to use small pieces of furniture in small spaces in order to maximise the space. But adding too many small pieces to a small room can make it feel cluttered.

When you play with scale and include some oversized pieces in a small space, you make the room feel more comfortable and welcoming.

The key is to combine large and small pieces together. A slim and sleek sofa can be paired with an oversized armchair, for example. A large pendant light over a dining room table can create a beautiful sculptural effect.

**Rule 5: Don’t mix patterns**

When choosing textiles, the conventional approach is to co-ordinate patterns. However, there’s no reason why you shouldn’t introduce a mix of patterns. When done right, it can bring a room to life.

The key to getting the right mix of patterns is limiting your colour palette to three shades and playing with scale and geometry. This is a great way to create impact and give your room a sense of style and individuality.

**Rule 6: Don’t use dark colours in a small room**

Another common misconception is that painting a small room in a light colour will make it feel bigger. This isn’t always true. A north-facing room painted white, for example, will feel quite sterile. If your room is small, aim to make it feel cosy. Choose warmer colours, and don’t be afraid to go with darker shades – especially where the room doesn’t get a lot of natural light.

**Rule 7: Never mix old and new**

There is often a nervousness about introducing too many styles into a room. It’s thought that a period house should be filled with antiques or a new-build home will only look good with contemporary pieces. In fact, by mixing modern and antique styles, you’ll give your home a more curated look. The best way to combine pieces from different eras is to try to have one common denominator like colour or pattern to tie everything together.

Denise O’Connor is an architect and design consultant. @optimisedesign

Dublin 4 €1.1m

# Ballsbridge three-bed, perfect for parties

**13 Lansdowne Park, Ballsbridge, D4**

**Description:** Three-bed with stunning double-height livingroom extension and mezzanine  
**Agent:** Owen Reilly

KEVIN COURTNEY

When the owner of 13 Lansdowne Park hired the architect Paula Murphy to redesign the living space 25 years ago, she was keen to make it the kind of space where she could live and work in peace, as well as entertain friends during Horse Show

week. The owner has a passion for horses, and when the annual showjumping event at the RDS comes around, she will invariably host a party at the house. With its spacious, high-ceilinged living-room extension opening out to a Japanese-influenced paved rear garden replete with mature trees and shrubs, there’s plenty of room for guests to mingle.

The 130sq m semi-detached house was built in the 1930s and overlooks a lovely, leafy residents’ green. Lansdowne Park has a nice mix of younger, older and middle-aged residents, and many of them meet up in the green for Pilates sessions. There’s a reception room to

the right of the hall that is currently used as the third bedroom, and a guest bathroom to the left. The owner decided to put in a galley kitchen rather than an open kitchen. There’s also a spacious, separate utility room with a door leading out to a wide side passage.

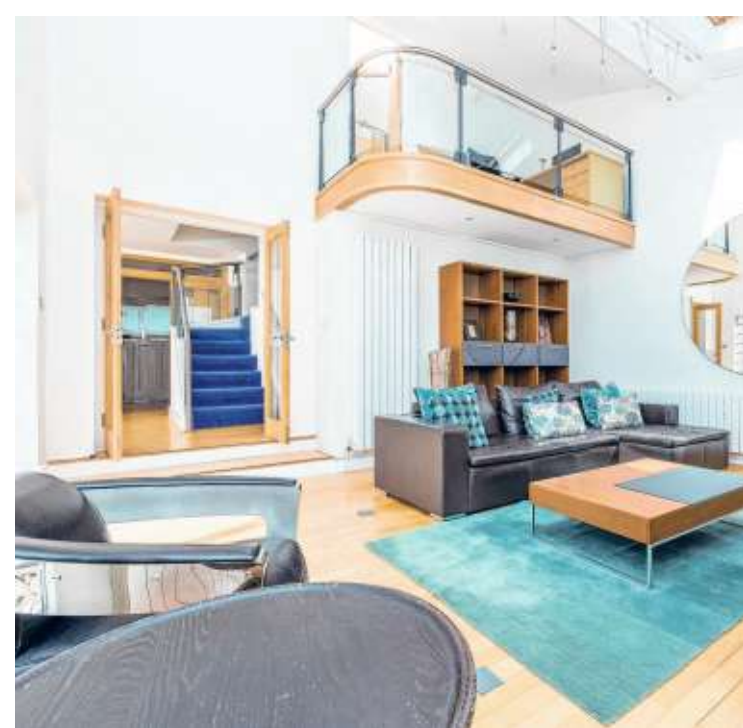
Pass the neat dining area and you get to the living-room extension, a wonderful double-height space with a big limestone hearth and a Belgian wood-burning stove. Skylights keep the space bathed in light, and three glass doors to the rear garden.

Overlooking the space is a stylish mezzanine that the owner uses as a home office.

There are two big en suite double bedrooms upstairs. The main bedroom to the front used to be two rooms, but now is dual aspect. The back bedroom has a charming balcony wrapped in wisteria overlooking the back garden.

There is tongue-and-groove maple flooring throughout the house, and the kitchen features solid timber fittings with granite worktops and upstands. There is also planning permission to add a further 60sq m extension to the rear.

No 13 Lansdowne Park, which has a Ber rating of D1, is for sale through estate agent Owen Reilly, seeking €1.1 million.



On view



**21 Aikenhead Terrace, Stella Gardens, Irishtown, Dublin 4**

€535,000, Allen & Jacobs  
Two-bedroom mid-terrace house extending to 75sq m (807sq ft). It overlooks a large green, has been refurbished, with a two-storey extension, and is within walking distance of the city. Ber C3  
On view: Strictly by appointment at allenandjacobs.ie



**15A Kingston Walk, Ballinteer, Dublin 16**

€695,000, Beirne & Wise  
Detached three-bedroom house extending to 130sq m (1,399sq ft). In a quiet cul-de-sac, it has a rear garden with a westerly aspect, is in good order and is close to amenities. Ber C3  
On view: Strictly by appointment at beirnewise.ie



**14 Durham Road, Sandymount, Dublin 4**

€1.45m, Sherry FitzGerald  
Semi-detached four-bedroom house extending to 191sq m (2,056sq ft). Extensively refurbished and extended, the property, which is just a short stroll from Sandymount village, has a landscaped southwest-facing rear garden. Ber D1  
On view: Strictly by appointment at sherryfitz.ie



**Apartment 45, Hollybrook, Brighton Road, Foxrock, Dublin 18**

€650,000, Knight Frank  
Top-floor two-bedroom apartment extending to 126sq m (1,365sq ft). The property, which has a lift, is in a gated development that has a 24-hour concierge and underground parking. Ber B2  
On view: Strictly by appointment at knightfrank.ie



**7 Orchardton, Rathfarnham, Dublin 14**

€750,000, DNG  
Three-bedroom semi-detached house extending to 134sq m (1,442sq ft). The property, which has a mature, private rear garden and is in good order, also has a workshop with electrics. Ber F  
On view: Strictly by appointment at dng.ie