

Co Kildare €2.3m

# Georgian style and modern comfort

An up-to-date stately Georgian-style villa on the edge of a forest is a home that is built to enjoy and to last

**Dunmurraghill, Donadea, Co Kildare**

**Description:** Four-bed house sitting on 28 acres beside Donadea Forest Park  
**Agent:** Jordan Auctioneers

ALANNA GALLAGHER

West of the M4 and north of Prosperous, on the edge of Donadea Forest Park in the pastoral countryside of Co Kildare, is Dunmurraghill, a stately Georgian-style villa on about 28 acres of pasture and woodland.

The property was built in 2007 to a design by Richard Pierce, now retired, and formerly a principal at Enniskillen-based architectural practice Maxwell Pierce.

The owner loved the resulting home, which he says really suits the site.

"We didn't want a house that looked new. People visiting say they can't believe it was built 15 years ago."

The Georgian-style villa has all the comforts of a contemporary build including a B2 Ber rating, oil-fired underfloor heating throughout, solid concrete floors on both levels to better radiate the heat, an air-exchange system and even its own generator should the power go down.

But the look and proportions of the property are all Georgian, from large windows washing the rooms in light to 10.5 ft ceilings, and deep door linings and window architraves. "Even the internal walls are all about two feet thick," he says.

The house opens into a fine tiled entrance hall with a home office to the right. Across the hall is a boot room.

Double doors open directly out to the gardens from the rest of the ground floor rooms, the study, the formal drawing room, the sun room and kitchen which radiate clockwise around the property.

The two main bedrooms have en suite bathrooms. The



primary also boasts a dressing room. The other two share a Jack-and-Jill bathroom.

The gardens have been designed by Patrick Bowe and lead to its paddocks, which cover about 18 acres and a further 10 acres of woodlands.

The lands adjoin Donadea Forest Park, which boasts 600 acres of greenery as well as the ruins of Donadea Castle, a small lake covered in water lilies, walking trails and bike routes.

Taking a shortcut through the woods, you can be at the

counter in Connolly's pub in Ballagh, on foot in about four minutes, says the owner. The pub also serves food.

There are schools in Staplestown, Clane and Prosperous. Dublin is a 40 km drive, an off-peak journey time of about 35 minutes.

"It's such a soothing house to live in," the owner says. The views from the four bedrooms are sublimely pastoral.

The property, which extends to 390sq m (4,197 sq ft), is seeking €2.3 million through Jordan Auctioneers.



Dublin 3 €495,000

# Refurbished and extended three-bed in East Wall

**12 Hawthorn Terrace, East Wall, Dublin 3**

**Description:** Extended three-bed house with off-street parking and garden  
**Agent:** Owen Reilly

ELIZABETH BIRDTISTLE

One of the best things about 12 Hawthorn Terrace in Dublin 3 for owner Paul McGrath is the convenience. It is just a 10-minute walk from the IFSC, where he works as a solicitor. McGrath says: "It's hard to believe that you are just a 15-minute stroll to O'Connell Street when you sit out in the back garden, as it is so quiet."

He bought the house in 2016 for €250,000 according to the Property Price Register, when it was a two-bedroom unit with



a Ber of F: "I had seen a renovated house that sold around the corner so I contacted the architect who had designed that property, as I felt an open-plan layout would work well here, too." Its previous incarnation was a 70sq m (753sq ft) cottage with small rooms - where a small sofa dwarfed the living

room to the front. The design by local architect John Flynn was executed by local builder Coaction Construction, which had the entire project completed within four months. The house now measures 97sq m (1,044sq ft).

It has two double bedrooms and a bathroom to the front of

the property, while a principal en suite bedroom now lies at the top of the stairs.

An extension added a large open-plan space to the rear of the house, which is bright and airy thanks to two sets of patio doors: one to the rear that opens out to the back garden and a second off the kitchen.

Though McGrath had sketched out his ideas, Flynn "altered it to make it easier to secure planning".

It is now a lovely space. An added bonus, besides the much improved Ber of C3, is the size of the rear garden. This is not your average courtyard space that so many units of this size have in the streets so close to the city. It extends to 10m (33ft) after the build, allowing for lawn, a patio area and a shed for storage.

Of further interest is the fact there is off-street parking.

"I had rented here for five years before I purchased the house," says McGrath. "And it's a really quiet area, as the street is one-way so there is very little traffic".

He is off to Ranelagh, to move in with his girlfriend, and has placed his three-bedroom home, in turn-key condition on the market through Owen Reilly, seeking €495,000.



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