

Dublin 2 €3m

Restored five-bed in Georgian Dublin

Painstakingly refurbished house built in 1840 and brought up to date with modern tech is close to the city centre

20 Herbert Street, Dublin 2

Description: Four-storey over basement 1840s house close to the Grand Canal and the city centre
Agent: Knight Frank

JOYCE HICKEY

Near the Grand Canal boundary of Dublin's south Georgian core, Herbert Street runs a short distance northwards from Baggot Street to the Anglican church of St Stephen, better known as the Pepper Canister, at Mount Street Crescent. As noted by Dr Frank Cullen in his volume *Dublin 1847: City of the Ordnance Survey*, the names Stephen, Power and Verschöyle are predominant in the area; the street was laid out by Sydney Herbert in the early 1830s.

More familiar names appear in the history of the church; it was designed by John Bowden, built on land that Viscount Fitzwilliam left to his cousin, the Earl of Pembroke, a member of the Herbert family, in 1816 and was consecrated in 1824. Cullen documents the extraordinary task of mapping the city; after 12 years, in 1847-48, the first 5ft-to-one-mile scale map of the city was published.

By that time the houses on the east side of Herbert Street were extant, and No 20 is listed in the National Inventory of Architectural Heritage as having been built in 1840, one of a pair with No 19, and the last in a row of similar houses. With 464sq m (4,994sq ft) on four storeys over basement, it presents typical, well-balanced Georgian proportions, with original sash windows reducing in size from ground floor to top. Other surviving features such as the door-case, wrought-iron balconettes and decorative railings also add to the visual appeal. It is for sale through Knight Frank with an asking price of €3 million.

According to the owner, Number 20 is one of only three houses on Herbert Street that are lived in: as on many of the neighbouring streets, most properties are used as offices. Since he bought it, in 2014 – for €700,000 according to the Property Price Register – he has completed a painstaking



restoration job: removing endless layers of paint from the finely detailed plasterwork; repointing chimney stacks; restoring shutters; reconditioning cast-iron radiators that came from the Belfast School of Music; sanding floorboards and repairing high skirtings; and sourcing doorknobs and escutcheons from Kings Handles.

But in tandem with restoring the old parts of the BER-exempt property, he added modern embellishments: insulating floor voids and the attic, redoing the wall plaster, damp-proofing the basement and installing an air-filtration system, CCTV, zoned heating, smart appliances and Cat 5 and 6 fibre-optic cabling. The five bathrooms/guest toilets are pristine, and some have Carrara marble tiling, wide showers and free-standing baths.

On the ground floor, the front room to the left is shown on the floor plan as one of the five bedrooms but is in use as a very grand study; the ceilings here and on the two floors above soar to 12ft. Botanical motifs in the hall cornice continue throughout and are



the only ostentation, in contrast with the simple fireplaces. Behind this is a dining room painted a rich Hague Blue and lit by an enormous double-width window. This is repeated in the room above, fitted out as a very smart kitchen by John Meade, customised with considered details and including good larder cupboards, double ovens and a large Fisher & Paykel fridge.

The standout room is to the front of this, a dreamy drawing room occupying the piano nobile to span the width of the house. Two six-over-six pane windows, stretching almost from floor to ceiling, fill the room with soft light and offer street views, lined by shutters and uncluttered by curtains. The main bedroom occupies the same footprint above, and behind it are a large walk-in wardrobe and a bathroom. There are two more large bedrooms and a bathroom in the roomy attic.

Various returns lit by a tall arched window and some pretty, hand-painted stained-glass panels house a utility room, comms room and, at the bottom, an infrared sauna. A

ground-floor room with three windows could make a lovely library.

The basement houses the fifth bedroom, which is wired and fitted out as a home cinema and has access to the street, past a cellar pump room that extends under the street; another room used as a playroom and gym has a storeroom hidden behind a bookcase. There is scope to close off this floor and let it out, or to reconfigure it slightly as a wonderful place for a family member to live semi-separately.

Outside, there is a two-tier gravelled backyard with access from the basement and the floor above; facing southwest, it gets evening sun and is relatively private. For more green space, the Grand Canal is a few minutes away, with a regular food market on the near bank. And the one-acre space at Wilton Park has been nicely done up as part of an initiative by Iput, which is building various headquarters adjacent to it; it offers benches, deckchairs and a coffee cabin as well as a sculpture trail in partnership with the Royal Hibernian Academy.



Dublin 8 €1.05m

Period redbrick with modern upgrade

13 Dufferin Avenue, South Circular Road, Dublin 8

Description: Three-bedroom, B-rated period house has been upgraded by its architect and tech owners
Agent: Owen Reilly

ELIZABETH BIRDBHISTLE

Number 13 Dufferin Avenue, Dublin 8, is a fine example of the perfect marriage between technology and architecture. The Victorian mid-terrace house was originally brought back into a single-family home by Irish-born architect Mark Guard, a founding member of London-based firm Guard Tillman Pollock, who specialises in high-end modernist buildings. Guard's work is best known in the most affluent areas of London, while a tiny apartment in Paris he designed was shortlisted for the pinnacle of awards: a RIBA Stirling prize in 1997.

The mid-terrace property at Dufferin Avenue was purchased by an architect and his wife – who works in technology – for €952,500 in 2019. Together they have upgraded what

was already a superb balance between modernism and minimalism with significant investment, sleeker lines, warmer flooring and lots of storage.

"While the big architectural moods had already been made it was not completely finished, as there were no internal doors, so we installed pivot doors, which means that you don't really notice them, and as they have no architraves there are cleaner lines," says the architect owner.

In addition, lots of clever storage was added to the 158sq m (1,699sq ft) property – which is not at all evident as it lies flush to the wall. Where the television now sits in the living room can be closed off for entertaining by a floating panel that also hides the AV system and whiskey bar.

The dining room now has concealed bookcases for the couple's vast book collection, while the bracketry for the glass roof is now also hidden, so it appears to float over the mid-century dining table.

But the bits you don't see are remarkable. First, the Ber of BI is incredible for a house of its age.

"We could not find the windows cert when the house was being assessed for its energy rating, but I am sure that if it



was now done again it would more than likely get an A rating."

Either way, it is a remarkable achievement.

Other high specifications include a dimmable Click lighting system, and a sound system that can be controlled from anywhere on the planet that your phone works.

With its smart appliances you can control the likes of the washing machine to switch on remotely: if it is dull in the morning, but you know that



the sun will come out later, you can wait and do it remotely so it works off the batteries and solar panels.

Music to the ears of anyone who is dealing with high gas and electricity bills.

The house has two bedrooms on the first floor. It used to have three, but the two to the front have been amalgamated into a lovely principal bedroom.

At attic level is a guest bedroom and an adjacent office. An added bonus, beyond the lovely west-facing garden which has sandstone paving, silver birch and Acers, is a garden studio.

Measuring 23sq m, it has a shower room, fitted kitchen and pedestrian access to the rear. It is used as a gym.

What will appeal to buyers of 13 Dufferin Avenue is they will benefit from a high-tech house with low running costs, incoming air that is purified and where you can switch on the music from another continent all in the surrounds of an architecturally beautiful space with a minimalist feel.

Like the professions of its owners, it shows a great symbiosis between technology and architecture, and it is now on the market through Owen Reilly seeking €1.05m.

Take **5** minutes for **€525,000**
By Elizabeth Birdthistle

This stunning property in Tullamore, dating from 1798, has three bedrooms and 238sq m of space. It has been restored by architect Martin Reynolds over 20 years. Known as Boland's Lock, it is an old keeper's house. It lies on a hectare of organic land within walking distance of the railway station. Price €525,000. Agent sherryfitz.ie



Mexico Quintana Roo



This residential complex, 40 minutes' drive from Cancun International Airport, has 70 lots and is close to a long sandy beach. Extending to 461sq m, the property is essentially two houses in one that share a large

garden and private pool, and has two kitchens and two bedrooms in each unit. There is long or short-term income potential from the second unit. Price €550,000/€520,987. Agent sothebysrealty.com

France Melle



This charming old manor house, a former presbytery, is in the small village of Messe. Extending to 378sq m, the property has five bedrooms, a caretaker's house and games

room which lie in an annex and converted barn in a courtyard. The property lies on an acre with enclosed gardens and outbuildings. Price €525,000. Agent marcedeschamps.com

Turkey Bodrum



These two-bedroom units, at the water's edge, are in a luxurious development in the small resort of Gutturkubuku, close to Torba on the north side of the Bodrum peninsula. The development, a total of 37 units, all of which have large windows

to maximise the sea views, is adjacent to a four-star hotel, where new residents can use the facilities (for a fee). The development has its own seafront with decking. Price €526,500. Agent spotblue.com

South Africa Western Cape



This eight-bedroom house on more than an acre and a half of manicured gardens, extends to 345sq m. The historical Victorian manor also has a three-bedroom cottage and a renovated barn. Set on park-like

gardens, it has been run as a B&B, and offers the potential for more guest accommodation in a 300sq m loft in the main house. Price 8.9m Rand/€533,569. Agent sothebysrealty.com

Two up...

+€25,000

Killola, Rosscahill, Co Galway – 4 bed detached house – up €25,000 (4.8 per cent) from €520,000 to €545,000 on Monday

+€20,000

7 Hollywoodrath Crescent, Hollystown, Dublin 15 – 3 bed semi-detached house – up €20,000 (4.4 per cent) from €450,000 to €470,000 on Monday

Two down...

-€50,000

81 Woodford, Stillorgan, Co Dublin – 4 bed detached house – down €50,000 (6.3 per cent) from €795,000 to €745,000 on Monday

-€100,000

'Karnak', Killincarrick Road, Greystones, Co Wicklow – 4 bed terraced house – down €100,000 (7.7 per cent) from €1,300,000 to €1,200,000 on Monday

Source: myhome.ie



How tax-efficient is it for me to build an office in the garden? Page 13

