

Dublin 2 €950,000

Pristine Victorian family home

Renovated three-bed redbrick between Dublin city's traditional core and docklands tech district

11 Albert Place,
Grand Canal Street,
Dublin 2

Description: Turnkey period house has been reroofed, rewired and replumbed
Agent: Owen Reilly

ALANNA GALLAGHER

Estate agent Owen Reilly always maintained that once he'd secured a house on Albert Place East he would never move from its docklands location, as everything he needed would be within walking distance.

And while for the main that remains true, life loves to throw a curveball into even the best-laid plans. Six years after buying the three-bedroom property for €820,000, according to the Property Price Register, he is now a father to two small boys and the family wants a larger house so grandparents can come and stay.

"We need another bedroom," he admits. So it is with a heavy heart that he's putting his family's period redbrick up for sale and moving out to a new home just beyond the Grand Canal.

Situated in the west corner of a period cul-de-sac, the photogenic house has many original features within its up-to-date layout.

Reilly recognised the value of buying a period property that had already been refurbished. The D2 Ber-rated home had been reroofed, rewired and replumbed by its previous owners, who also upgraded all its bathrooms and kitchen.

Extending to 137sq m (1,475sq ft) there are now two distinct spaces at hall level. To the front is a double-sized lounge that runs the depth of the house. Dual aspect, it has hooded cast-iron fireplaces in what would originally have been two separate rooms.

Now there is a TV room to the front where there is a large



L-shaped sofa big enough to fit the whole family. The room overlooking the garden is set up as a playroom.

The eat-in kitchen in the return overlooks the garden. Here a baby-blue gas-fired Aga has pride of place and its integrated units include a laundry cupboard. French doors open out to a lovely south-west facing flagstone terrace with steps leading up to a raised area laid in artificial lawn. This is a real suntrap.

Upstairs on the return is the first of the property's three double bedrooms. Adjoining it is a large walk-in linen cupboard where there is scope to install a window and turn it into an en suite shower room.

A small family might also look at the bedroom on the return as a great location for a home office. You could bring in more light by installing roof lights.

The main bedroom is to the front where it spans the width of the house. It has an en suite, divided into two separate cubicles; one for the toilet and the other for the shower.

This setup gives anyone looking for an income stream the option to take in a lodger in one of these two rooms under the rent-a-room tax-break scheme. The twin room to the rear is another fine double.

Size wise, the house has a good balance of accommodation and living space while its location could not be more convenient. It's a short stroll to several of the major tech companies' respective headquarters and Grand Canal Street Lower has a strip of shops and cafes that includes 3fe coffee and a convenience store. Food trucks Dosa Dosa, serving southern Indian street food, and Griolladh, purveyors of some of the nation's better toasties, have set up home in an empty lot adjacent to Becky Morgan's pub, which has recently been sold.

The house is being sold by Owen Reilly's agency but Reilly himself is not managing the sale. The agent is seeking €950,000 for the property.

Town&Country
Two homes, one price

€335,000

Town



Address 14 Edenmore Avenue, Raheny, Dublin 5
Agent DNG

This well-maintained, semi-detached house has three bedrooms and extends to 91sq m. Located in a popular and convenient area, the property has a large, private rear garden with potential to extend, subject to planning permission.



Good location within walking distance of amenities

Ber of G is rather low

Country



Address Ceann Scribe, Ballincolly, Charleville, Co Cork
Agent Sherry FitzGerald (Derry) Walsh

Standing on almost an acre of landscaped gardens, this detached two-storey house has four/five bedrooms and extends to 179sq m. Located 3km from Charleville, the C1-rated house has an orchard with apple and pear trees and a couple of vegetable plots.



Fine house on a generous site

New owners will have to drive to the shop

Kilkenny €1.6m

On the banks of the Barrow

Mount Brandon,
Graigueanamanagh,
Co Kilkenny

Description: Georgian home on 17 acres of park and wood
Agent: Sherry FitzGerald Country Homes and Sherry FitzGerald Peter McCreery

ELIZABETH BIRDTISTLE

It is testament to a house when its owners stay well beyond their intended timeframe. For Mount Brandon, a lovely rambling Georgian pile perched on an elevated position overlooking the River Barrow, its owners initially had different intentions: "We make a change every decade – but we've been here 18 years – as it's just that type of place that we didn't want to leave". They are now selling up to make time for more travelling after almost two decades in their home on large parklands in the Kilkenny village of Graigueanamanagh.

Percy and Mildred, a peacock and peahen share the 17-acre estate with the owners, and they too appear to love the spot as much as the human residents. Despite never having their wings clipped – so they were always at liberty to leave – they too have chosen to stay in the peaceful spot overlooking the River Barrow.

The impressive house was built by John Kelly & Son; Georgian inventors and engineers who established The Barrow Starch Works and Patent Steam Mills in 1842. A farsighted family, it was, at the time the only one of its kind in Ireland, and their expertise and attention to detail is evident in the craftsmanship that has gone into Mount Brandon itself.

The Kelly family are immortalised in a stained-glass window depicting the family crest, and motto: "Turris Fortis Mihi Deus" (God is my tower of strength), at the end of the spacious entrance hallway.

After the Kelly family, the six-bedroom house was leased by James Hamilton Fitzgerald Nixon, a relative of the 37th President of the United States, Richard Nixon. Though when Nixon arrived in Ireland in 1970 his relatives had moved, so he stayed at Kilfrush Stud in Co Limerick – another impressive



pile which sold in 2019, when it was seeking €5.5m.

What is most interesting, given current energy prices, is that the house was once powered by a turbine off the River Barrow, as were the starch works and much of the town itself, thanks to another set of residents, the Murphy engineering family.

Interiors are a combination of elegance mixed with a sense of country charm that Georgian homes exude. Within its perfect symmetry and proportions – and despite the formality of reception rooms that include dining, drawing and living rooms – it's all a very relaxed affair.

Of interest, and where the current owners have



entertained quite a bit, is the (156sq m/1,680sq ft) sun-trap courtyard that lies off the dual-aspect kitchen. Across this courtyard is a lovely coach house that has undergone a recent renovation. It now has a one bedroom self-contained apartment on the upper floor with storage and a garage beneath.

It's described as a "walkers' paradise" by the owner as there is a 1km private woodland trail on the grounds, and there are an abundance of local trails in the lands that surround the estate.

Accessed via a sweeping driveway, gardens are landscaped with mature plantings and lawns that flank each side of meandering pathways.

The family swim in the river most days and have created an organic orchard with autumnal bounties of apples, pears and plums. It feels like it's miles from everywhere, as woodland and parkland give a totally private setting, yet the property is within walking distance of the pretty village of Graigueanamanagh.

Though new owners will buy the estate for its tranquil and private setting over the river, there is development potential on some of the parkland which is zoned for low-density residential development.

The magical spot is now on the market through joint agents Sherry FitzGerald Country Homes and Sherry FitzGerald Peter McCreery seeking €1.6m.

Co Kildare €750,000



Extended on six acres

Laurel Lodge,
Old Grange
Narraghmore,
Kilcullen, Co Kildare

Description: Substantial six-bed home on lovely gardens near Kilcullen
Agent: Jordan Auctioneers

ELIZABETH BIRDTISTLE

Laurel Lodge takes its name from the banks of glossy-leaved Laurel hedging that run along the entire left side of the six-bedroom house.

Though initially constructed in 1992, the house that stands on a six-acre site in a quiet rural setting a short distance from the R418 Kilcullen to Athy Road, bears little resemblance to the fine six-bedroom house that is now on the market through selling agent Jordan Auctioneers.

The current owner purchased a small two-bedroom house on the site and engaged architect Damien O'Flynn in Newbridge to design a more substantial home. "There was a bit of an ongoing discussion over the size of the windows as I really wanted to be able to see the gardens from the main rooms, while the architect was concerned about how the house would look externally," recalls the owner of the now generously proportioned 380sq m (4,090sq ft) property.

Two extensions were added to



the B3-rated property: the first gave room for an au pair (it will also work as a home office) while the second added a playroom, which is now used as television room. A new kitchen was added in 2017 designed by Kilkenny man Tommy Frisby. Set beneath a vaulted ceiling, it features remote control Velux with rain sensors, Italian marble countertops and splashback with Electrolux appliances.

The house has three reception rooms: a sitting room, dining and living room – which is warmed by a solid fuel stove set into a brick surround fireplace.

To get a sense of the gardens, they are best viewed from an aerial position as the photographs show. Heavily planted and full of colour, the owner says that when he first purchased the house "the field on the left was part of the gar-

den and ran right up to the front door".

A garden shed and workshop stand in the extensive grounds that occupy six acres, three of which are now mature gardens to the front of the house.

Laid out with herbaceous borders, trees and a paved patio area, the rear of the property is shielded by three acres that were planted as forestry.

"It was a bit fortuitous really," says the owner. "We thought the lands were really wet, but discovered that all that was wrong was the drains had blocked – so we ended up with a really lovely woodland behind our home."

With impending nuptials, the owner is moving to Dublin and has placed his spacious house on lovely grounds on the market through agent Jordan Auctioneers seeking €750,000.