

Dublin 18 €3.75 m

Modern luxury, Edwardian style

Six-bed detached home on one-third of an acre in Foxrock has plenty of space for family and friends

1 Claremont Pines, Foxrock, Dublin 18

Description: Detached, recently built home with huge basement on large gardens
Agent: Sherry FitzGerald

JOYCE HICKEY

At the top of Cornelscourt Hill, close to the Brighton Road/Brennanstown Road junction and the centres of Foxrock and Carrickmines, Claremont Pines is a quiet, varied development of large detached houses.

In 2008 the owners of number 1 demolished the existing property on the 0.3-acre corner site and replaced it with a larger one designed by Dún Laoghaire-based architect Tony Mullen.

It fits two Foxrock bills – Edwardian in style and top-class modern luxury in substance – and is now on the market through Sherry FitzGerald with an asking price of €3.75 million.

The house, shielded by mature trees and electric gates, achieves an admirable blend of period-style elements and modern convenience, with high ceilings, sash windows and pocket-sliding doors setting off glossy, marble-finished bathrooms, a very smart off-white Design House Dalkey kitchen with marble worktops, and a chute connecting to the laundry room in the huge basement. The Ber is C3.

The timber porch leads into a double-height hall, setting the scale for the 530sq m (5,715sq ft) of well-appointed, flexible and interconnected accommodation.

A formal drawing room, with softly lit bespoke shelves framing a doorway, and a bay window looking out to the front garden, opens through to a formal dining room.

This opens to the garden through French doors, and leads into the family room that links in turn to the



kitchen/breakfast room, lit by handsome glass doors.

Also on the ground floor are a utility room just for boots and coats, a study and – signalling pure luxury – an extra but discreetly positioned kitchen/bar/party preparation room that connects the main kitchen to the formal dining room.

Upstairs are five lovely bright double bedrooms, of which three share a large bathroom and two, including the main one, are en suite.

The main suite occupies the full depth of the house, with the bedroom in the bay-window section to the front and the bathroom and walk-through wardrobe to the rear.

At the lower level, accessed via stairs off the hall, is another bonus; in addition to a second study, the laundry, the communications/engine room and a tonne of storage space, there is a whole extra suite with bedroom, bathroom and dressing room, perhaps suited to a student, an au pair or a grandparent. The main body of the basement, currently fitted out as a lounge, could work as a gym or a games room; there are lightwells at the north and south sides and windows to the east and west.

This substantial house sits on large, very private gardens, beautifully designed by Doyle Landscapes, with formality defined by specimen trees and hedging, and informality invited by the patios and dining areas orientated to catch the sun.

Town & Country Two homes, one price €495,000

Town



Address 342 Kimmage Road Lower, Kimmage, Dublin 6W
Agent Sherry FitzGerald Terenure
Dating from the early 1900s, this one-bedroom redbrick house has been given a swish interior makeover. Extending to 84 sq m, the property has rear pedestrian access and private parking via electric gates beyond a courtyard garden.



Lovely interiors

Ber of D2 is low given its recent refurbishment

Country



Address Brook Lodge, Ashford, Co Wicklow
Agent McGovern Estate Agents
Dating from the 1880s, the interior of this 92 sq m cottage is stunning. With two bedrooms, the lodge retains many of its period details such as a period fireplace, panelled ceilings and wooden floors. It lies on a 0.2 acre site with a garage, lawn and herb garden.



Stunning interiors

Ber of G will need addressing

Dublin 8 €800,000

Characterful Kilmainham conversion

62 Inchicore Road, Kilmainham, Dublin 8

Description: Three-bed home in a former church with 19th-century charm
Agent: Owen Reilly

ALANNA GALLAGHER

Set well back from the busy road, just metres from the strikingly restored Kilmainham gaol and the entrance to the Irish Museum of Modern Art (Imma), in the heart of the village, the former Kilmainham Congregational Church is a pretty period property with bags of character.

It was built circa 1814 by a wealthy mill owner, Obadiah Willans, for his congregation, who were housed in the two-storey houses across the street. The two- to three-bedroom property featured on the pages of The Irish Times a decade ago when comedian Maeve Higgins was selling it. She and her father oversaw the very tasteful conversion.

At nearly the bottom of the market it was seeking €550,000 in September 2012 and sold the following year for €440,000, according to the Property Price Register.

Willans' woollen mill was situated across from the church, on the site of what is now the Metropolitan apartments and its cloth was used by Kilmainham Gaol.

It is a sizeable and charming home, especially for this part of the city, and its front garden is planted with mature specimen trees including a black elderflower.

The garden is all to the front, in that the south-facing stepped front with limestone terrace is the full extent of its outside space. There is no back garden.

The front door is to the side, where a row of red robin bushes shield the boundary wall and provide welcome russet foliage in fall.

It opens into a perfectly tiled hall where there is a smart balance of rooms front and back starting with a utility to the left and a full-size bathroom to the right. Beyond these is what has been used by the current owners as a third bedroom, a good space with a clerestory-stye-win-



the raised terrace and lawn. Despite its single glazing, you don't hear the traffic inside the Ber-exempt home. It's a space in which any aesthete would love to spend time.

A flight of stairs takes you from the hall up to the first floor where there are two small but perfectly formed bedrooms, both washed in light from the top part of ground-floor windows. The bedroom to the front has an en suite bathroom, which was also the case in the back bedroom but the current owners turned it into a walk-in wardrobe. The plumbing is still intact and any clothes horse will be delighted to discover that there are acres of attic storage space, complete with original trussed beams, to store out-of-season garments. This is where the current owners did a lot of remedial work to the roof while also upgrading the plumbing.

All told it is a very compelling home that extends to a very impressive 161sq m (1,733sq ft) and is seeking €800,000 through agent Owen Reilly.

It doesn't come with off-street parking; there is disc parking available across the street, but given its proximity to the city centre you won't need a car to get around. The Royal Oak, one of D8's best bars, is a short walk away; the Patriot Inn, across the road from the entrance to Imma is now serving top-notch food; and you're within a very short walk of the Memorial Gardens and the riverside Liffey walk, which will take you all the way into Chapelizod.

Dublin 8 €475k



A makeover in Maryland

18 Loreto Road, Dublin 8

Description: Three-bedroom house back on market following extensive works
Agent: Sherry FitzGerald

ALANNA GALLAGHER

Maryland is a part of Dublin 8 that links Cork Street to James Street and Loreto Road, just off Marrowbone Lane, is a small street of former corporation homes.

Number 18 is owned by a builder, Shane Doherty of Ibis Construction, who specialises in residential renovations.

His works on the property show off exactly how to smartly upgrade and extend a mid-terraced concrete-built home. The works have turned it from an unloved abode of 78sq m (840sq ft) with a Ber of G into a pristine property of 107sq m (1,152sq ft) that now boasts a toasty B2 Ber.

Five years ago he bought it for €225,000, according to the Property Price Register. It had been seeking €250,000.

Then a three-bedroom house, but with just one bathroom downstairs, one of the features that appealed was its 30m (100ft) north-west facing garden that was in a sorry state.

Now following extensive works that included a full insulation upgrade, new windows, floors, kitchen and bathrooms, it is back on the market seeking €475,000 through Sherry FitzGerald.

It is still listed as a three-bed-



room house but the layout now sees two double bedrooms upstairs. The third bedroom has become a smart bathroom, which is how families with small kids want to live.

What is being called the third bedroom is currently used as a second living space downstairs, a TV room/playroom to the front of the property.

The layout opens into a hall where under the stairs is now an open space to better accommodate bulky items such as a buggy and other children's toys with a stylish panelling effect, painted a fashionable black, drawing the eye up the stairwell.

There's an internal laundry room to the rear of the TV room and adjoining it is a downstairs shower room. This has a window that looks out to a small and sheltered courtyard where the family enjoys a cup of coffee on weekend mornings.

This design brings light into

what would otherwise be an internal hall and makes the large open-plan kitchen/dining/living room to the rear a dual-aspect space that opens out to the now pristine garden.

The anthracite-coloured kitchen and black metro-tiled splashback was made by Carndonagh Kitchens.

The garden has a paved dining terrace that steps up to a green area laid in artificial grass so the kids can kick a ball about in peace.

This was a lockdown project and it is still a very decent length, about 17m, the owner estimates.

Once it was completed he started work on the rather cool garden room which is an office/home bar, perfect for Friday evening drinks. There's also an interior room and shower room. All told, it extends to 22sq m.

The flat-roofed house has off-street parking for one car and is a short walk to the red line Luas stop at Fatima.