

Dublin 6 €2.2m

Restored and extended on D6 square

With a park on the doorstep and amenities all around, this upgraded period home is well laid out for family life

**45 Belgrave Square
West, Rathmines,
Dublin 6**

Description: Four-bed Victorian house with new kitchen/livingroom between Rathmines and Ranelagh
Agent: Owen Reilly

JOYCE HICKEY

A coloured map of Belgrave Square in Rathmines, dated 1872-97 and drawn by J Holmes, Architect, of 11 Fleet Street, Dublin, indicates "building sites", lessors and leaseholders. Among the latter is one John Holmes, who seems to have leased the greater part of the square, to the north of where the Swan River crossed it, from July 16th, 1859.

A short time after that arrangement was made – it's noted in pencil on the map – numbers 45 to 47 were built to complete the north-west corner, close to where the square joins Castlewood Avenue. The paperwork relating to Number 45 will be examined closely when the current owners exchange contracts with its new buyers; the four-bedroom, 279sq m (3,000sq ft) house is now for sale through Owen Reilly with an asking price of €2.2 million.

It's close to the many shops, schools and amenities of Rathmines and Ranelagh, with the Luas and buses just a short walk away and an entrance to the square opposite the gate. When they bought it in 2019 – for €1.25 million, according to the Property Price Register – the house was in three units, with the garden level in two flats and the former owner having lived above.

Having done up another old house nearby, the current owner worked with the same architectural and building team to renovate and extend this property to a 288sq m (3,100sq ft) family home, and a selection of the 250 photographs he took to document the process are framed and displayed.

Describing the mutual trust he and his wife built with the builder, Jason Doyle of Jemi Construction, and the architect, James Delahunty of DNH Architects, he describes finding the original kitchen hearth behind the plaster; rotten timbers were replaced, the walls were



rendered with specialist plaster and then damp-proofed and insulated throughout.

The proportions of the Ber-exempt house, which is a protected structure, are really grand, with the ceilings in the hall and the two interconnecting reception rooms exceeding 14ft in height. The front room faces east, and the same soft green colour continues throughout this level, setting off the well-preserved plasterwork – and, in the rear room, a graceful classical motif on the fireplace.

At the end of the hall, past a guest bathroom and through neat sliding doors, the architects came up with a novel solution to light the return, inserting a library with glass balustrade beside the stairs to garden level, where the property really comes to life. This is a huge open-plan space for dining, playing and relaxing, with smart navy kitchen units by Brian Dempsey forming a large block in the centre, and plenty of rooflights overhead.

A large, well-planned utility



room runs alongside this, with a child-friendly bathroom off the corridor and a bedroom at the front. The back garden, accessed through bifolding doors by Alucraft, has limestone paving, seating for evening sun, a lawn edged by planting along the black limestone walls, and a wooden replica of a John Deere tractor incorporating a slide.

Upstairs, a bedroom on the half-landing, where the ceiling is more than 16ft high, is used as an office, and a double on the next level also looks towards the back. The original main bathroom is now an en suite for the principal bedroom and the family bathroom occupies half of – and draws light from – what was originally a bedroom. The other half of this space is a dressing room, with its own window looking out to the square; this creates an uncluttered suite, painted a soft blush pink.

Set back from the quiet roadside behind railings and a gravelled front garden – there is disc parking outside – this home is ready for a new family to park their scooters and walk into.



Dublin 6 €1.85m

Colourful garden on a characterful street

**30 Anna Villa,
Ranelagh, Dublin 6**

Description: A warm and well-maintained four-bed redbrick ideal for gardeners
Agent: DNG

JOYCE HICKEY

"Flowers give a prolonged delight to all, both in the garden and out of it; and though one can buy cut flowers, one cannot buy the happiness which they give us as they grow." This quote is attributed to AA Milne, but anyone looking at the back garden of number 30 Anna Villa, in Ranelagh, might feel the same.

Orientated south-east, bounded by old granite walls and backing on to the grounds of Sandford Park School, it is bursting with summer colour; the owners have planned the planting for year-round interest, starting in January with a white-flowering Exochorda and the pale lilac blooms of a Magnolia 'Susan'. And people viewing the property, which is now for sale through DNG with an asking price of €1.85 million, will soon behold the blush-coloured berries of a Sorbus 'Pink Pagoda'.

Number 30, a four-bedroom redbrick with 225sq m (2,422sq ft) of warm and well-maintained accommodation, was built in 1897 and is the last house on the left at the Beechwood Road end.

A turn off the main Ranelagh road between McSorley's and Birchall's pubs, Anna Villa is shown on Taylor's map (1816) as Anne Street and is now lined with houses that date from the 18th century to the first half of the 20th century, lending what one of the current owners fondly calls a "higgledy piggledy" feel.

When they bought the house at auction in 2000 for IR£545,000 (about €692,000), it had 171sq m (1,841sq ft) and they saw the potential in a bit of space to the right of the front door. They engaged architect Gerry Cahill to design a two-storey extension that projects to the side as a room running from front to back, and to the rear as a large eat-in kitchen with a wall of Rational glass doors. There's also a covered side passage through from the gravelled front garden, where there is space for a few cars between the trees.

At ground-floor level, this room is a long, cosy dual-aspect sitting room, where the owners spend much of their time; there



is a stove in a modern stone fireplace and they have recently re-sanded the wooden floor. It opens into the kitchen, built by Country Kitchens in Stradbally 22 years ago and refreshed by regular repainting, with a cream Aga and new pale parquet floor that continues along the hall. The big doors open to the flagstone patio where there are two sunny spots; in the evenings the owners like to sit farther down the garden, close to the greenhouse. Also at this level are a utility room, an under-stairs toilet and some storage.



front door and stained-glass side panels, are the two original reception rooms in which the owners reinstated folding doors, moved the front-room fireplace to the dining room (they found a near-match for it in a salvage yard) and, as elsewhere, refurbished the original sash windows. There is a bay window to the front, and the ceiling plasterwork is in good condition. For a house of this age, the Ber of C3 is good.

Upstairs, the division between old and new is marked by a split at the top of the stairs. In the older, front part of the house, past a stained-glass-lit reading nook, are three bright double bedrooms, two with built-in wardrobes. And to the rear beyond an arch, where originally there was a little landing, are the family bathroom and a home office.

To the right of this, the dual-aspect main bedroom, with en suite, runs the depth of the house, with views of the road at the front and of the garden from the back. The owners are looking forward to moving closer to their family and to having a smaller place to look after. And, of course, another garden to grow, and maybe to ponder Winnie the Pooh's observation: "Weeds are flowers too, once you get to know them."

Take **5** for **€350,000**
By Elizabeth Birdthistle

This four-bedroom house overlooks Tralong Bay, about 4km from Glendore. Extending to 130 sq m, the house is on half an acre and is in a "builders' finish" condition so new owners will have to complete the property with flooring, bathrooms, a kitchen and internal doors. Price €350,000. Agent charlesmccarthy.com



Sweden Varmland



Dating from 1909, this five-bedroom cabin was renovated in 2015. Extending to 96 sq m, the detached house lies on four acres of private land. Set at the water's edge where fishing,

swimming and hiking are popular, the property has its own jetty, sauna and boat mooring. Price 3.9m SEK/ €363,130. Agent finn.no

France Aspet



This former watermill dates from 1840 and was used to grind corn and mill flour. Linked to a former bakery, the property offers 350 sq m of living space with 11 rooms, including six bedrooms. Outbuildings offer a

further 350 sq m and there is the possibility to generate electricity, but this will require investment. There is rental potential. Price €350,000. Agent terro-immo.com

Italy Lucca



Dating from 1900, this semi-detached house in the hills of Lucca has been fully restored. With panoramic views, the three-bedroom property extends to 150 sq m and has

overhead beams and exposed stone walls. An additional 15 sq m is provided by two mezzanines and there is a side garden of 30 sq m. Price €350,000. Agent sothebysrealty.com

Scotland Edinburgh



Located in Edinburgh's prestigious Morningside, this one-bedroom, first-floor apartment is bright and spacious thanks to a dual-aspect living room. Set in

a B-listed villa dating from 1875, the property has a wealth of period details. Price £290,000/€342,499. Agent coulterproperty.co.uk

Two up...

+€55,000

692 Lucan Road, Chapelizod, Dublin 20 – 3 bed semi-detached house – up €55,000 (11.1 per cent) from €495,000 to €550,000 on Monday

+€70,000

26 Cadogan Road, Fairview, Dublin 3 – 2 bed terraced house – up €70,000 (16.5 per cent) from €425,000 to €495,000 on Friday

Two down...

-€50,000

Bay Meadows, Ballyke, Skerries, Co Dublin – 5 bed bungalow – down €50,000 (7.7 per cent) from €650,000 to €600,000 on Monday

-€45,000

4 Woodbrook Park, Templeogue, Dublin 16 – 5 bed semi-detached house – down €45,000 (5.7 per cent) from €795,000 to €750,000 on Monday

Source: myhome.ie

Our solar panels have never worked but the builder is denying all responsibility Page 13

