

Demand still strong for period properties in key Dublin markets

Owen Reilly estate agency report confirms period homes in the capital remain very much sought after, especially by Irish cash buyers, writes **Tina-Marie O'Neill**

Despite rising energy costs and a more cautious buying market, the demand for period properties in the capital has remained strong this year, according to a report undertaken by Owen Reilly estate agents.

The Dublin-based agency noted healthy sales prices, short selling times and a majority of cash buyers – and most of the people snapping up this type of dwelling in 2022 were Irish.

“This year we have experienced very strong demand for period properties in our key markets of Dublin 2, 4, 6 and 8,” said Owen Reilly.

“Our average selling prices were €1,092,126, or €628 per square foot [about €6,760 per square metre], with an average variance over asking of 4.1 per cent, which very much confirms it was a seller’s market.”

The majority of the agent’s buyers, 90 per cent, were owner-occupiers and 86 per cent of them were Irish, revealing that period properties don’t have the same appeal for foreign buyers.

“Period homes don’t hold the same attraction for foreign buyers,” O’Reilly said. “I suppose everyone has their eye on BER rates now, particularly since energy prices are so high, but overseas buyers have always considered energy efficiency when buying homes here.”

“The average age of a buyer was 48 and about 60 per cent of our buyers required no mortgage funding.”



Interestingly, Dublin 6 had the highest selling price per square foot at €683 [about €7,352 per square metre], and Dublin 4 had the highest average selling price at €1,830,759.

The agent has sold a selection of period homes from each of the south Dublin postcodes he operates in. These include No 23 Pearse Square in Dublin 2, which had an asking price of €1.05 million, and No 11 Albert Place East on Lower Grand Canal Street, also in Dublin 2, which was guiding €950,000.

In Dublin 4, the agent sold No 102 Upper Leeson Street in Donnybrook, which came with a €1.4 million price tag. In Ranelagh in Dublin 6, No 32 Mount Pleasant Avenue had a guide price of €1.2 million and in Dublin 8, the agent was

Sold: 11 Albert Place East on Lower Grand Canal Street, which was guiding €950,000

seeking €800,000 for the Kilmainham Congregational Church.

When asked about the allure of period homes, particularly given that many are exempt from BER certification, or are protected structures – which invariably cost more to refurbish and often require conservatory supervision to do so – Reilly said: “I think there are a lot of reasons why Irish people in particular love period properties.

“There is limited stock of them, for starters, and most of the period properties in Dublin are located in convenient areas close to either the city centre and all of its facilities, or else in well-established mature suburbs with good transport infrastructure, schools and local amenities.



Sold: 23 Pearse Square in Dublin 2 had an asking price of €1.05 million



Sold: 32 Mountpleasant Avenue in Dublin 6 had a guide price of €1.2 million

“Also, when you consider modern regulations around design, new homes, while of a higher BER rating, can be narrow and don’t come with the same features, including large front and rear gardens – many with rear vehicular access, intricate plasterwork detail, high ceilings and fine fireplaces.

“Indeed, most new-builds don’t have fireplaces at all.

“There’s also the aesthetics of many of these properties, including attractive period front doors with fanlights above them, sash windows and even an attractive brick on the front elevation that could be 150 or 200 years old.”

Other interesting trends noted in the report included length of time on the market, which averaged at about six

weeks, and the fact that just over half (53 per cent) of buyers were married, 32 per cent were single and 15 per cent were couples. Of the single buyers, the gender split was 50:50.

Around 10 per cent of period home buyers were American; only 4 per cent were non-Irish Europeans.

Also of note was a sales fall through rate of 12 per cent.

“There is a mantra that you never really own a period home, but rather you’re a caretaker for the next generation. A major consideration for Irish buyers of period homes is that they are heritage homes, and Irish people are keen to maintain them and respect that built heritage,” said Reilly.

For more details visit owenreilly.ie.

Christmas with character in the spirit of a comfy country home

BY LILY PETERKEN

Considering these straitened times, interior design house Neptune is stepping softly into the most wonderful time of the year, knowing that for so many of us, a festive home is less about all things new and more about pieces past and present coming together with those designed for the everyday.

This Christmastime in particular calls for a peaceful approach to decorating.

A pared-back palette of warm neutrals, antiqued golds, the newest seasonal shade of Constable Green, and rich, plummy velvet browns all star in the brand’s collection – not forgetting beloved baubles, bells and whimsical ceramics.

Luminous, antiqued brass and the light-catching gleam of hand-blown glass; quietly chiming bells and charming, hand-felted characters.

Christmas is a time like no other for reviving old traditions and introducing new ones; discovering enduring pieces to add to time-built collections or those that are just getting started.

Enveloped in a wider seasonal theme of the spirit of a country home, the colours of the outdoors bleed seamlessly indoors: shades inherent to sky and sea, to woodland well-trodden, pastures green and plenty, pervading every corner and cranny with a comforting spirit.

Neptune’s seasonal hero colour, Constable Green, was created in collaboration with pigment maker Lucy Mayes and was inspired by John Constable’s bucolic landscapes. It is a deep inky-hued green that embodies so much of the season’s hunker-down mood.

These are designs rooted in timeless traditions that will hopefully become part of your own yearly customs too.

Of all the preparations we make for Christmas, putting up and decorating the tree marks the start of the season proper.

Whether yours goes up in November or you wait until



Above: the Albert Christmas tree from Neptune; inset: glasses from Neptune’s Hoxton collection



Top: the Caspar sofa; above: the Emily linen tablecloth in Salt; below: the Heddon candlestick and Coleridge dinner candles, all from Neptune



the very last moment, there is a knack to choosing the tree that will suit your home best.

Much like Marmite, there is generally a clear divide between those who go for faux and those who would never be without real.

The greatest advantage of life-like trees is that they are less messy and don’t need watering.

Life-like trees should be viewed as an investment – it is well worth getting a good one with realistically textured branches and a not-completely-perfect shape that evokes nature. A word of warning: if you have settled on a life-like option, reconsider a pre-lit tree: should the lights stop working, you will need to

throw out the whole thing. Those who sit in the real tree camp will tell you a large part of the appeal is the scent.

Before you choose a tree, have a clear picture of where you want to put it, so you can measure the space in advance – both the height and width.

Ideally, the top of your tree, including the tree topper, should be at least six inches below the ceiling. Bigger is not always better, especially in a small or narrow room.

And whichever you choose, enjoy the time you set aside to dress it and bask in its glow for the season ahead.

For more inspiration visit neptune.com



From lights to wreaths, baubles and table settings, Woodie’s has your Christmas decorations covered

Create a winter wonderland with home improvement store’s seasonal collections

BY TINA-MARIE O’NEILL

Whether you’re wishing for traditional trinkets or glittering golds, the team at Woodie’s is here to make Christmas sparkle with a treasure trove of seasonal decorations.

This year, the DIY company has created three festive themes and a Christmas collection of its new interiors range, Trend Edit by Woodie’s, to suit different styles from the traditional to the woodland and crisp, winter white look.

From lights to artificial trees, wreaths, garlands, swags, table settings, baubles, decorative Santas, reindeer and nutcrackers, candles and wrapping paper, the store has Christmas covered.

It is also offering early season discounts of up to 50 per cent on some collections already, so a browse is certainly worth it for those looking to add to their Christmas decor collection.

The traditional Deck the Halls line includes a timeless, conventional collection of warm reds and golds to evoke fond memories of Christmas past.

The Festive Woodland theme brings a rustic lustre to your winter wonderland with a range of gold and bronze tones, while the Dreaming of a White Christmas-themed decor offers a grown-up frosted finish to Christmas with bright whites, silvers and pastel tones.

The store’s new Trend Edit



A traditional nutcracker decoration from Woodie’s

by Woodie’s also has a seasonal collection of the newly launched interiors range which offers a touch of understated elegance with chic white ornaments and lush green garlands.

There’s a style to suit ev-

ery taste and great value to be had for bargain hunters, so don’t be left dashing through the snow. Visit a Woodie’s store near you or go online at woodies.ie where you can also ‘Click and Collect’ for your convenience.