

Co Dublin €1.25m

Two-bed with great glass elevator

Three-storey mews with numerous original design features and a B energy rating

Tivoli Mews, 7 Tivoli Terrace South, Dún Laoghaire, Co Dublin

Description: Meticulously maintained property in walk-in condition
Agent: Sherry FitzGerald

FRANCES O'ROURKE

A mews house on a terrace in Dún Laoghaire is striking in many ways: once the stable of a large Victorian on Tivoli Terrace South, it was a two-storey house when its current owners bought it in 2013 for €468,500, according to the Property Price Register. Now, after a major rebuild that began in 2017, it is a three-storey, two-bedroom home with many original design features, such as the circular lift from the ground to the top floor, front windows with "integral Venetian blinds" (encapsulated between two panes of glass), a kitchen that opens directly into the living/diningroom through a wide hatch and a smart Italian bathroom on the first floor. And although modern, with a B3 Ber, it has period style, with sash windows, centre roses and cornicing created – like all the joinery – by local artisans, says Ann, one of the vendors.

It's clear that little expense was spared on Tivoli Mews, a second home for Ann, a professional pianist, and her husband Jim, a management consultant; the English couple is moving back to live full-time in the UK because of changed personal circumstances. The rebuild was designed by Glashule architect Andrew Lohan (whose restoration of a west of Ireland church was featured on Channel 4's Grand Designs) but the couple handled the high-spec interior design themselves. Now Tivoli Mews, the 143.5sq m (1,545sq ft) two-bed is for sale through Sherry FitzGerald, seeking €1.25 million. Meticulously maintained, it's in walk-in condition.

Tivoli Mews is not what most



of us think of as a mews house, typically a house at the back of a much larger house. It's more like a semi-detached house, built adjacent to number 7 Tivoli Terrace South. The attention to detail is clear from the moment you walk into the front porch, which has a glazed roof and on the right, a leaded stained glass window designed by the couple and made by Dublin stained glass artist Alan Tomlin. The porch opens into

the ground floor, effectively an almost completely open-plan kitchen/living/diningroom painted, like most of the house, in neutral colours.

The circular glass two-person wheelchair-accessible lift beside the stairs is completely visible, a surprisingly attractive as well as a practical feature in a house with about 39 steps to the top floor, says Ann. They installed it to future-proof their home.

The livingroom has a marble fireplace with a log-effect gas fireplace, vibrant yellow panels on one wall and a dining area in what the agent calls "an orangery-style" space. It has a glazed roof and nearly floor-to-ceiling windows – with those integral blinds – overlooking the front. The space is floored throughout with pale hardwood called panga panga. Details such as several chrome-covered electric sockets in the livingroom

floor show how much thought went into the design.

There's a marble breakfast bar/kitchen counter in a wide arch towards the back of the room, looking into the kitchen. (A fireproof shutter over the counter/breakfast bar complies with building regulations). Double doors opposite the lift open into the galley-style kitchen which has a Belfast sink and white units with chrome handles, like all the doors in the

house. Windows looking into the back garden are framed by a wall painted green and a smart green-patterned blind. A door at the back of the ground floor opens into the garden.

Circular stairs lead to the first floor, where the smart Italian bathroom has walls painted aubergine, a black-tiled floor, centre rose, wall of mirrors, slipper bath and a wash-hand basin on a black pedestal.

The drawingroom on this floor is the width of the house, with two sash windows looking over the field across the road and Dún Laoghaire's rooftops to Dublin Bay and Howth. It looks like a genuine period room, with coving, cornicing and a centre rose. A marble mantelpiece surrounds a log-effect gas fire; at the other side of the room is Ann's Steinway grand piano – she calls it her music room. New owners could possibly turn this into a third bedroom.

Twenty-one steps lead to the top floor where there are two double bedrooms at the front of the house: there's a decent-sized walk-in dressing room off the main bedroom, and on the landing looking over the back garden, a smart fully-tiled shower room. Up a couple of steps to the very top is a small space fitted out as a study nook.

The patio-style enclosed back garden is filled with plants and there's a rockery water feature. A patio table has a space heater over it. A garden shed opens to reveal a toilet-cum-utility room with tiled floors and walls. A storage space beside it has a stained-glass window.

There is room to park a car at the front of the house, which has a shared entrance with number 7 next door.

There's a large playing field across the road, next to the Tivoli Training Centre. It's not known what the plans are for the site, sold to a developer in recent years, but it is zoned F, for recreational use, in Dún Laoghaire's Draft County Development Plan 2022-2028. Tivoli Terrace South is a short walk to the centre of Dún Laoghaire.

Town & Country
Two homes, one price

€525,000

Town



26 St Patrick's Villas, Ringsend, Dublin 4

Agent: Sherry FitzGerald

With just two bedrooms and extending to 74sq m (797sq ft), the interiors of this house are just lovely. Bathed in light, both bedrooms are doubles and the kitchen has high-end Bosch and Fisher & Paykel appliances. With a Ber of C2, the property benefits from an east-facing patio with raised bedding and mature shrubs.



Lovely light-filled interiors



The patio would benefit from a good weeding

Country



20 Grange Cove, Waterford

Agent: DNG Reid and Coppinger

Located in a quiet development off Dunmore Road, this four-bedroom house overlooks a large green and extends to 176sq m (1,894sq ft). The detached property, which is within walking distance of the university hospital and the Ardkeen shopping centre, is just a short drive to the coastal destinations of Tramore, Dunmore East and Woodtown.



Fine house, with a south-facing back garden and a Ber of C1



The back garden would benefit from further planting

Dublin 4 €525,000

Clever design and lots of light

84 Veronica Terrace, Stella Gardens, Irishtown, Dublin 4

Description: Two-bed 80 sq m (860 sq ft) end-of-terrace cottage close to Sandymount, the Aviva Stadium and the IFSC
Agent: Owen Reilly

ELIZABETH BIRDTHISTLE

When it was last on the market in 2008 (it was then seeking €595,000 through Sherry FitzGerald), a review in The Irish Times of 84 Veronica Terrace in Irishtown described the property as "cleverly designed to make the most of its 80 sq m (860 sq ft) of living space".

Despite this being more than 15 years ago, its clever layout is still one of the selling points of this end-of-terrace cottage as good design does not date.

Downstairs, a kitchen-cum-dining space extends into a livingroom that opens out on to the back garden.

Its thoughtful layout allows lots of simple recessed shelving against an all-white palette that helps to amplify the sense of space and light. This is further enhanced by roof lights in the open-plan living and dining area and two sets of double patio doors – one off the living area and one off a bedroom – which essentially means the entire space overlooking the rear patio is made of glass. To ensure the patio does not get overly warm in summer, current owners installed an awning that runs almost the width of the two doors.

One of the nicest rooms is at mezzanine level, a space once occupied by an attic. Here, a small office nook occupies the landing – negating the need for a bedroom to be used when working from home – alongside another room, currently used as a principal bedroom.

It has triple-aspect glazing and the current owner had



the base of these windows frosted to give maximum light without any compromise on privacy. It also benefits from an en-suite bathroom.

There's a second larger bathroom downstairs that comes with a full-sized bath, which the owner says was a deal breaker for her.

"The guys who renovated the property before I bought it were really clever. It was small details like where the boiler, hot press and washing

machine are all hidden away near the bathroom. I am a bit of a neat freak so I love that it's hidden from view."

There are two double bedrooms downstairs; one overlooking the street and the second to the rear, which opens out on to the paved patio.

A low-maintenance space with side access to the street, the patio is tiled with slate and planters now have new lighting for illumination at night.

Its location at Stella Gardens, well off the main drag in Irishtown, is close to Sandymount, the Aviva Stadium, as well as the IFSC. The property benefits from an all-important (for some) Dublin 4 address.

It's a lovely part of Irishtown whose green on Aikenhead Terrace is used by all the children in the area, and number 84 Veronica Terrace, with a Ber of D1, has now been launched to the market by estate agent Owen Reilly, seeking €525,000.

Co Kilkenny €495,000



Riverside cottage and studio

River Cottage and Studio, Rathsnagadan, Inistioge, Co Kilkenny

Description: Planning permission in place for another studio
Agent: PN O'Gorman

ELIZABETH BIRDTHISTLE

A cottage, a studio and a boat are on offer at the River Cottage in Rathsnagadan, outside Inistioge, in Co Kilkenny.

The property was purchased by Maya Homburger and Barry Guy in 2011 for €360,000, according to the Property Price Register.

Homburger, a baroque violinist and composer, and Guy, a double bass player, were based in Ireland for a decade prior to their time at River Cottage, where they ran the Barrow River Arts festival at Borris House in Carlow for six years until the funding ran out.

Homburger says they added insulation, a new roof and triple-glazed windows along with the usual plumbing, electrics, new kitchen and new bathrooms, to what the property is today; a beautiful renovated cottage, which was designed to take advantage of its position overlooking the River Nore.

Extending to 120 sq m (1,292sq ft) with three bedrooms and two bathrooms, the property is heated by infrared panel heating and has two Swedish stoves. Despite this,



the cottage's Ber is E2 – the same as it was prior to renovations with insulation, new windows and roof.

Opposite the cottage, on the rural country lane, lies a studio measuring 43sq m (463sq ft), which has a bedroom, a kitchen, a shower room and a most attractive sun deck allowing riparian views of the Nore.

The property also has permission to construct a further gallery/studio/workshop to a most impressive design by architect Mark Guard, whose penthouse creation in Paris got him shortlisted for a Stirling Award, which is akin to the Booker Prize but for architecture.

Extending to 200sq m (2,153sq ft) over several levels, "it will have an infinity feel to it and all you will see is the field and the river," says Homburger. It was originally intended as a place of peace and quiet where Guy could compose, while she could practise across the road.

Nestled in the Nore valley, with an old famine pier two minutes down the road, Homburger says she and Guy used to take the rigid inflatable boat (Rib) up the river to Inistioge, where they would have dinner before returning home by boat.

The Rib, which can take up to four people and runs on a quiet electric motor, resides in a storage unit under the deck and has a trailer. The couple are throwing it in with the sale of River Cottage.

They now divide their time between Homburger's native Switzerland and a new home in Greece: "When you get that bit older it's nice to have guaranteed weather," she says, but they will miss their bolt-hole on the Nore "as it is just such a romantic place".

Their turnkey Irish holiday home is now surplus to requirements, so they have put it on the market through estate agent PN O'Gorman, seeking €495,000.