

Dublin 6 €2.75m

Meticulously maintained Victorian on Grosvenor Road

Five-bedroom home of 320sq m features a Provence-style orangery and a lovely courtyard garden

28 Grosvenor Road, Rathgar, Dublin 6

Description: 28 is one of the few houses on Grosvenor Road with off-street parking, **Agent:** Lisney Sotheby's International Realty

KEVIN COURTNEY

You can tell right away that number 28 Grosvenor Road in Rathgar has been a wonderful home for the family who have lived there. Call it intuition, but you sense the happy vibes as soon as you walk in to the welcoming reception hall.

This Victorian house, built around the 1850s, exudes warmth and comfort throughout and, despite its generous proportions at 320sq m (3,444sq ft), no part of the house feels disconnected from the other.

Factor in the charming features, including a Provence-style orangery, a study with a feature angled window, and a lovely rear courtyard garden, and you have a home with potential to make a lifetime's worth of memories.

With a Ber of D2, the five-bedroom property is for sale through Lisney Sotheby's International Realty, seeking €2.75 million.

The owners have lovingly looked after the house over the past 30 years, tastefully refurbishing and redecorating where needed, and sourcing such period touches as door handles and fingerplates. Their overarching aim was to preserve the period style of the house while making it work for modern living, and they've certainly succeeded here.

Now that their children have grown up and moved out, the owners are ready to let it go and allow a new family to get the full benefit of this wonderful home. "Always do something because you can, not because you have to," is the owner's sage advice.

Number 28 is one of the few houses on Grosvenor Road with off-street parking, with space for two cars on a gravel drive behind electric gates. There's a beautifully manicured front lawn with a door leading to a west-facing patio on the side, perfect for early evening relaxation.

The reception hall has intricate ceiling coving, a centre rose and an inner arch. To the right is the formal drawing-room with ceiling cornicing, a picture rail, a feature marble fireplace and a magnificent



bay window looking out to the front.

To the left is the dining room also with intricate cornicing and a marble fireplace plus centre rose. Both rooms get used all the time, says the owner, for entertaining friends, hosting family Christmas dinners and also to facilitate two of their daughters' wedding breakfasts. The entire hall floor level is laid with lovely varnished timber floorboards. Downstairs at garden level things get cosy and countrified. There's a kitchen/breakfast room with hand-painted timber presses, cupboards, drawers, display cabinets and plate rack, plus a Silestone worktop with a stainless-steel undercounter sink, a five-ring gas hob, an oven and a Stanley range. The floors at this level are done in a lovely rustic stone tiling, and there's also a utility room/pantry area with lots of shelving and presses, and a guest WC.

To the back of the kitchen the owners added a small but beguiling orangery, which features exposed brick walls and French doors leading out to a private rear terrace.

There's a built-in workstation here too; use this as your



work-from-home spot and you'll feel like you're in the French countryside. Next to the orangery is a boot room also leading out to the rear courtyard, with lots of storage for coats. There's rear access on to Leicester Avenue.

The family room has a cast-iron fireplace, a fine built-in oak bookcase with space for a TV and two windows looking out on to the side courtyard.

"This might have been the maid's flat back in the 19th century," reckons the owner. Whatever it was, it's now made for a family to wind down in comfort.

Through an understairs cupboard lies a cellar area that runs underneath the house. You have to get down on all fours to crawl in here but the owner says that when the children were small they would use it for a themed birthday or Halloween party.

On the half-landing to the first floor is a generous-sized bedroom, a shower room which the owners put in, and a storage press with its own window, which could be turned into an ensuite.

There's also a large study

with wood-panelled walls, cast-iron fireplace and a huge mahogany bookcase made by David Lennon. A feature angled window juts out giving views over both Grosvenor Road and Leicester Avenue. The theory is that the window was added by a previous owner to allow his sick wife to sit and look out at the goings-on in 1800s Rathgar.

On the first floor are the principal bedroom - with a cast-iron painted fireplace, ceiling coving and a picture rail, plus a large en suite with a free-standing roll-top bath and a large shower - and a third bedroom with a cast-iron fireplace and a built-in desk. The second floor has two more large bedrooms, both with plenty of wardrobe space, a bathroom and a separate shower room.

Grosvenor Road is quiet and peaceful and "the neighbours are lovely", says the owner. It's close to Rathgar and Rathmines villages and numerous bus routes run into Dublin city centre. Some of the country's top schools are in the vicinity, including Alexandra College, Gonzaga, St Mary's, Stratford College and High School Rathgar.

Take **5** for **€230,000**
By Elizabeth Birdthistle

Dating from 1820, this cottage near Liscannor in Co Clare extends to 89sq m (958sq ft). It has just one bedroom but there's also a loft for overnight guests. The real selling point of this property on half an acre is its views of the ocean. It also has period features. Price: €230,000. Agent: Sherry Fitzgerald McMahon



Norway Rogaland



Dating from 2017, this holiday home set over two levels extends to 72sq m. With one bedroom, the unit has a large sunny terrace as it faces southwest. It also has a jetty with moorings and is close to a

sandy beach which has barbecue facilities. The unit, with simple Scandinavian decor, comes fully furnished and has a sofa bed for overnight guests. Price: 2.69m NOK/€226,995. Agent: meglerhuset-rele.no

Thailand Bangkok



Located on Sathorn Road, close to Chong Nonsi Station, this fully furnished one-bedroom, one-bathroom condominium extends to 46sq m. With bird's eye views over the city through floor-to-ceiling glazing, the unit

has a small kitchen, air conditioning and benefits from communal use of a swimming pool, fitness centre, rooftop facilities and 24-hour security. Price: €236,612. Agent: sothebysrealty.com

France L'Isle-Jourdain



In a small town on the river Vienne, this stone house retains many period features and lies on mature gardens. It also has a 45sq m workshop in addition to the 173sq m three-bedroom

house. Set behind stone pillars at the end of a lavender lined drive, the centrepiece of this house is a 300 year old staircase. Price: €230,000. Agent: french-property.com

Mexico Guanajuato



Extending to 115sq m, this three-bedroom condominium house is located within the Residencial Tierradentro, about ten minutes from downtown San Miguel Allende. Set over two floors, the property has a

rental history and is being sold furnished. It has a roof garden with a pergola for entertaining. Communal facilities include a pool and gym. Price: \$250,000/€232,858. Agent: sothebysrealty.com

Dublin 4 €395,000

Turnkey two-bed townhouse

102 Fisherman's Wharf, Ringsend, Dublin 4

Description: Walk-in two-bed townhouse a short walk from Grand Canal Dock **Agent:** Owen Reilly

JESSICA DOYLE

The location near the modern hive of enterprise at Grand Canal Dock is sure to attract prospective buyers to this two-bedroom former rental property at Fisher-

man's Wharf in Ringsend.

This home, one of the townhouses in a mixed development, has been well looked after by its owner and tenants, and a fresh lick of paint to banish its magnolia-coloured walls will go a long way to uplift the interior. It comes to the market through Owen Reilly estate agents, seeking €395,000.

The two-bedroom property, extending to 64sq m (689sq ft) with a D2 Ber, is in the far corner of the gated development in a square taken up mainly by apartments. You could live here car-free with Ringsend on your door-

step, and regular buses to the city centre, and Grand Canal Dock just a short walk away.

You enter this home into an open-plan living area, beyond which is a dining area with a modern kitchenette built into the right-hand corner of the room. The kitchen doesn't require upgrading and will suit most tastes, with white wooden units, silver fittings and a white metro-tile splashback. The sink unit fits neatly in the nook under the staircase and a small breakfast bar adds extra drawer storage and a place to sit.

There is recessed lighting and wooden floors through-

out the living space, which could do with being sanded for a fresh look.

Upstairs, the shower room sits to the rear of the first floor; it has a large shower and space for the washing machine in the corner but it would benefit from a pop of colour to freshen it up. There are two double bedrooms to the front of the property; one has wooden floors while the second has a dark-green carpet that a prospective owner would likely remove.

While there is no outdoor space accompanying this home, there is plenty of parking available in the square.



Around The Block

Sandcove Point

The Battery property overlooking the Forty Foot sells to Irish buyer for €3m

JESSICA DOYLE

It seems the "open-minded buyer" that Irish Times property writer Joyce Hickey suggested would be attracted to The Battery property at Sandcove Point has been found, as it sold for its €3 million asking price in July of this year.

Although speculated to be of interest to overseas buyers, especially as it was selling through Lisney Sotheby's International Realty which specialises in such sales, it was in the end an Irish buyer who secured the landmark building.

The new owner may well have grand

designs for the property but any such plans will have to be in keeping with the thinking of Dún Laoghaire-Rathdown County Council as it is situated in an architectural conservation area, and is encircled by a granite wall which is itself a protected structure.

The Battery went up for sale in July 2022, with Hickey exploring its fascinating history. The seaside landmark was first built in the early 1800s, soon after construction of the nearby Martello tower, as a coastal defence against the threat then posed by Napoleon's forces.

"Remains of military history have been written about the 0.4-acre site,"



she wrote, "with maps, plans and section drawings showing the guard room and soldiers' quarters, and documentary accounts of its use during the second World War as a base for anti-aircraft guns and searchlights".

Locals will now have to wait and see what will be done with this treasured tranche of the south Dublin coastline. Watch this space.

Drumleck House

Glen Dimplex chairman secures €8m from sale of Howth mansion

RONALD QUINLAN

Having failed to attract a buyer at both its original €10 million asking price and its more recent guide of €8.75 million, Drumleck House, the five-bedroom Howth cliff-top mansion once home to well-connected art dealers John and Gertrude Hunt, has just gone sale agreed for slightly less than €8 million.

Although a record of the transaction has yet to make an appearance on the Property Price Register, The Irish

Times understands the house's new owners are an Irish family.

News of the deal, which was brokered by agent Gallagher Quigley, comes just five months after Drumleck House's outgoing owner, Glen Dimplex chairman Fergal Naughton, completed his own acquisition for €9,246,550 of 71 Merrion Square, the onetime city-centre home of renowned fashion designer Sybil Connolly, from billionaire financier Dermot Desmond.

Two up...

+€20,000

Raheenduff, Oulart, Gorey, Co Wexford - two-bed cottage - up €20,000 (8 per cent) from €240,000 to €260,000 on November 1st

+€25,000

1 The Drive, Blessington Abbey, Blessington, Co Wicklow - four-bed semi-D - up €25,000 (5 per cent) from €460,000 to €485,000 on Friday

Two down...

-€100,000

1 Laoi na Mara, Dunmore East, Co Waterford - three-bed detached house - down €100,000 (13 per cent) from €775,000 to €675,000 on November 2nd

-€55,000

Carnane, Kilkolgan, Co Galway - detached house with stables and arena - down €55,000 (10 per cent) from €550,000 to €495,000 on November 2nd

Source: myhome.ie



Is my neighbour allowed to have surface water from his garden routed into mine? page 10

