

Dublin 18 €3.25m

Rathmichael home offers rarified retreat in serene, sylvan setting

Design and decor of Glencarrig inspired by architect-owner’s memories of childhood home built by her father, Ronnie Tallon

Glencarrig, Falls Road, Shankill, Dublin 18

Description: A beautiful, contemporary detached home on an acre of private grounds
Agent: Sherry FitzGerald

KEVIN COURTNEY

Don’t be fooled by the modest yellow-brick front facade of Glencarrig. This architect-designed house is deliberately discreet, revealing itself slowly to the visitor as they delve deeper into the property. And what a revelation this is: a beautiful, contemporary detached home on an acre of private, landscaped grounds bordered by mature trees, and with full-height glazing running along its entire southside to make the most of all-day sunlight. A prominent architectural feature is its large cantilevered living/diningroom jutting out over the sloping back garden.

When architect Joan O’Connor built Glencarrig in 1991, she was inspired by the home in Foxrock where she grew up, built by her father, the renowned architect Ronnie Tallon. Taking the best bits from her childhood home, O’Connor created a wondrous property within an idyllic sylvan setting, and put much of her own expertise into the design and decor of the house.

A fine example of contemporary architecture it may be, but O’Connor is keen to emphasise that Glencarrig is first and foremost a wonderful, welcoming family home, designed for everyday family living, with cosy bedrooms and living areas, and clever layout to keep the flow nice and smooth. At no point has comfort and convenience been sacrificed in the name of architecture. Glencarrig measures 355sq m (3,821sq ft), has a Ber rating of C2 and is on sale through Sherry FitzGerald asking €3.25 million.

Glencarrig is in a quiet, private avenue in the Rathmichael area of Shankill, with electric gates opening up to a gravel drive with plenty of off-street parking. Beyond the front door is an impressive entrance hall with a bridge crossing over a lower-level study and storage area. In front of



you is a wall with oak console and large mirror, with a mirrored pocket door on each side. These lead in to the breathtaking living and dining area, with full-height glazed panels on three sides, a large open fireplace with slate hearth and brick surround, and a large south-facing timber deck cantilevered over the garden.

With lush gardens on all sides, this room feels integrat-



ed with the outdoors and attuned to the changing seasons. It’s the perfect place for entertaining, or for relaxing with family and friends, and the entertainment space is increased when the pocket doors to the hall are opened. The house has effortlessly hosted many a family event, from birthdays to graduation days, says O’Connor.

To the right of the entrance hall is the kitchen, breakfast room and family room, a bright, spacious self-contained area that serves as the main activity centre of the house. The bespoke kitchen has a large roof light above and is equipped with Miele appliances. The cosy family room looks south over the garden, and has access to the wooden deck that runs along the south of the house. It has a solid oak floor, solid-fuel stove with natural stone hearth and surround, and is fitted with bespoke cabinetry and inset lighting. The

breakfastroom opens out on to a lovely southwest-facing split-level patio overlooking the gardens, ideal for relaxing in the late afternoon/early evening sun. In this section is also a versatile study/TV room that can be adapted to a variety of uses, from home office to gym room.

To the left of the hallway is the bedroom wing, a calm, tranquil space with four good-sized double bedrooms, all opening out on to the south-facing deck, and a large main bedroom suite with dual aspect and access to both the south-facing deck and to a small patio area on the east side of the house. The main bedroom has wall-to-wall built-in oak wardrobes and a large seating area. The private dressingroom is fully fitted in oak and marble, and leads to a luxurious en-suite bathroom finished in Irish granite.

The other four bedrooms have built-in oak wardrobes and inset lighting, and are served by a fitted shower room and a bathroom. The bathrooms and en suite are cleverly lined along the north elevation of the house, as they don’t need so much sunlight, and this leaves the bedrooms and reception rooms free to drink up all the sunshine.

Curved stairs lead from the hallway down to another versatile study and relaxation area; off this is the fully fitted utility room with washer and dryer. On this level is also a large storage room/plant room, where everything you would normally put in the attic can be easily and conveniently stored.

The house is built on the north side of the one-acre grounds, giving it a commanding view over the mature gardens and making the most of the south and southwesterly sunlight. You’re looking out on to rolling lawns with creative planting of specimen trees including an attractive silver birch right outside the living and dining area, and a lovely magnolia tree near the southwest-facing patio. The gardens are surrounded by mature woodlands, giving total privacy and ensuring the house is not overlooked by any other property in the area.

O’Connor has raised a happy family in this contemporary home, and Glencarrig is now ready for another family to create its own design for life.

Dublin 6W €1.4m

Four-bed with south-facing garden

21 Clareville Road, Harold’s Cross, Dublin 6W

Description: A3-rated home has been renovated and extended and has additional space in converted attic
Agent: Owen Reilly

ALISON GILL

The owners of 21 Clareville Road could see the potential in the 1930s house from the first viewing. At the time it had a garage to the side and a single-storey extension, but looking at similar houses in the area, they knew the space was available to go double-fronted and double-height at the back.

They moved in 2008 and did the minor jobs to allow them to live comfortably and get a feel for the house. In 2018, under the care of architect Mark Kennedy of K-Design Studio, they did the full renovation, which effectively doubled the original footprint of the house and took the Ber rating up to an A3.

Number 21, which is on the market through Owen Reilly with a guide price of €1.4 million, has a floor area of 172sq m (1,851sq ft). The garage has been replaced with two storeys of extra living space and, at the back, the old extension has been replaced with a new and improved version with a bespoke zinc-clad elevation.

The front driveway is paved and could fit two cars comfortably, which will be appreciated by new owners, as disc parking has been introduced on the road. The front door opens into the hallway with a polished concrete floor that continues through to the back of the house. To the left of the hall is a livingroom with a cast-iron fireplace and carpeted floors. To the right is a study that would



also work as a fifth bedroom as it is beside the downstairs shower room, making it ideal for guests or elderly relatives.

The open-plan living space at the back is the full width of the house and is bright with a lightwell in the roof over the dining area and floor-to-ceiling concertina doors out to the garden. The kitchen units are designed by Leicht and at the centre is a large island. Nice features in the room include a prep sink with Quooker tap, a Neff halogen hob and a Caple wine cooler. There is a utility room off the kitchen with extra storage.

The transition from inside to outside is seamless, with a polished concrete patio on the same level as the kitchen floor. The south-facing garden has a lawn set in artificial grass that is bordered by mature plants and trees. The house backs on to the playing fields at Harold’s Cross



Football Club, so it’s not overlooked at the back, which is always a bonus in Dublin city.

Upstairs, the main bedroom has a walk-in wardrobe and en-suite bathroom with a bath and double sinks. There are three more bedrooms on this level and a shower room.

The converted attic has a feature dormer window that looks out to the pitches behind and has easy access to the eaves for storage.

The A3 rating was something the owners always had in their sights. They say the bills are small and the house is always warm, which is down to the insulation that was fitted, the underfloor heating on the ground floor and the efficiency of the air-to-water heat pump.

The house, just off Kenilworth Road, is a 10-minute walk to Rathmines, Rathgar and Terenure villages.

Take 5 for €350,000
By Alanna Gallagher

This one-bed, one-bath mid-terrace G Ber-rated artisan cottage is situated on the far side of Harold’s Cross Road in Dublin. Measuring 45sq m (484sq ft), it comprises a double bedroom to the front accessed from the living room where French doors open to a south-facing yard. Price: €350,000 Agent: reamcgee.ie



Italy Liguria



This two-bedroom, two-bathroom, ground-floor apartment in Ospedaletti has sea views and opens out to a terrace and private garden. The residence

measures 65sq m (699sq ft). Set in a low-rise building with a lift and a cellar. Price: €340,000 Agent: Agenzia-domus.com

France Normandy



In the heart of historic Gacé, is a five-bedroom property boasting classic French features such as decorative plasterwork, panelling and polished floors. Extending to 226sq m (2,432q

ft), its standout characteristics include its two interconnecting salons, and the large, private walled garden. Price: €335,000 Agent: immobiliere-normandie.com

Barbados St James



Overlooking the first fairway of the Rockley Golf Course, south-east of Bridgetown, Orange Hill 820 is a spacious two-bedroom, two-bathroom, own-door apartment. Measuring 107sq m (1,151 sq ft), it

includes an open-plan kitchen-living area which opens out to a spacious covered terrace with garden and golf course views. Price: €346,626 (US\$ 394,000) Agent: Chesterton-barbados.com

Dominican Republic Punta Cana



On the eastern tip of the island in Cap Cana, Icon Bay Residences is selling a number of two-bedroom, two-and-a-half bathroom apartments, extending to 130sq m (1,399sq ft)

each, within a six-storey development with a rooftop terrace, infinity pool, a gym and a small screening room. Price: €333,691 (US\$379,720) Agent: Dopuntacana.com

Two up...

+€20,000

Main Street, Campile, Wexford – 4 bed detached house – Up €20,000 (7.27 per cent) from €275,000 to €295,000 on Tuesday

+€35,000

2 Hazelcroft Park, Finglas, Dublin 11 – 3 bed terraced house – Up €35,000 (14.00 per cent) from €250,000 to €285,000 on Tuesday

Two down...

-€26,000

Teachain Dearach, Cloverhill, Ballaghaderreen, Roscommon – 3 bed detached bungalow – Down €26,000 (13.33 per cent) from €195,000 to €169,000 on Saturday

-€50,000

Newtown, Garristown, Meath – 3 bed detached cottage – Down €50,000 (14.29 per cent) from €350,000 to €300,000 on Thursday

Source: myhome.ie



What’s the best structure to manage the common area of our development? Page 9

