

Dublin 18 €2.5m

Host with the most in Rathmichael

This carefully crafted Arts and Crafts-style home was built with entertainment in mind and comes with a two-bed guest house on an acre of gardens

Buchero, Falls Road, Rathmichael, Dublin 18

Description: Charming five-bed family home plus guest cottage on one acre

Joint Agents: Beirne and Wise and Campion Property

ELIZABETH BIRDTHTISTLE

Nestled at the end of a common driveway shared with two other properties lies the winding drive to Buchero, a charming country house set on one acre of private gardens. The property feels miles from nowhere as it is so quiet, yet it sits just minutes from the N11.

Constructed in the Arts and Crafts style, with inglenook fireplaces, casement windows, exposed posts and beams and natural materials, the property is a collaboration between the owner and designers at Potton Homes, a UK-based self-build timberframe home company.

Built in 2000, the house extends to a generous 482sq m (5,188sq ft) yet at no point does it have an overly large feel as the rooms are more charming and comfortable than grand.

Inside the double-fronted entrance is the hall, which doubles as a reception room – complete with fireplace, and used by the family at Christmas time when they can accommodate more than 30 guests for dinner.

Vaulted space

Each room on the ground floor feeds into this vaulted space overlooked by a minstrel gallery upstairs.

A formal triple aspect living-room features an inglenook fireplace large enough to accommodate 2ft logs in its hearth. Constructed with old redbricks – like the exterior of the house – it is the room “where we host Christmas carols for 60 guests”, says the owner who is downsizing.



The upmarket Clive Christian kitchen leads to a dining area – there is also a formal dining room currently in use as an office – but the kitchen dining space can amply accommodate 10 for dinner.

This in turn leads to a sun-room with access through

French windows to the gardens – all bar one room on the ground floor lead out on to the gardens, and in true Arts and Crafts style all rooms have that lovely interaction between the gardens and interiors.

Upstairs are five bedrooms, the en suite of the principal bed-

room has its own balcony, as does another of the generously sized bedrooms.

Unusual feature

An unusual feature of the property is the utility room. Located upstairs overlooking the kitchen via a gallery – it is very spa-



cious, and has a keypad for access to keep smaller ones away from detergents and the gallery.

In addition to the main house, the property also includes a superb guest cottage. Extending to 98sq m (1,054sq ft) it has an open-plan

kitchen/dining/ living area on the ground floor and two rooms upstairs, in addition to a private courtyard.

The property, in turnkey condition, is on the market through joint agents Beirne & Wise and Campion Property with an asking price of €2.5 million.

Town&Country
Two homes, one price

€249,000

Town



Address: 48 The Crescent, Fortfield Square, Terenure, Dublin 6w
Agent: Gillespie Love

This 49sq m (527sq ft), one-bed apartment is on the first floor of the Fortfield Square scheme. There is an open-plan kitchen/living/dining room with glazed double-doors onto a balcony that overlooks planted grounds.

The bathroom has a bath. Bushy Park is nearby as is shopping at Terenure, Templeogue, Rathfarnham and Rathgar. There is designated car parking.



The living room balcony overlooks planted grounds



A car-park entrance slashes through the gardens

Country



Address: Tavnaglass, Midfield, Swinford, Co Mayo
Agent: Matt Duggan Auctioneers

On a 1.4 acre site, this 278sq m (3,000sq ft) house was built in 2000. At ground level are two living rooms, a kitchen/dining room, utility, bathroom, office and sunroom. There are four en suite bedrooms upstairs. The garden has a barbecue area and pond with waterfall. Swinford town is four miles away, and Knock airport is a 15-minute drive. BER: C3



Pretty pond and established vegetable garden



Lack of planting around the house, especially trees to create a windbreak

Dublin 14 €1.925m

Modern flourish at classic Orwell

Cranmore, 175 Orwell Road, Rathgar, Dublin 14

Description: Bright, detached five-bed near Russian Embassy in walk-in condition
Agent: Sherry FitzGerald

FRANCES O'ROURKE

A detached five-bed house located almost opposite the Russian embassy on quiet Orwell Road in Rathgar looks like a new build from the outside and the inside too. But Cranmore, at 175 Orwell Road, was originally built in 1963, then completely renovated and extended in 2008.

It's a bright, airy contemporary five-bed with landscaped gardens whose owners bought it after it had been transformed, and it remains in walk-in condition. The house, mostly painted French white, was redesigned by architects Brazil Lohan and fitted out to a high standard: solid oak doors, for example, have a walnut inlay and all the bathrooms are smart, with marble-tiled floors and walls.

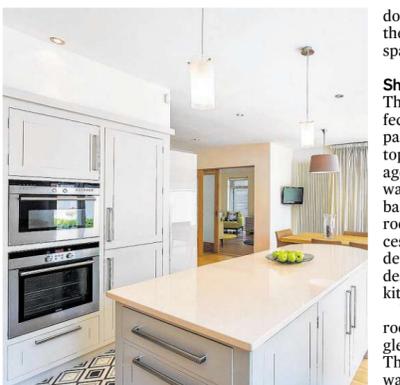
Now, with three daughters grown, the owners are downsizing. The 242sq m (2,610sq ft) five-bed is for sale for €1.925 million through Sherry FitzGerald.

There are two electronic gates in to the gravelled front garden, where there's room to park six cars. The front door opens in to a wide bright hall with views straight through to the back garden.

There are three reception rooms off the hall, floored with polished timber like most of the downstairs rooms: on the right is a drawing room with box bay window, a wall-mounted gas fire and ceiling coving; on the left is a living room with a box bay window at the front and marble fireplace with cast-iron inset.

Double doors open from here to a smaller family room and there are French windows from here into the garden.

A large, opaque glass sliding door opens from the family room into the wide open-plan kitchen/breakfast/dining room at the rear of the house. Floor-to-ceiling corner win-



dows and French windows in the dining area make the whole space very bright.

Shelved pantry

The kitchen, floored with tile effect black-and-white vinyl, has pale polished granite countertops, an island with lots of storage and timber units. There's a walk-in shelved pantry at the back of the kitchen and a utility room in a side passage with access to the front and back gardens. A small and convenient desk is built into a corner of the kitchen.

Upstairs two of the five bedrooms – four doubles and a single – have en suite bathrooms. There's a dressing room on the way into the bedroom – there's

plenty of storage in this and in the other bedrooms – and an en suite with a shower off it.

Outside, the back garden has been landscaped to a modern style: a lawn with a granite border is edged by bamboo, bay trees and a variety of grasses. There's a granite patio just to the rear of the house and a decked area at the end with Himalayan birch trees cutting into it. Fencing conceals a garden shed area behind.

A pedestrian passage immediately beside the house leads to a path that runs through Milltown Golf Club: more like a country lane, it leads on to Milltown Road beside the Dropping Well pub, just a 10-minute walk from Cranmore.

Dublin 2 €690,000



Canal Dock comfort and views

26 Hanover Dock, Grand Canal Dock, Dublin 2

Description: Two-bed sixth floor apartment with super views, 75sqm (807sq ft)
Agent: Owen Reilly

ELIZABETH BIRDTHTISTLE

The latest Dublin Docklands Residential Report (2018) by agent Owen Reilly found that 76 per cent of purchases were by cash buyers, and 66 per cent of properties were bought as investments, indicating the continued strong growth and demand in the region following the depths of the recession.

The area has come a long way from its bleaker origins on Misery Hill which lies adjacent to Grand Canal Dock. It was here, 700 years

ago, where impoverished lepers gathered and corpses were hung to rot as a deterrent to would-be troublemakers.

Grand Canal Dock and Hanover Quay enjoy a prime location in the Docklands – the apartments to the front have southerly aspects which flood the rooms with light. Views take in the soaring Alto Vetrotower, set against a backdrop of the Dublin Mountains and Grand Canal Dock itself, which in the warm weather is busy with kayakers and pleasure boats.

Overlooking the water

Number 26 Hanover Dock, a sixth floor two-bed apartment overlooking the water, is currently listed with Reilly seeking €690,000.

Waterside views in the Docklands can add a premium of around €100,000 to the price of an apartment and Reilly estimates that the apartment, which extends to 75sq m (807sq ft), can

command a rental income in the region of €3,200 per month – his report also found that 88 per cent of rentals are to international tenants.

The property, which was developed in 2006 by Park Developments, is in excellent condition considering its age and features two, albeit narrow, terraces overlooking the water and Martha Schwartz-designed plaza.

The terrace to the front has a “winter garden feature” whereby it can be used in cooler weather by closing off the outer sliding glass windows, which fold away to the side.

Both bedrooms are good sized doubles and the main bedroom is an en suite.

The property, in turnkey condition, is accessed through an internal courtyard designed by Dermot Gavin and comes with one designated parking space. Management fees are €2,400 annually.