



Fine Arts

Adams serves up some silver and porcelain gems **page 8**

Commercial

Market prices put to the test at latest BidX1 auction **page 9**

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No 21 Temple Road, Dublin 6: the six-bed Victorian house in Dartry comes with half an acre of manicured grounds, a mews house and a coach house



A rare Temple Road gem comes to market

A rare opportunity to buy a prestigious property on one of the most expensive roads in Ireland guiding at €7.5 million



Tina-Marie O'Neill
Property Editor

Ranked among the top five most expensive residential roads in the state, Temple Road in Dartry in Dublin 6 is populated by an exquisite collection of period homes, particularly at the Richmond Avenue South end.

The wide, leafy avenue enjoys a greater degree of privacy than its Dublin 4 contemporaries on Shrewsbury and Ailesbury Roads, for a number of reasons, chiefly that Temple Road is less traversed, residences here don't often come up for sale and when they do, many do so quietly and off-market.

To that end, the arrival of No 21 to market for sale through luxury home specialist INHOUS and which is guiding €7.5 million is likely to cause a stir. Indeed, the last time a grand residence on Temple Road came to market at that price was some eight years ago when High Cross at No 40 was brought to market through Knight Frank.

No 21, called Lonsdale, is a fine example of a prestigious Victorian pile built towards the latter end of the Victorian era on half an acre of manicured grounds and offering more than 796 square metres of living space, including a mews house and a coach house.

The land around Temple Road was originally owned by Henry John Temple, the third Viscount Palmerston, twice British prime minister and Baron Temple of Mount Temple in Co Sligo, which included a 10,000-acre estate. Having no children, upon his death his property was inherited by his stepson, William Cowper-Temple, which goes to explain some of the road names such as Temple Road, Cowper Road and Palmerston Park in the local area.

For its part, Lonsdale at No 21 Temple Road was one of two houses built by the original owner for his daughters in 1884 and is one of the largest of the mansions on the road. The house was also home to the FitzGerald family during the war years, the former taoiseach, Dr Garret FitzGerald recounting how his parents



From the corning to the picture rails and the moulded architraves and panels above the doors, it is the intricate Victorian plasterwork detail that impresses: the garden covers half an acre

paid £120 rent per year for Lonsdale.

In more recent times, Lonsdale has been in the same family for almost four decades and they have taken great care to maintain its classical period features, such as its exquisite plasterwork details, marble fireplaces, sash windows and working shutters and Victorian era proportions.

While being sensitive to its period features, Lonsdale also offers contemporary comforts in that it mercifully has gas-fired central heating, a modern kitchen with integrated appliances as well as an Aga, that all-important home office, a games room and an en suite off the principal bedroom.

The three-storey detached house is one of the oldest holdings on this stretch

of Temple Road and is set back off the road with a backdrop to private gardens.

A pair of electric wrought iron gates set into a stone wall with mature, shielding hedging opens to a wide gravel drive leading to parking for at least eight cars in front of the residence.

A tall and wide flight of granite entrance steps is flanked on either side by meticulously planted flower beds bound by manicured box hedging and anchored by mature olive trees. This leads to a high-Victorian covered granite portico and through an intricately decorated period front door to an exquisite entrance hall.

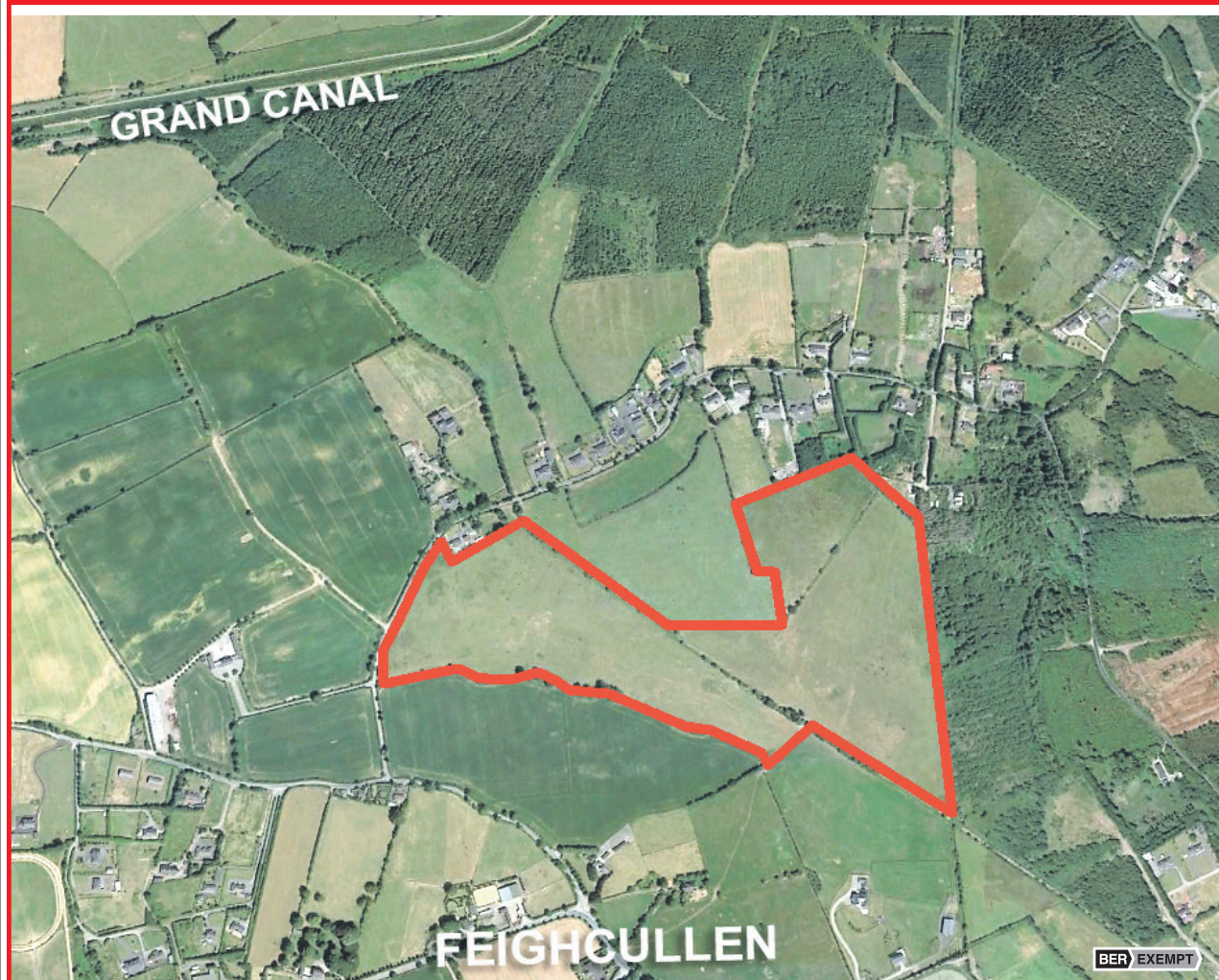
Here, the visitor's eye is drawn up to **page 2**

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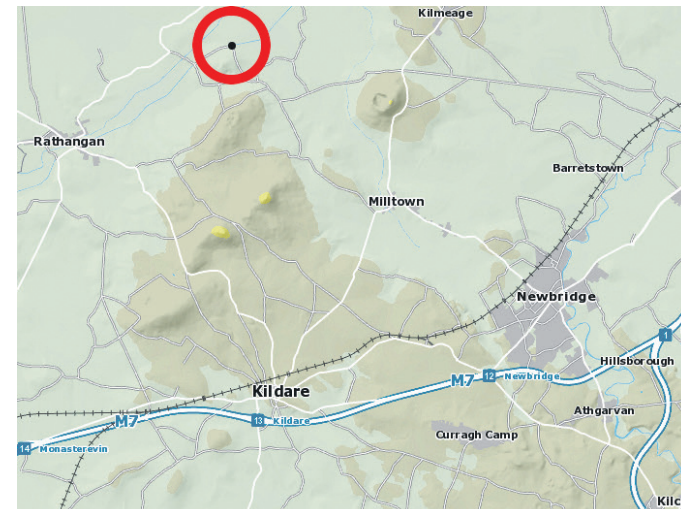
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From left: the kitchen with centre island; the formal drawing room with dual-aspect windows and white marble fireplace; the elegant reception hall; and the open-plan kitchen and living room

Updated Victorian four-bed with sweeping views of Cork city

This sympathetically renovated period property overlooking Lovers Walk in Montenotte is on the market for €975,000, writes Valerie Shanley

Here is a property living up to its name. The View is one of two semi-detached period houses perched on an elevated site over Lovers Walk in Montenotte and comes with a vista taking in the broad sweep of Cork city and the river Lee below.

Built circa 1850, Number 1 retains many of the original features of that era and has historic romantic links in its intriguing address. According to selling agent Patricia Stokes, there are various interpretations as to how Lovers Walk earned its name. Local folklore has it that over 200 years ago, Sarah Curran, lover of ill-fated Robert Emmet, spent time at the stately home of the Penrose family in Tivoli Woods, and the couple

NO1, THE VIEW, LOVERS WALK, MONTENOTTE, CORK

Price: €975,000

Beds: four

BER: D1

Agent: Patricia Stokes Auctioneers & Valuers

were said to have often been seen strolling along what became Lovers Walk.

What is certain is that the house itself, spanning 276 square metres over three storeys, is a fine example of mid-19th-century architecture, while at its heart is a spacious open-plan, dine-in kitchen and

living room sure to have great appeal for modern-day lovers, and their families too.

The current owners bought the house about 20 years ago, embarking on a considerable renovation sympathetic to its unique period character. Modern comforts were paramount, and this included installing a pressurised water system and underfloor heating, modernising bathrooms, and opening up the lower ground floor rooms to incorporate that multifunction kitchen.

Unlike so many period properties, this is a bright house, with tall, dual-aspect windows in reception rooms, while the natural light is further enhanced by the addition of Velux rooflights on the second floor. Among many attractive features is the recently remodelled deck, opening off the sunroom at the rear. Its lofty position and glazed balcony give uninterrupted views of the cityscape and mature garden below.

The front door of Number 1 sets the tone of the home. Flanked by Doric columns and with original fanlight, it opens directly into an



No1, The View, Lovers Walk, Montenotte, Cork: a fine example of mid-19th-century architecture that will appeal to families

elegant reception hall with high ceiling topped by original cornicing, centre rose and walls painted in warm neutral tones divided by a dado rail.

These classic features are echoed in the formal drawing room leading off. Filled with natural light from windows to the south and east, the room also retains its white marble fireplace. Similar in style is the lounge, which has full-height sliding sash windows and original wide-plank timber floors. The recently upgraded bathroom on this level is fitted with sanitary ware from the Sottini range.

The modernisation of the house comes into full focus at the lower level. Here, the hall is warm

and welcoming with underfloor heating beneath marble tiles. The kitchen has at its heart a cream Aga set into an arch and surrounded by Glenline cabinetry painted sage green, including a large central island. Opening directly from the kitchen and the lower reception hall, the dining/family room is a mirror of the formal drawing room overhead with original marble fireplace, full-height picture windows and french doors to the south-west-facing sunroom.

Opening out from here is the deck with access down to the rear garden – a veritable oasis of wisteria, Japanese acers and mature shrubs. A guest WC completes the rooms at the lower level, while on

the half-landing is a fully fitted utility room.

Up on the first floor, the landing has a gently curved wall and feature alcove space, and is light filled from its full-height window. The master bedroom, originally two doubles, has three floor-to-ceiling windows looking to the east and south. The adjoining dressing room is also light filled, while the bathroom on this floor has had a luxurious upgrade with Villeroy and Boch fittings including a free-standing porcelain tub taking centre stage. Two further bedrooms and a storeroom are located on the second floor.

Outside, in addition to the lush rear garden, is a small courtyard

off the kitchen. This below-stairs space is bright and cheerful with potted plants and window boxes; it also has two small outhouses for storage and steps leading back up to the front of the house.

Buyers familiar with Montenotte will know it is ideally situated for Cork city, with Patrick Street, Kent train station and the MacCurtain/Victorian Quarter within walking distance. Also on the doorstep are shops, cafés, artisan food stores and popular bars, with a choice of primary and secondary schools and Bruce College is also close by.

No 1, The View, Lovers Walk, Cork is guiding €975,000 through selling agent Patricia Stokes at 086-2482737.



No 30 Kingston Grove, Ballinteer, Dublin 16: the property is ready to walk into, but the agent also offers virtual staging to let viewers see it with furniture



A freshly renovated three-bed home that is virtually ready to move into

BY TINA-MARIE O'NEILL

It's not always easy to imagine how a property will look once furnished, but that's where modern, virtual technology comes in and has been embraced by agents to help buyers visualise space in 3D.

Take for example this newly renovated three-bedroom semi-detached home in Kingston Grove in Ballinteer, Dublin 16, which agent Property Partners O'Brien Swaine has just brought to market guiding €520,000.

The 79.5 square metre home was extensively refurbished last year and now boasts a new kitchen, a new open-plan layout on the ground floor, a new and fully re-tiled bathroom and was re-plastered and repainted and laid in timber floors throughout.

It was also given a PVC front door and a new PVC sliding patio door.

The skirtings and architraves were done throughout

30 Kingston Grove, Ballinteer, Dublin 16

Price: €520,000

Beds: three

BER: C3

Agent: Property Partners O'Brien Swaine

as well as new solid internal doors with chrome handles. New roller blinds were also fitted on all the windows.

So, the property is ready to walk into, but if buyers need a little visual aid to work out how their own furniture might look in their new abode, agent David Swaine has employed the use of virtual staging to offer home owners some inspiration in the sitting room, dining room and the bedrooms. Each virtually staged image is immediately followed by the current con-



The open-plan dining/living area with virtual furniture

dition image online.

No 30 comprises an entrance hallway filled with natural light from a full-height frosted glass window panel beside the smart, black front door. The floors are laid in timber and lead to a living room to the right of the hall overlooking the front garden.

The bright, open-plan space has an open fire with a marble surround, oak-effect floor tiles and leads through to the kitchen/dining room at the

rear of the house, which also has its own hall access.

This space enjoys a newly fitted, modern kitchen with a good range of handle-less base and wall-mounted units in white with white marble effect splashback tiles and a similar worktop. The kitchen also has a range of integrated appliances and rear garden access through glass sliding doors.

Upstairs houses two double bedrooms with built-in ward-

robes and a single bedroom. The generous bathroom is fully tiled and has a white suite incorporating a bath with an overhead shower.

Outside, No 30 has a driveway with off-street parking together with a lawn and mature border hedging with good screening. A side entrance leads to the rear garden which is laid in lawn and which offers a new buyer a blank canvas.

Kingston Grove is a quiet, tree-lined, mature residential development situated close to Dundrum Village and Town Centre with shopping centres at Ballinteer, Rathfarnham and Nutgrove. The area has a choice of schools and local recreational amenities include Marlay Park, Ticknook Forest, tennis and golf clubs and a choice of transport links, including the Luas at Balally and Dundrum and the M50.

For more details or to arrange a viewing, contact the agent at 01-2988508.

A rare Temple Road gem comes to market for €7.5m

from page 1

wards in the elegant hall where a large central archway, supported by decorative columns, boasts intricate cornicing and centre rose details.

To the left of the hall are two generous dual-aspect, interconnecting reception rooms, both with original white marble fireplaces and 14-foot high ceilings. The first overlooks the front garden, while the second leads to a conservatory at the rear of the property. Both rooms have been tastefully decorated with sand coloured carpets and stormy grey-painted walls, but once more it is the intricate Victorian plasterwork detail that impresses, from the cornicing to the picture rails and the moulded architraves and panels above the doors.

Across the hall and also overlooking the front garden, claret is the decorative colour of choice for the dining room, a generous room that can hold up to 20 or more guests. Laid in its original timber floors, the room has timber wall panelling to picture rail height, highly decorative cornicing and a centre rose and a handsome open fire with claret-hued inset tiles.

Midway along the hall is a cloakroom with a stained glass feature window and an adjoining guest WC with additional stained glass windows.

At the rear of the hall a parallel inner hall leads to a more informal but no less stylish living room with a large bay sash window overlooking the rear gardens and an attractive study with a red marble fireplace.

Apparently, Georgian and Victorian staircases were designed to be wide enough to accommodate husband and wife climbing the stairs side-by-side and the staircase at Lonsdale could certainly live up to the lore.



A dual-aspect, interconnecting reception room with original white marble fireplace

It leads to five large double bedrooms, a principal en suite, a luxurious family bathroom and a landing with stunning ceiling plasterwork detail at second floor level.

The principal bedroom is at the front of house and incorporates built-in storage, generous sash windows, exquisite plasterwork detail and a large en suite bathroom with a window bath and shower.

Two other doubles boast feature fireplaces and the family bathroom enjoys a freestanding bath and a separate shower.

The ground floor level incorporates a large, dual-aspect country-style kitchen/breakfast room at the front with cream porcelain floor tiles, fitted, pale cream shaker style base and wall-mounted units, granite worktops and upstands, the full gamut of integrated appliances as well as a traditional dark blue, extra long Aga. It has an adjoining utility room and pantry under the front entrance steps and a conservatory at the side with front and rear garden access.

There is a separate family room to the rear with garden access through the sunroom. This level also has a games room, an office and sixth double bedroom with a bathroom.

The separate, (but adjoining), mews house has its own access, and is currently

laid out with a sitting room, kitchen, two bedrooms and a bathroom. A second coach house at the rear offers further development opportunity (subject to PP).

The house sits on about half an acre of grounds laid out in lawn with a well-stocked herbaceous border and surrounded by mature trees and hedges.

Temple Road is within walking distance of a number of local schools and is close to a host of local shopping amenities including specialist shops at Dunville Avenue, Ranelagh and Rathmines.

The Luas at Cowper is a five-minute stroll and provides easy access to St Stephen's Green and the city centre in one direction and Dundrum Town Centre, Sandymount and beyond in the other. Local facilities and amenities also include Palmerston Park, several sporting clubs and Milltown golf course.

More details are available from Barbara Carty, head of private clients at INHOUS at 086-7957198.

INHOUS is an independent residential property consultancy with offices in London and Dublin. The company assists high net worth individuals buy, sell and let property on an international scale. For more call 01-5136866 or see: inhouse.com