



Fine Arts
 Much to please the heart and home at Adam's sales **page 6**

Commercial
 Letting the original building shine in a restoration **page 10**



The detached five-bedroom home at 21 Avoca Avenue was built in the 1840s as one of a strip of four similar homes



The original reception rooms (above and below) are located on either side of the entrance hall and both feature the original period marble fireplaces



Victorian home at 'little treasure' avenue proves a real gem of a find

Built in the 1840s, the present owners of Aranmore undertook a major refurbishment and added modern convenience to its period character



Tina-Marie O'Neill
 Property Editor

The word Avoca derives from the old Irish word 'abhoca', meaning 'little treasure', and No 21 Avoca Avenue, while not little at 411 square metres, is certainly a gem of a find for those on the hunt for a beautiful home in South Co Dublin.

The detached, five-bedroom, two-storey, over-basement Victorian residence was built as one of a strip of four similar homes along this stretch of Avoca Avenue (including numbers 19, 23 and 25).

Screened behind mature evergreen hedging set into a cut stone boundary wall, No 21 sits on 0.4 of an acre of

well-presented grounds and comes to the open market for the first time in 60 years through INHOUS, which will

Aranmore, 21 Avoca Avenue, Blackrock, County Dublin

Price: POA

Beds: five

BER: exempt

Agent: INHOUS



The spacious, formal dining room has timber floors and its own garden access



The kitchen comes with extensive fitted timber units and marble worktops

convey the asking price on application.

Impressive in size and stature, the homes along the avenue seldom come to market. The most recent sales of two in similar market conditions on the same avenue included Glenheather, which INHOUS sold to an international buyer for €8.22 million in a private sale in June two years ago, and Grenagh, which sold in January of this year for €5.2 million. Redwood on Avoca Avenue achieved the same price in a slightly different market in 2019.

Built in the 1840s, records show that in 1849, Number 21 – was originally known as No 5 New Road and was bought by one Colonel Henry White, 1st Baron Annaly, an Irish British Army soldier and politician, who named the house St Helen's (possibly after his wife Ellen).

In the early 1850s, White sold the house to Hugh Gough, 1st Viscount Gough, commander in chief of forces in India and who became Knight of St Patrick in 1857.

And therein lies a remarkable pattern that mirrors the ownership of No 21 Avoca Avenue and what is now the five-star St Helen's Radisson Hotel in Booterstown (now owned by the Cosgrave property group).

The Radisson, built in 1754 and originally called Seamount, was owned and occupied by John Doherty Chief Justice of the Common Pleas from 1830 until he sold it to White, who again changed its name to St Helen's (as he had done at No 21 Avoca Avenue). White then sold St Helen's Booterstown to Hugh Gough in 1851, where he lived with his wife until his death, aged 90, in 1869.

The present owners bought No 21 off-market and have been in residence for 20 years. They undertook a major refurbishment in 2008, creating a home which enjoys period charm and modern convenience.

The protected structure is opposite the UCD Michael Smurfit Business School and is accessed via electric gates, leading to a large gravel driveway with off-street parking for up to six cars.

A flight of granite steps leads to a sheltered and columned portico front porch and a smart, glossy black front door and fanlight.

This opens to a tasteful entrance hallway with traditional Victorian high ceilings and cornice detail, timber floors, dado rails and a split-level configuration more typical in a cottage setting than this villa-style residence.

The original reception rooms are on either side of the hall and both feature original period marble fireplaces, decorative cornice and centre rose detailing, one with timber floors, the other luxurious cream carpets, and both featuring large, shuttered sash windows that bring in plenty of natural light and offer garden views.

From the hall, a flight of stairs leads to the large master bedroom which is en suite and has high ceilings, sash windows overlooking the rear garden, biscuit-hued turn to page 2



01 614 7900

FOR SALE 3 Storey Modern Office Building



14 / 15 Fitzwilliam Quay, Ringsend, Dublin 4.

Freehold Office Building

- c.874.8sq.m. / 9,420 sq.ft.
- Overlooking the River Dodder and close to Dublin's renowned South Docklands area
- Suit Owner Occupier or Investors
- Front courtyard car park for 8+ parking spaces
- 10 minute walk to Grand Canal DART Station
- Freehold
- Vacant Possession
- Price Guide: €3,950,000

BER D2

Contact: Nicholas Corson or Emma Byrne on 01 614 7900

info@finnegamenton.ie

WWW.FINNEGANMENTON.IE

17 Merrion Row, Dublin 2, Ireland | PSRA Licence No. 001954



The study features a vaulted ceiling and a cosy wood burning stove set into the stone fireplace surround; the split level sitting room with windows overlooking the front garden; a large island takes centre stage in the fully fitted kitchen

Luxury family home perched on elevated site with great view of Killiney Bay

Sizeable four-bed benefits from high-tech lighting and music systems that lift it well above the everyday

HOUSE OF THE WEEK



Willow Cottage in Rathmichael is a sprawling property of 354 square metres and was extended with soaring ceilings and an open plan design

BY VALERIE SHANLEY

Situated at the foothills of the Dublin mountains, the south county suburb of Rathmichael is an irresistible location for that certain buyer seeking rural tranquillity but within a reasonable commute of the capital. Homes here are usually of a larger than average size and with equally sizeable gardens, designed to connect to the surrounding landscape.

One such property at the upper end

of the market and which ticks all the proverbial boxes, and more, is Willow Cottage, for sale through selling agent Lisney Sotheby's International Realty.

This detached home is far from the image that might be conjured up by the word 'cottage', as this is a sprawling residence of a bumper 354 square metres – but one which reveals its charms gently and gradually throughout its principal reception areas and four bedrooms.

In addition, a selection of modern technologies and features lift this interior way above the everyday including a Linn

music system as well as a digital lighting system by Active Room Technology with Wink Lighting fittings throughout.

The architectural challenge of re-designing and renovating the former cottage, built in 1996, into a modern country home was supervised by Paul Sinnott of Stewart & Sinnott Architects and John McAteer of CBS Builders. The new extensions feature soaring ceilings and an open-plan design that, despite the grand scale, still feels warm and inviting. Wherever you are, natural light flows in uninterrupted from dual-aspect windows and roof lights. Due to the elevated position, there are also glimpses of the sea towards Sorrento Terrace across the lush gardens and treetops.

The approach to Willow Cottage is private, through electronic gates and along the curving driveway, bordered by lawns and mature trees.

A central brick entrance porch leads into the impressive reception hall with a vaulted ceiling and centrally placed chimney with a modern double-sided fireplace. Solid timber floors extend to the right and down to a split-level sitting room with an open fireplace with stone mantel and three windows overlooking the front garden. Glazed sliding double doors open to the rear hall, with a generous run of shelving for books, a plant cupboard and

Willow Cottage, Rathmichael Haven, Rathmichael, Dublin 18

Price: €2.5m

Beds: four

BER: B2

Agent: Lisney Sotheby's International Realty at 01-2851005

a further pair of glazed double doors to the rear garden.

At the farther end of the hall is the study, again with a vaulted ceiling, doors to the garden and a cosy wood-burning stove set into the stone-surround fireplace. Next to the study is the guest cloakroom.

The undoubted hub of the house is the large, open-plan kitchen/dining and living area. Designed by Andrew Ryan, this is a cook's dream, not to mention a wonderful space for entertaining on a grand scale.

Different floor treatments differentiate the open-plan layout, with tiling in the working kitchen and dining room and timber in the living area. A large island takes centre stage in the kitchen and doubles as an informal breakfast bar.

White cabinetry houses high-end appliances and includes a special coffee cupboard and bar. There's a wood-burning stove in the living area, while the semi-circular, conservatory-style dining room with vaulted ceiling and lantern roof light is big enough to seat up to 16 guests. Two sets of double doors lead directly out to the terrace and gardens beyond. A spacious utility room has similar storage to the kitchen and also has a glazed door to the rear garden.

To the left of the entrance hall, a short flight of wide steps leads down to the

master bedroom with vaulted ceiling and sea views through its three windows. A sliding door opens to a large en suite complete with rainfall shower, bath, double handbasin and separate WC. From here, glazed doors lead to the generous dressing room with a window seat overlooking the garden. The second bedroom in this wing also has an en suite and walk-in wardrobe, with double doors out to the garden.

Above the reception hall, the gallery landing is a bright space with a Velux window and glass panels overlooking the entrance hall. There are two further bedrooms at this level, one of which is en suite. The family bathroom has both a bath and step-in shower.

Outside, the gardens are the perfect backdrop to the house, with a paved terrace for alfresco dining under the mature cherry tree and bordered by box hedging, plus a sheltered terrace for soaking up the sun. The surrounding lawns are kept in trim with three Husqvarna robotic mowers which are included in the sale.

Rathmichael is about 15 kilometres south-east of Dublin. Shankill is the nearest village for local access, while shopping centres at Cornelscourt, The Park Carrickmines and Dundrum are within a short drive. The Dart station at Bray offers a direct commute to the city, as does the green line Luas at Brides Glen.



The rear of the house features a paved patio area with a sheltered terrace



Beranger House: prices start from €405,000 for the development of 43 apartments in a five-storey building on Roebuck Road in Clonskeagh

Clonskeagh apartments from €405k should see good interest

BY TINA-MARIE O'NEILL

A new block of one and two-bedroom apartments launching in Clonskeagh in Dublin 14 targeted at owner-occupiers should draw good interest from private buyers.

Beranger House is a quality development of 43 apartments in a five-storey building on Roebuck Road, built by Axis Construction, which Hooke & MacDonald is bringing to the market in the second week of June with prices starting at €405,000.

This Axis Living development comprises 16 one-bedroom apartments, which range in size from 47 to 50 square metres and are priced from €405,000; 22 two-bedroom apartments, which span from 78 to 89 square metres and are priced from €545,000; and five two-bedroom penthouses with large terraces of between 83.6 and 94.9 square

metres. These are priced from €670,000.

These A-rated apartments, which were designed by Crawford Architects, are ideal for buyers who wish to live in a mature residential location close to all the amenities of Clonskeagh, Donnybrook, Ranelagh, Ballsbridge, Rathgar, Stillorgan, Mount Merrion and Dundrum and within fast reach of the city centre. The UCD campus is just a short walk away.

There are numerous transport options nearby, including the Luas at nearby Milltown, several bus routes and cycleways.

There is fast access to the M50, bringing the city and surrounding counties within easy reach.

Shops, shopping centres, restaurants, cafés, parks and leisure facilities abound, as do schools and colleges such as Our Lady's Grove, Mount Anville, Alexandra College, Muckross Park, Gonzaga and Sandford Park.



A-rated apartments ideal for buyers wanting to live in a mature location close to amenities

Axis Construction has delivered a number of projects over the last 12 years, including high-value residential developments in the prime London market and a number of residential developments in Ireland. It

has a reputation for delivering high-standard buildings in otherwise challenging confined sites by thinking creatively.

The company was established in Ireland in 2018 and has successfully completed

six residential projects. It currently has a development pipeline of over 900 units at different stages of the development cycle.

Viewings are by appointment with Hooke & MacDonald at 01-6318402.

'Little treasure' proves to be real gem of a find

From page 1

carpets, a fireplace, and a fully fitted, walk-in wardrobe.

Another double bedroom facing the back garden is currently used as a home office and has timber floors, another period fireplace, high ceilings, dado rails and sash window.

Two more generous double bedrooms and a large family bathroom are on the first floor proper, or the top floor of the house, and these too boast high ceilings, shuttered sash windows and neutral carpets.

Down at the garden level of this double-fronted house, the front rooms are at semi-basement level while the rooms at the rear are at the same level as the garden.

There is a large, dual-aspect, double bedroom, a bathroom under the granite entry steps, and an informal family room with a gas fire set into a brick chimney breast at the front of the house.

The rear of the house at this level is the hub of the home. It incorporates an extended family kitchen/dining room with extensive fitted base and wall-mounted timber units and marble worktops, a matching central island, fitted window seating overlooking the rear gardens, an extensive range of integrated appliances, and French doors leading to the rear gardens.

There is a separate, more formal dining room off the kitchen which has an original marble fireplace, picture rails, timber floors and its own garden access.

There is an office/gym and plumbed utility room on the other side of the kitchen with its own private entrance, and



Sheltered patio to the rear (top) and a reception room

which also has French doors with direct garden access.

The well-maintained front gardens boast mature boundary hedging, specimen trees, clipped box hedging and access to the equally private rear gardens, laid in lawns with mature shrubs, hedges, trees and sheltered patios.

Blackrock village is within a five-minute stroll of the property and offers speciality shops, cafés and restaurants, two newly refurbished shopping centres, excellent public transport, including bus, Dart

and AirCoach services, and a choice of local parks and coastal walks.

Schools in the area include St Andrew's College, Blackrock College, Sion Hill, Boerstern national schools, Colaiste Eoin and Iosagain and Carysfort National School. Among the third level institutions, UCD Belfield is easily accessible on the N11, as is Trinity via the Dart or frequent Dublin Bus services.

Viewing is by appointment only with the agent at 01-5136866.