

Dublin 18 €3.5 million

Super-sized Foxrock home on over an acre

Foxrock House has room on its 1.34-acre grounds for a scheme of houses

Foxrock House, Old Bray Road, D18

Description: Large contemporary house on 1.34 acres with development potential
Agent: Vincent Finnegan

FRANCES O'ROURKE

Foxrock House, a very large property on 1.34 acres built in 2003 in the grounds of a Victorian house just off the N11 in Foxrock is a contemporary house with some period features that could be bought as a single family home.

But the property also has development potential, given its size, and might accommodate a scheme of houses and/or apartments, subject to planning permission.

Mary Considine and her husband Paddy reared eight children in Cornelscourt House, the period house next door, where they lived since 1961; after her husband's death, Mary built Foxrock House, designed by her architect daughter Jane, on half of Cornelscourt's very large garden. Hidden away at the end of a long driveway, Foxrock House is one of several on a sliver of the Old Bray Road at its junction with the N11, just past the large AIB bank building and the Mag-ic Carpet pub.

Foxrock House extends to 400sq m (4,305sq ft) and is for sale through Vincent Finnegan for €3.5 million. It has four bedrooms, a large tennis court, huge lawn and a long conservatory/greenhouse.

Cornelscourt House next door, a protected structure, is now the home of a member of the Durkan building family; in 2006, a company with Durkan family members as its directors planned to build four large houses on the site next to the house, but lost on appeal to An Bord Pleanála. Permission has recently been sought for the building of a five-bedroom detached house on the site.

Over a decade on, with demand for houses far outstripping supply, it's possible that planners would give someone buying Foxrock House permission for building on land not immediately adjacent to the pro-

ected structure. Agent Stuart Walker suggests access could be from Mart Lane, onto which Foxrock House's garden backs, and could involve buying one of the houses there to create access. It is possible the house could be reconfigured as several large apartments of around 100sq m (1,076sq ft) each.

The house, a bright building with a flexible layout, has been a centre for Mary Considine's large family – she has 19 grandchildren – and the location for weddings and parties. Artistic flair runs in the family: the late Paddy Considine was an illustrator who founded advertising agency Adsell.

Three of his daughters, Anne, Catherine and Mary Frances, are artists, whose works line the wall of the new house; another daughter is Sheila Considine, a medical doctor turned dress designer.

Foxrock House has an exterior of pale Belgian brick, with lots of Iroko wood-framed double-glazed windows. Inside, a large, square split-level hall is floored in limestone tiles and, up a few steps, with Sapele, a dark mahogany wood used throughout the house in floors and doors.

Jane incorporated touches to reflect the style of the Victorian house the family had lived in: there is detailed corncicing and a few new centre roses in several rooms, and even a bell in a modern marble fireplace in the livingroom which connects to a panel in the kitchen. She also designed the house with public and private spaces, making it suitable for owners who like to entertain.

Directly ahead of the entrance hall are the livingroom and two more interconnecting reception rooms. Sliding glazed doors open onto a terrace beside the lawn.

On the left of the front hall, doors open into a wide family room-cum-dining space and then into a large, bright kitchen with an Aga, floored with black limestone. Off it is a back kitchen with ovens and a hob and pull-out storage units, a small laundry room and a shower-room.

Upstairs, the main bedroom suite includes a livingroom, the bedroom overlooking the lawn



“The 400sq m house was built on the grounds of Cornelscourt House

through tall corner windows, as well as a dressingroom and an ensuite bathroom. One of the three other double bedrooms has a dressingroom and ensuite bathroom. In the hall, sliding wooden doors open onto a Juliette balcony overlooking the long, sloping back lawn.

Steep ladder-style stairs concealed in a cupboard on the main landing lead up to a 11sq m (118sq ft) floored attic.

Doors from the kitchen open into a long, narrow conservatory with a brick floor, and through more doors into the greenhouse, where vines and to-

matoes grow. There's an Omnicourt artificial grass tennis court on one side of the house and the long lawn.

A detached garage beside the driveway – beneath tall Sequoia trees in the grounds of Cornelscourt House – offers potential for conversion.

Dublin 4 €850,000

Smartly extended Ballsbridge bungalow

22 Ballsbridge Ave, Ballsbridge, D4

Description: Recently extended bungalow with four bedrooms.
Agent: Sherry FitzGerald.

ROSE DOYLE

Ballsbridge Avenue and its venerable, terraced cottages have managed, for many years now, to be both private and at the heart of things in Dublin 4. Coming from town it's a quiet street to the left after Ballsbridge's main strip of shops, restaurants and Paddy Cullen's pub.

About a third of the way along the terrace, it's a surprise to find an enclosed and gated courtyard. Peacefully co-existing with 21st century Ballsbridge, these five, red-brick bungalows and beds of plants have been there for more than 30 years.

The vendor, who bought number 22 Ballsbridge Avenue in 2015 and has extended to almost double its size, explains that the courtyard site was owned and used by the RDS for shoeing horses until it was sold for development in 1985.

The vendor paid €625,000 for number 22 and says that the previous owner, who bought during the housing boom, paid in excess of €1 million. With its floor area extended by almost 46.5sq m (500sq ft), number 22 now has four bedrooms (one of them en-suite), a family shower room, open-plan kitchen/breakfast/livingroom and

sunroom/German glasshouse over a 125sq m (1,350sq ft) floor area. Agent Sherry FitzGerald is seeking €850,000.

The vendor is only half joking when he assures that Ballsbridge Avenue is “a divine place to live, a foretaste of heaven”. Family changes make it necessary to downsize.

The German glasshouse, or sunroom, accounts for some 9.2sq m (100sq ft) of the extended house and has created a wonderful sense of space and light as well as making for an all year round outdoor-living experience. Accessed via the kitchen/breakfastroom, it juts into the L-shaped 18ft x 13sq ft patio garden and is sheltered beneath a 20ft-high old stone wall and even higher, creeper-covered brick wall. There are hydrangea, geranium and camellia plants but, in the interests of low maintenance, an astro turf lawn surface.

The light-filled, fully-fitted kitchen/breakfast area has a pitched ceiling with four small Velux windows and the livingroom has a gas-fired fireplace with period-style wooden mantle.

The floor here, as with the rest of the bungalow, is of a warmly polished hardwood. The main, en-suite bedroom overlooks the rear, creeper-clad wall and has fitted wardrobes. Two other bedrooms are front-facing and a fourth, large bedroom, faces the side. The tiled, family shower room has a Velux window.

The courtyard has designated parking for one car.



Dublin 6 €1.15m

Mid-century modern in Dartry

28 St Kevin's Gardens, Dartry, D6

Description: Four-bed 1950s semi-d reworked inside and out to bring it up to date
Agent: Sherry FitzGerald

BERNICE HARRISON

The recent makeover of 28 St Kevin's Gardens, Dartry, is an example of how a standard 1950s semi-d can be reworked both inside and out to bring it bang up to date. The major work on the Dublin 6 house had already been done when the present owner bought seven years ago but he commissioned Nu House renovators to do some additional work. That mostly involved extending out the back to the side – to add a utility room off the kitchen and a glazed office room looking out over the garden. It all adds to the 214sq m of space in this four-bed house that will have strong appeal for families trading up.

The previous work – done by its former owner, an architect – opened up the ground floor and included replacing all interior doors, laying new floors and updating both the downstairs shower-room, the family bathroom and ensuite. The eat-in kitchen – a large light-filled room across the rear of the house – had modern fitted units and these have been replaced with high-gloss grey units which work perfectly with the polished concrete countertops and island.

Originally there would have been two interconnecting reception rooms but that has been opened up into one room



with glazed doors into the kitchen. The other, possibly larger reception room off the hall, to the left, has two picture windows and is currently used as a guest bedroom but would make a fine livingroom.

Upstairs the smallest of the bedrooms has been fitted out as a dressingroom and there are three other bedrooms.

The only improvement new owners might consider is to convert the attic – although the house now has a good balance of bedrooms and living areas.

Number 28 is at the end of a quiet cul-de-sac off St Kevin's Park. It was built years after those houses and the final stage

of development in the 1950s included a few semi-detached houses at the end of the cul-de-sac.

Like number 28, which has smart new grey painted windows, several of them have clearly been renovated in recent years.

Their rear gardens vary in size with number 28 having one of the longer and wider ones. It's not overlooked, is fringed by mature planting and features a large timber deck outside the kitchen.

The front garden has been given over to off-street parking. Sherry FitzGerald and the agents, quoting €1.15 million.



Dublin 16 €1.5m

Garden heaven in Templeogue

Corrybeg House, Templeogue, D16

Description: Large, detached late 1930s house on approx .65acre.
Agent: DNG

ROSE DOYLE

Behind high walls on busy Templeogue Road, with a thriving mature garden giving a nicely green mood to its detached status, Corrybeg House is a comfortable, and comfortably lived-in, family home.

The vendors, who have lived there since 1989, say the garden “is why we bought the house” and that their nearly 30 years in Corrybeg House have been good ones. Family reared, they are now downsizing. Cheeverstown House sits to one side of Corrybeg House, while a Victoria Homes development is going up on the other side.

The vendors bought the property for IR€118,500 in 1989. Regarding the coveted gardens, the vendor explains, “we wanted them to be traditional, so brought in garden designer Damien Keane, who did a lovely, hard landscape.”

Rectangle-shaped, the garden has high evergreens, a venerable cherry tree, ivy, bamboo, lavender and hydrangea. There is also a patio and garden shed. The vendors have radically renovated and extended on four occasions over their years in residence. They began with a “total strip and refurbish” soon after buying, adding a main bedroom suite, utility and storage areas in 1997. In 2003 they enlarged the kitchen



en and installed Poggenpohl fittings and, in 2011, improved the insulation throughout and had interior designer Denise O'Connor advise on a new colour scheme.

Corrybeg House now has a 315sq m (3,400sq ft approx) floor area with five bedrooms (three en suite), three reception rooms, kitchen/breakfastroom and large utility area, with bootroom and sports storage. A separate garage measures 30sq ft (323sq ft). Agent DNG is seeking €1.5 million.

The large storage/utility area has doors to both garden and garage and could with ease convert to a home office or separate apartment. A small TV room at this end of

the house overlooks the garden, as does the diningroom. The kitchen/breakfastroom also has garden views, as well as a centre island with dark blue polished stone top.

An outer porch leads to a good-sized reception hallway, where the floor is ceramic tiled. French doors lead from the oak-floored livingroom to the patio and garden.

The main, en-suite bedroom has three large windows over the garden and a feature mezzanine. Reached via a spiral staircase, this has a railed balcony and could make an office or reading area. All of the bedrooms are bright and have garden views. The landing is large enough to create a quiet reading area.