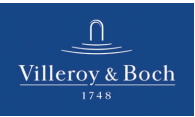




GLANDORE, REAR ELEVATION



SUPERIOR CRAFTSMANSHIP



Villeroy & Boch is a highly innovative company with a time-honoured tradition. It is one of the most important brands in Germany, Europe and indeed the world. Since its origins over 265 years ago, the ceramics manufacturing company founded in 1748 has developed into an international lifestyle brand. The 'Bathroom and Wellness' Division does not only offer ceramic bathroom collections in a variety of styles but also high-class bathroom furniture, coordinated fittings and accessories. The wellness range with its innovative shower, bath and whirlpool systems is an impressive blend of beauty, quality and state-of-the-art technology.



For over 20 years we have been designing and creating beautiful kitchens at our headquarters in the picturesque seaside village of Dalkey in South County Dublin, Ireland. At Design House we have taken bespoke to a new level. As infinitely varied as your imagination, our bespoke kitchens are designed to be life-enhancing, without limitations. Expressing who you are and how you like to live your life, creating a practical, entertaining, nurturing and creative space unique to you – a Design House bespoke kitchen is the consummate customized living experience.

VENTURA

Having worked on leading developments, show houses, private homes and commercial ventures over the last 15 years, Ventura Design has built up a wide-ranging portfolio of success stories. Its team has the practical skills and industry knowledge to see all types of domestic and commercial projects through to completion, on time and on budget.



GLANDORE



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A wonderfully detailed residence that blends sustainability with luxury, Glandore will appeal to environmentally-aware homeowners who also understand quality.



GLANDORE, FRONT ELEVATION



## GLANDORE

Glandore is a beautiful detached home built in the Arts and Crafts style, that also incorporates Edwardian and Classical architectural features. Built by Burns , the house is also thoroughly modern, with floor space of 2500 sq ft/232 sq m, which extends over three levels. It is called after the idyllic harbour village of the same name in West Cork.

A wonderfully detailed residence that blends sustainability with luxury, Glandore will appeal to environmentally-aware homeowners who also understand quality, while its flexible spaces will adapt to every stage of family life. All rooms have smart electrics and zoned underfloor heating, and with concrete floors throughout, there is no need to worry about energy efficiency and sound insulation. The A3-rated property is exceptionally comfortable and also boasts efficient running costs.

Naturally, Glandore is designed to be as secure and private as possible. Features include an electric cast-iron vehicular gate and a separate pedestrian gate on Temple Road, which can be controlled from all of the houses. Further seclusion is provided by Glandore's own large timber electronic vehicle gates and its two timber pedestrian gates.

After entering the first of two electric timber doors, a short tiled path flanked by box hedging leads to a sheltered porch – notice its cut Jura beige limestone and period detailing – and the main front door. The second timber door provides a separate entrance to the side passage of the house. From here, one can access a smartly designed self-contained room that can be used as an au pair's quarters, an extra bedroom (ideal for family members and visitors) or a study/home office.

In front of Glandore's impressive granite boundary wall is a quaint planted garden surrounded by cast iron railings. From Glandore – as well as from New Haven and Ellington – one can also access an elegantly landscaped former stable yard, which is

fronted by electronic gates and provides a safe sanctuary for families on Temple Road.

Ample parking space is provided for residents in private bays that are underlain with Ballyusk Wicklow gravel. This car-friendly area leads to the side garden, which can also be accessed from the dining room, which then meanders to the lawn garden at the rear of the house.

An impressive hall with parquet walnut flooring, and details such as timber dado rails and cornice plastering, sets the elegant tone of the interior. Light-filled, painted glass panelled double-doors lead to the main reception room off the hall, with its warming wood fires. At the other end of the hallway, the formal dining room boasts features such as a motorised dumb waiter lift, which zips down to the kitchen on the level below, whose centrepiece is a natural fire.

The lower ground floor, which provides direct access to the patio garden through bi-fold doors, is finished in smoked limed oak flooring. This family-friendly space incorporates a lounge area and open-plan kitchen with a separate island, finished in stunning Carrara marble stone, all of which is crafted by Design House, in Dalkey (designhousedublin.com). Warm and light-filled, the room also features a comfy burning fire. A utility pantry is situated off the kitchen, and there is also a convenient WC.

There are three further bedrooms in Glandore. All have stone-slabbed ensembles that are decked out with Villeroy & Boch fittings. They are also fitted with timber door wardrobes finished in Farrow & Ball Cornforth White paint.

The exterior house finishes consist of granite plinth, copings, bands and window sills, and the red brick elevations are laid in weather struck pointing, in an English bond of header and stretcher courses. Other elegant features include natural roof slates, hand-cut timber eaves, dentils, soffits and fascias.

