



ON THE MARKET

D4 mews is a small wonder



CHURCH MEWS Elgin Road, Ballsbridge, Dublin 4 €1.1m



Era: 1860s
Size: 94sqm
Agent: Finnegan Menton (01) 614 7900
Viewing: Strictly by appointment

ALTHOUGH Church Mews sits on Elgin Road, along a tree-lined strip that includes the imposing redbrick facades of the Belgian, Ukrainian, Republic of Kenya and the US embassies, the passer-by would hardly notice the pretty, stone-built former coach house.

First, it is set back off the road behind a high wall and accessed by a private gated driveway flanked by high hedges. Second, it is overshadowed by sitting next door to one of the finest examples of High Gothic Revival in the country, the Church of St Bartholomew.

The church dates back to the 1860s, when five architectural firms were invited to submit drawings to a committee formed to oversee its design and construction; two Irish, three English. In the end, one of the English practices, that of Thomas Henry Wyatt, won the commission.

Wyatt was more than qualified, as he had already completed over 30 churches in England. But he was also well-connected. One of the churches had been commissioned by the Earls

of Pembroke, the Herbert family, who had a large estate in Wiltshire.

The Herberts were also landlords of the Pembroke district of Dublin and are said to have donated the site for the church. The connections went further. Sidney Herbert had been at school with Archbishop Trench of Dublin (formerly Dean of Westminster Abbey) who later consecrated the church, while Wyatt had previously designed a home for Viscount de Vesci, Sidney's brother-in-law, at Abbeylix House in Co Laois. He almost certainly won the contract because of their support.

Nonetheless, Wyatt was an experienced and supremely gifted architect and, at St Bartholomew's, he created a Gothic Revival masterpiece. According to the original plans, a steeple was to sit atop the octagonal tower. It was never built but the church bells in the tower ring out every quarter of an hour.

The interiors were decorated by Thomas Manly Deane, son of Sir Thomas Newenham Deane, who had also submitted drawings for the

original commission of the church. He designed intricately mosaicked floors, fine stained-glass windows and highly decorated walls that were typical of the Gothic Revival.

Today, the church is well-known for its choral music — and the new owners of Church Mews will be able to enjoy hearing its Sunday morning service sung by the all-male choir and its female choristers singing Evensong every second Sunday, without having to leave the privacy of their front courtyard.

Church Mews itself was completely refurbished ten years ago and has only been used as a holiday home since. The sunny courtyard to the front is gravelled and low maintenance and mature trees to the side mean it is not overlooked.

Inside, the entrance hall has marble floors and leads into the main open plan living/dining space which is carpeted. The centrepiece of the room is a marble feature fireplace with gas fire inset. At one end, double doors lead out onto the small patio area in the courtyard to the front.

The galley kitchen opens off the dining area

and has marble floors and countertops and high-quality Smeg appliances that are included in the sale. A compact utility cupboard opens off the kitchen and houses the washing machine and tumble dryer. Glass roof panels allow light to spill into the working area and the dining room area of the main living space. A guest WC is also located off the hallway.

On the first floor the master bedroom has fitted wardrobes and Velux windows, while French doors open onto a balcony. The large bathroom contains a power shower and Jacuzzi bath with built-in TV on the wall. Both the bedroom and bathroom are wired for surround sound.

With a second bedroom of 3.10m x 1.95m, the space might be best-suited to those with occasional guests or could be repurposed as a study.

Church Mews would suit downsizers on the hunt for a low-maintenance upmarket property or those looking for a well-placed pied-à-terre within walking distance of St Stephen's Green.

Words by Fran Power

Data sourced from Property Price Register

BUYER'S GUIDE



Highest recorded house price in the area (past 12 months): €5,900,000 for 51 Allesbury Road, Dublin 4, in October 2016

RECENT SALES

€505,000 for 102 Baggot Lane, Ballsbridge, Dublin 4 in August 2016
€1,230,000 for 19 Merlyn Park, Ballsbridge, Dublin 4 in April 2016
€920,000 for 11 Hollyrood Park, Ballsbridge, Dublin 4 in May 2016
€225,000 for 1 Elgin Mews, 20 Pembroke Lane, Dublin 4 in February 2016

NEIGHBOURHOOD NOTES

Area name: Ballsbridge is an affluent district of Dublin, just south of the city centre, that has traditionally housed many embassies and diplomatic residences.

Amenities: Church Mews is on the doorstep of the city centre — close to the shops, restaurants and pubs around Grafton Street. The Aviva Stadium is 10 minutes' walk away, a boon for sports fans, while Herbert Park is a similar distance away, and Fitzwilliam Tennis Club is 15 minutes' walk.

Close to: Dublin city centre is a 15-minute walk, while Donnybrook and Ballsbridge are both within 10 minutes' walk. Dublin Airport is 15km away.

Transport links: 10-minute walk from Lansdowne Dart station; Ballsbridge is well-served by buses into the city centre

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4 OF A KIND... DOWNSIZERS



Creative in Co Clare

WOODFIELD LODGE,
BROADFIELD, CO CLARE



THERE is down-sizing and there is down-sizing, and Woodfield Lodge, with spectacular views over Doon Lough in Broadford, Co Clare, is an example of a house that might appeal to those in search of a new adventure, in a tranquil and secluded rural location, yet with all the conveniences of a contemporary home.

Moving from a period house on several levels, to a modern home on one level, may be just the ticket for a particular cohort of downsizers, rather than moving to a much smaller property.

Woodfield Lodge is approached along a woodland road and through automated gates. To the front and rear there are terraces, ponds, mature planting, and woodland. The back

of the house has views over the lake; there is access for boats via a public slipway a few hundred metres down the road.

The lodge has been extended, refurbished and decorated with some flair by the current owners, and now offers 306sqm of bright and spacious open-plan accommodation, all arranged on one level to make the most of the views through the picture windows across the lake to the mountains beyond.

Woodfield Lodge has a contemporary feel with an emphasis on light and an easy flow from one room to another. There are two double-height vaulted reception rooms, a bespoke modern kitchen, large utility room, and four en-suite bedrooms. The master bedroom has a Jacuzzi bath, multi-jet shower and a luxurious sauna. An artist's studio in the grounds will give the creatively-minded an opportunity to develop their talents in peace and quiet, and there is plenty of hunting, shooting, fishing and golfing in the surrounding area.

AGENT: Ganly Walters (01) 662 3255



By the Dart in Dun Laoghaire

114 Harbour View on Crofton Road in Dun Laoghaire is on the third floor of this modern development opposite the Dart station and has 75sqm of living space. There are panoramic views of the harbour and the bay, and the apartment is within a short walk of the East Pier, shops, restaurants, and the multiplex cinema at Bloomfields, as well as the sea-side town's four sailing clubs and the popular Sunday farmers' market in the People's Park. The apartment has a large living room, dining area and full width sun balcony that faces directly on to the sea and harbour. There's a modern fitted kitchen, bathroom, two double bedrooms with fine courtyard views, and a basement car space. The apartment is on several bus routes, including the 46A.

AGENT: Hooke & MacDonald (01) 631 8402



Secluded in Sutton

4 Snowberry is a luxurious two-bedroom apartment at Sutton Castle, former home to the Jameson family, located on the south-facing slopes of the Howth Peninsula, with fine views over Dublin Bay. The gated community has seven acres of well-stocked gardens and woodland. The apartment is one of nine located in a new wing adjacent to the original house, all of which are named after the trees, plants and herbs that can be seen in the gardens from their windows. There is a large living/dining room ideal for entertaining and a sunny south-west facing terrace. The main bedroom is en suite and has a walk-in wardrobe, and a second bedroom has the use of the main shower-room. There's also a handy guest lavatory, and two car parking spaces.

AGENT: Gallagher Quigley (01) 818 3000



Fine in Foxrock

6 Grove House in the ever-popular gated Grove Wood development on Hainault Road in Foxrock is an elegant two-bedroom, two-bathroom apartment with lift access. There's 171sqm of living space spread over two floors, with the kitchen/breakfast room and main living/dining room overlooking the communal gardens on the lower level. Also on the lower level is the master bedroom, which is en suite, and the main bathroom. Upstairs is another double bedroom and study/office mezzanine, with a separate entrance to the apartment from the communal hall. It's a short walk to Foxrock village, which has just about everything that a busy retiree might need in the way of speciality food shops, boutiques, hairdressers, cafes and restaurants.

AGENT: Hunters (01) 289 7840