



FAIRYTALE CASTLE CRAIGDUN
 A Scots baronial fantasy home near Ballymena

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Clontarf Victorian by the sea

A late 1890s home has been restored impeccably, writes **Katy McGuinness**

**31 Hollybrook Rd
 Clontarf,
 Dublin 3**

ASKING PRICE: €1.275m
AGENT: Gallagher Quigley
 (01) 8183000

ESTATE agents often describe houses as being in walk-in or turnkey condition, but it's rare that they live up to the hype. Period properties refurbished during the years of the Celtic Tiger are frequently over-done, the décor at odds both with the bones of the house itself, and with the more subtle approach to interiors that is currently in vogue.

And the notion of buying a house only to strip out perfectly good fixtures and fittings, carpets and curtains, because they do not chime with the taste of the new owners, is a prospect that often sticks in the craw of future viewers upon resale.

So 31 Hollybrook Road is refreshing, in that it is in literally walk-in condition but has been restored with good taste by owners with the resources not to cut corners.

The handsome, bay-fronted, semi-detached house was built around 1890, towards the end of the Victorian era, and is located at the elevated upper end of Hollybrook Road, which takes a straight run down to the sea at Clontarf Road. It is a protected structure. With 2600 sq ft of living space, a reasonably sized garden with rear access, and a large double garage, this is an already substantial family house that could be extended if new owners require.

The current owners purchased the house about 10 years ago, when they say that it was in good condition, having been previously re-wired and re-plumbed, but in need of a style makeover. They set about installing double-glazed windows, and put coal-effect gas fires in every fireplace in the house.

They restored all the coving and centre roses using original moulds, and hired EV Kidd Ltd of Finglas to sand and wax the original broad board wooden floors. A subtle Farrow & Ball paint palette was used throughout the property. The result is a house that feels elegant, comfortable and relaxed, with no sense that there are 'good' rooms that only get used on high days and holy days, as is often the case with older houses. No 31 manages to be both practical and stylish.

The house is set back from the road, behind a front garden in lawn. Off the entrance hall are the drawing room and dining room, linked by double doors, both with original fireplaces. The orientation means that these rooms get southerly and westerly light through the day. The double height bay window column means you can see up and down the street from the front reception and from the bedroom above — useful for security purposes.

A guest lavatory and study, which could be a bedroom, are located on the return between the ground and first floors, while the first floor has two large double bed-



No 31 Hollybrook Road has been restored with good taste

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Clockwise from top right: The dining room of No 31 Hollybrook Road; the period-style kitchen; one of the double bedrooms; a reception room leading into the dining room; the bathroom which also has a shower; the free-standing bath tub and electric fire; and the hallway



rooms and a small box bedroom off the master bedroom that is currently used as a dressing room but could perhaps be made into an ensuite, subject to planning permission.

The large family bathroom is

on the return, in what would have been the fifth bedroom, and has a fine roll-top bath and separate shower. The original attic room is currently configured as a further double bedroom.

Downstairs, the kitchen occu-

pies the return overlooking the garden; a desirable AGA is included in the sale. Outside, there is a paved patio area for eating outside, to which there is access via the side of the house, and three smart sheds for storage, with one housing

laundry appliances. The garden has been attractively landscaped and, at the end, down a few steps, is a garage that occupies the whole width of the garden, big enough for a couple of cars. This is accessed from the laneway that runs the

length of the road. Hollybrook Rd is convenient to the city centre, with College Green 4.5km away. Within the past six months, houses on the Hollybrook Road have sold for between €1.1m and €1.25m.



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