



Developer Leona Melia pictured at No7 Glinbury, Rathfarnham, Dublin 16 PHOTO: BRYAN MEADE

A house with a split personality

An oversized period house in south Dublin has been brought back to life by dividing it in two, writes **Alison Gill**

7 GLINBURY
Rathfarnham, Dublin 16
Asking price: €1.25m
Agent: Hooke & MacDonald (01) 6610100

No mother would ever admit to having a favourite child. But developer Leona Melia isn't afraid to name her chosen one. After years of nurturing, worrying and a lot of sleepless nights, No7 Glinbury has become like a member of her family.

Melia and her husband Eddie O'Connor own Heatherbrook Homes and have years of developing behind them. Inevitably when developers buy sites that contain old homes, there are big choices to be made, especially when the house is protected. In recent years we've seen lots of new home builders turn their hands to restoration where the old home on the site is revamped and brought back to market once the new homes are built and sold.

In 2014, Leona and Eddie bought Whitechurch Lodge and the land surrounding it in Rathfarnham, Dublin 16. In 2019, they launched Glinbury, a new development of 11 luxury homes on the site, all now sold.

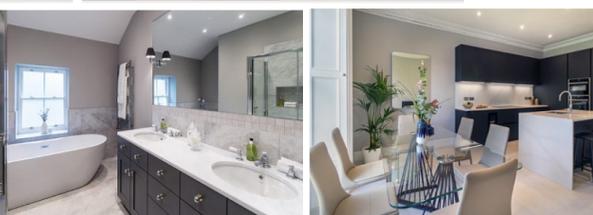
Because of its large size, a decision was made to convert the original 1820s house into two separate homes. "We found it hard to get our heads around separating the house at first and had to tweak the drawings a few times," Melia explains. "We had to spend time in it and experience how the sun and the light moved through it. It was only when we put up the party wall, then I could feel it. I was initially treating it as two halves of the one house, but it's not. They've both got a completely different layout with a different footprint. They are now two different characters."

Her favourite half, No 7 Glinbury, has just been placed for sale. "This has the grand hallway. The other one has a bigger living room and floor space, but this side has my heart."

Whitechurch Lodge most likely belonged to the owner of the mill on the southern side of the site. Its listed status meant the team had to be extra careful when they went in to renovate, under the watchful eye of Sandra O'Riordan of O'Carroll O'Riordan Architects.

Shutters were brought back to life, skirting boards were restored and replaced, but not altered in shape or size. Walls that may have been slightly uneven were left that way and instead of layering on the plaster, wardrobes were built around the imperfections.

You are in no doubt that you are entering a period house when you walk through the front door. The restored staircase with rosewood handrail, carved architraves and nickel ironmongery on the internal doors are a reminder



Clockwise from above: The exterior of the property at No7 Glinbury; one of the reception rooms; the kitchen and dining room; the main bathroom; one of the two master bedrooms; the study/home office space; the entrance hall.

of what's gone before. Then the light herringbone floor and Farrow and Ball Inchyra Blue walls bring you right back to the present.

The kitchen with deep-set Georgian windows and restored shutters has a contemporary Italian Pedini kitchen by McCauley's of Drogheda.

The countertop and island are finished with Silstone Quartz worktops, with luxury additions like a Quooker tap, a wine cooler and downdraft extraction hob taking the house into the modern world.

The wall that separates the kitchen from the snug family room is so thick that a double-fronted wood-burning stove had to be sourced from Germany so that it would face the kitchen on one side and the family room on the other.

The boot room, or utility, behind the kitchen, has been fitted with full-height units in a warm black colour. The home office comes with a huge Georgian window to the garden.

The living room is a lot less formal than

it would have been back in the day, now with mood lighting and French doors out to the patio.

Upstairs are two master bedrooms. The first with views over the The Grange golf course and the mountains. The ensuite is by McCauley's and has a bath, a double shower and his and hers sinks. The other has more floor space around the bed, fitted wardrobes and an en suite shower room.

The bedroom at the front of the house has been designed around the old fireplace with two alcoves at each side of the bed. Down the corridor, the fourth bedroom is perfect for guests, as it's out of the way and there is bathroom beside it.

Well used to doing house restorations for clients, this project was different for Heatherbrook Homes because this time around the budget was their own.

"The challenge here is that old houses are money pits and when you have a client who wants to spend €2m restoring a period home, that's their

business," Melia explains. "But when you have to bring something to the market, it's a real balancing act."

"The level of craftsmanship that we had was something else," she says. "Nobody took the easy and quick route. I trusted them and gave them the space to do it and they came up on top each time."

Listed houses don't have BER ratings, but if this did, it would be an A. It has an energy efficient Samsung Heat Pump and underfloor heating throughout. A high level of insulation was used in the walls, floor and roof, and all rooms have separate temperature and time controls.

It's bordered by the stone walls of Glinbury, with the River Glin running through it. A walkway has been created for residents that goes through the planted woodland and up to the weir where the old mill would have sat. Hooke and MacDonald is seeking €1.25m.

All parents have to face the inevitable and Melia's hope for her 'baby' is that the new owners will love it as much as she did.

4 On the Market

Four in Terenure, Dublin 6W



20 Mount Tallant Avenue

€845K SHERRY FITZGERALD TERENCE (01) 490 7433

No20 Mount Tallant Avenue is part of a terrace built in the early 20th century when the avenue was a short cul de sac off Harold's Cross Road, ending at St Teresa's Carmelite convent.

Nowadays the convent has gone and the street is no longer a cul de sac; having doubled in length it stretches as far as Derravarragh Road to the west. The terrace on the southern side is well preserved though, with its red brick, bay windows and railed front gardens.

No20 has been extended to 1,668 sq ft with four first-floor bedrooms plus a converted attic. Downstairs there's a kitchen at the back with a family room extension, and two reception rooms to the front.



44 Lavarna Grove

€795K MULLERY O'GARA ESTATE AGENTS (01) 255 2489

Planning permission was granted in 2010 to remove the basement and roof of No44 Lavarna Grove, add a first floor, and attach a part two-storey, part single-storey extension. That permission has now lapsed (as of 2015) but a new owner may be able to renew the idea with the city planners.

As it stands, the house measures 1,466 sq ft and was built in 1990 with period-style features such as high ceilings and a fanlit front door. Inside there's a living room to the left and a kitchen to the right, both dual-aspect. A short flight of steps leads to the lower level where there are two bedrooms and a study, with two more bedrooms upstairs (one en-suite).



333 Harold's Cross Road

€970K MULLERY O'GARA ESTATE AGENTS (01) 255 2489

Part of a redbrick terrace formerly known as Avondale Terrace, No333 Harold's Cross Road spent much of its recent history in flats, but in the 1990s it was converted back into a family home. Then in 2008 the city council gave permission to extend it, so that it now measures 2,029 sq ft.

The extension allowed for a better kitchen, a first-floor bedroom and a skylit attic room. Below that on the first floor and return are four bedrooms, one with an en-suite shower. The ground floor has two linked reception rooms left of the hall, both with marble fireplaces, and the new, L-shaped kitchen and family room at the back, with doors to the paved, southeast-facing garden.



4 Rathmore Villas

€495K SHERRY FITZGERALD TERENCE (01) 490 7433

According to the Property Price Register, No4 Rathmore Villas last sold in June 2019 for €369,000. It's had a complete refurbishment with new sash windows to the front and a new boiler (it's C3 rated now), and designer Wesley O'Brien was let loose on the interior.

It's a mere 506 sq ft but with an open-plan layout and a pale colour scheme to minimise loss of light. The living room is to the front, with two bedrooms to the left and an archway to the kitchen. Here there's a double-height window with a door to the south-facing courtyard garden, paved in granite and with pedestrian access to a lane.

9 Abercorn Terrace, CIE Works, Inchicore, D8 €475k



On track for a €475,000 home at former railway estate in Dublin 8

The Great Southern & Western Railway Company acquired 73 acres of rural farmland in Inchicore in the mid-19th century and established a railway works, where steam engines could be built and repaired.

Having built the works, the railway company then proceeded to build houses for the workers. Early on there were only a few dozen men employed but later there were as many as 2,000. So then a library, dining and recreation hall was needed (now Inchicore Sports & Social Club), and a model school was built for their children (now Inchicore National School). You can see why railway jobs might have been in demand in Victorian Ireland. Whatever about the jobs, the houses built for railway workers are still in demand today. It's an authentic old Dublin community, well situated with plenty of green space, and the houses are solidly

and attractively built.

Take Abercorn Terrace, one of the first of the estates to be built, which lies on the southern side of a little wooded park near the grounds of the Sports & Social Club. No9 has been recently refurbished but still has original features including sash windows, fireplaces, and floorboards.

The front sitting room has a sash window, varnished floorboards and a cast-iron fireplace. Beyond this, at the end of the hall is dining room/family room with a solid-fuel stove, and a small fitted kitchen is off that, about 9ft square and with a door to the garden. The first floor has three bedrooms with insulated wood floors and a bathroom, bringing the total floor area to 947 sq ft.

The paved back garden faces south and has a wooden shed for use as a home office. The front garden is full of flowering shrubs. No9 is for sale for €475,000 DNG (01) 679 4088.



The sitting room with cast iron fireplace and varnished floorboards