

Residential Property

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The Doolough Diaries

Lots of birds get blown off course and end up here Page 2

Thursday, November 30th, 2023 Editor Ronald Quinlan email property@irishtimes.com

Divine nine: Our favourite homes of 2023

From across the length and breadth of the country, these are the properties our team of writers found it hardest to leave this year

Westerly House, Glinbury, Whitechurch Road, Rathfarnham, Dublin 16
Status: Brought to market in May, seeking €2.45 million. Sold in September for €2.7 million, according to the Property Price Register (PPR).
Agent: Hooke & MacDonald
 You have to cross the river Glin to get to Westerly House, but when you drive over the small bridge into the 0.54-acre grounds, you're in a completely different world, it's a world of luxury, tranquillity and ultra high-end design.

Westerly House is a stunning contemporary house in a sylvan setting by the river that extends to 375sq m (4,036sq ft), built by developer Leona Melia and her husband and business partner Eddie O'Connor. She wanted to create her dream home and Westerly House would certainly qualify as a dream home.

The incredible craftsmanship is evident in every corner of this beautiful modern home, from the burnt-larch and dark-oak panelling and the leather-upholstered cabinets to the expertly engineered cantilevered staircase and the boiserie panelling in the masterchef-level kitchen.

No expense has been spared in the design of Westerly – the wash-hand basin in the downstairs guest toilet is by Noir Desir and would knock you back about €20,000 – and the layout is well thought-out, right down to a second, concealed kitchen behind the main kitchen.

From the patio, a path winds up to a spacious, luxurious yoga studio with large sliding doors opening to the riverfront, and a shower room and sauna.

The path continues up the river to a lovely, private seated area with a firepit by the river, where you can relax to the sounds of the water flowing on the weir. It's another world.

KEVIN COURTNEY



Westerly House, Rathfarnham, Dublin 16

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When you drive over the small bridge into the 0.54-acre grounds, you're in a completely different world, it's a world of luxury, tranquillity and ultra high-end design

Ballymurrin House, Ballymurrin Lower, Kilbride, Co Wicklow

Status: On the market since October, seeking €1.5 million.
Agent: Knight Frank
 There's a sense of being away for the weekend when you turn off the lush, undulating Wicklow byroads into the driveway of Ballymurrin House. Built in phases from 1668 as a Quaker farmstead, it was first lived in by Ambrose and Ann Judd and their nine children, and later by William and Mary Bates and their family.

It has been occupied continuously since, and generations of Quakers are buried, mostly without grave markers, in the nearby cemetery.



Ballymurrin House, Kilbride, Co Wicklow

Exploring the complex with its custodian-owners Patrick and Delphine Geoghegan, both conservation architects, is like being part of a precious 3D jigsaw. There are hints of heritage in the understated charm, unprepossessing details and simple practicalities of these beautiful, homely structures.

It's a privilege to feel the stones of the ancient fireplaces, to examine the organic particles in the daub that forms the

forge chimney, to open the cupboard where the Quakers kept their record books, and to feel at peace in a place that once had its own share of religious persecution.

JOYCE HICKEY

3 Arranmore Avenue, Phibsborough, Dublin 7
Status: Brought to market in January, seeking €575,000. Sold in April for €645,000, according to the PPR.



3 Arranmore Avenue, Phibsborough, Dublin 7

Agent: Sherry FitzGerald
 The house that stood out most to me in 2023 was one of the first ones I reviewed back in January; a neat two-bedroom Victorian villa that has interiors so pleasing that if I were to move in tomorrow, I wouldn't change a thing.

Number 3 Arranmore Avenue in Phibsborough was completely redesigned by its architect owner when they bought it in 2002; its layout optimised

every inch of space and the mid-century modern aesthetic has proven timeless and is now very much in vogue.

I loved the 4m-high ceilings that made the ground floor feel airy, as well as the rustic wooden floors in the bedrooms.

The rear courtyard, full of plants, was really well incorporated into the plans and felt like part of the house; its greenery was the first thing I spotted through the rear window on entering the house, and it became

part of the kitchen space when the glazed concertina doors, framed by iroko wood, were opened.

The property was also in a location where I would love to live, on a quiet road just a short walk from the cafes, pubs and restaurants of Phibsborough village with the northside of the city centre less than a 10-minute cycle away.

JESSICA DOYLE



IO House, Torca Road, Dalkey, Co Dublin

IO House, Torca Road, Dalkey, Co Dublin
Status: On the market since March with an asking price of €3.495 million, a price cut of €255,000 from the original €3.75 million.

Agent: Sherry FitzGerald
 A detached house built into the side of Dalkey Hill at the end of Torca Road was designed by architects Boyd Cody and Andrew Lohan in 2013 with floor-to-ceiling windows on two

floors; they open out on to a bio-diverse wild garden and the main living space, the long kitchen/living/diningroom on the top floor, looks directly across Killiney Bay.

It's modern, with a Scandinavian flavour, smart fittings, oak parquet and polished concrete floors, an air-to-water heating system, underfloor heating and an A3 Ber.

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Fine Jewellery & Watches

Auction Tuesday 5th December at 4pm
 Live Auction



Lot 57: A Collectible 18K Bi-Coloured Gold Bracelet, by Bulgari, circa 1960 | Estimate: €10,000-15,000

Lot 116: A Sapphire and Diamond Cluster Ring, by Van Cleef & Arpels, circa 1985 | Estimate: €15,000-20,000

Important Irish Art

Auction Wednesday 6th December at 6pm
 Live Auction



Lot 43: Edward McGuire RHA (1932-1986) Pearse Hutchinson
 Estimate: €15,000 – 25,000

Vintage Wine & Spirits

Auction Thursday 7th December
 Online Auction, Ends from 12 Noon



Lot 283: Bowmore 50 Year Old Single Malt Scotch Whiskey, Islay, Scotland
 1 bottle original presentation case
 Estimate: €35,000 - 45,000

Fine Asian Art

Auction Monday 18th December
 Live Auction



Lot 219: An Important Celadon Jade 'Gu Xi Tian Zi Zhi Bao' Seal
 清代青玉交龍鈕「古希天子之寶」玉璽
 Estimate: €120,000 - 150,000

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