



# Foxrock Tudor boasts lavish interior

**PATINA HALL,**  
Mart Lane, Foxrock,  
Dublin 18

€2.9m



Agent: Finnegan Menton (01) 614 7900

**W**hen Gerard and Catherine Hamilton bought Patina Hall back in the late 1990s, they knew from the outset that they would knock it down. They had form in that regard.

"We were living around the corner on Hainault Road," says Catherine, "where we'd bought a house, knocked it down and built another. And we were ready to do it again, so we bought Patina for the site."

The Hamiltons lived in the original house — "a warren of small rooms with a spiral staircase leading to the upstairs" — with their three children for a couple of years while they gathered the courage and the finances to embark on the tear-down, and the building of their new home in 2001.

Their architect was John O'Keeffe and they worked with him to implement their vision of a large, detached Tudor Revival-style house with spacious rooms and high ceilings that would be the perfect backdrop for their growing collection of antique furniture and light fittings.

Located at the Westminster Road end of Mart Lane and set behind electronic gates, Patina Hall is a substantial family home with 425sqm of living space. The handmade Tudor-style front door is fitted with heavy iron door furniture that sets the tone for the rest of the house, with its tall chimneys, pitched roofs and half-timbered beams, while the windows throughout are double-glazed and framed in black hardwood in keeping with the Tudor aesthetic of the house.

There was no stinting when it came to the interiors and the finishes include Portland stone floors with underfloor heating in the hall and kitchen, luxury marble and pewter fireplaces by Belle Cheminee, decorative coving and cornicing from Italy and high-quality light fittings, including one beautiful antique stained-glass lantern in the entrance hall that Catherine believes may have come originally from Adare Manor.

The dining room is to the left of the hall and is papered in a rich dark green and features an antique French carved stone fireplace surround. It's a room that could seat a dozen comfortably;

a red wine and late-night stories kind of a room.

The spacious kitchen features a range of hand-painted fitted cabinets with granite worktops. A number of integrated appliances are included and there is an island and a pantry, plus a separate utility room. Double doors open out from the kitchen onto the garden terrace.

Up a few steps from the entrance hall, there is a study and a cosy family television room and an enormous drawing room decorated in a rich burgundy red, complete with grand piano and magnificent fireplace, off which is a library overlooking the garden. This room has functioned as a Leaving Cert study both hole and also as a tranquil place in which to relax with a good thriller.

Upstairs, there are five bedrooms, four of which are doubles. Three of the bedrooms are en suite and there is a family bathroom with a free-standing roll top bath. The master suite is an exceptionally generous room, with French doors leading out to the balcony and its own large bathroom and dressing room.

Patina Hall is a generous house that looks to

have been designed with entertaining in mind and Catherine confirms that 'back in the day' there were plenty of parties, many of them outdoor gatherings on the two patios.

"We even had barbecues in the snow," she says, pointing out the covered section of the patio adjacent to the house.

The 0.55 acre garden is south-facing, nicely private, landscaped and well-maintained, with mature trees, well-established rose beds, and lawn. There's also a splendid tree house built by Gerard, and detached double garage.

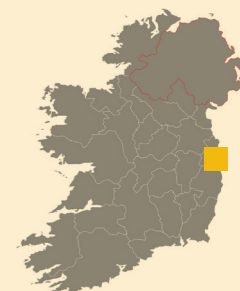
Now, with their family grown — one daughter, Audrey, is an actress based in Los Angeles, while the others have either flown or will soon flee the nest — Gerard and Catherine are ready to downsize.

They would, says Catherine, like to find something smaller, perhaps around Sandycove.

"Not a tear-down," she says, "not a project, but maybe something that needs refurbishment."

Words by Katy McGuinness

## BUYER'S GUIDE



Highest recorded house price in the area (past 12 months):  
€3,150,000 for Windermere, Westminster Road, Dublin 18 in March 2016

## RECENT SALES

€2,400,000 for Charlotte Grove, Torquay Road, Dublin 18 in August 2016  
€2,150,000 for Oakmount, The Birches, Dublin 18 in June 2016

## NEIGHBOURHOOD NOTES

**Amenities:** Patina Hall is a few minutes' walk from Foxrock village, with its civilised mix of specialty food stores, cafes and restaurants as well as the practical amenities of a petrol station and post office. One thing that Foxrock doesn't have is a pub, but there is a wine bar — McCabes at The Gables — to make up for that.  
**Close to:** Several local schools, including St Brigid's NS, Holly Park and Loreto Foxrock.  
**Transport links:** Within walking distance of bus routes that run along the N11. There's also the Carrickmines Luas stop.

Top, from left: The dining room seats a dozen comfortably; the library/Leaving Cert study; generous kitchen; large garden; master bedroom

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## 4 OF A KIND... ON THE WATER



## Island idyll

For the price of a decent two-bedroom apartment in Dublin, how about your own island in Roaring Water Bay near Baltimore, Co Cork? In fact you get six islands in total. First, there is the 10-acre **Sandy Island** and a cottage with 154sqm of living space that is described as being in excellent repair and which also has a private slipway, pier and beach. And then there are The Catalogues, five more islands with approximately eight further acres. Sandy Island is 10 minutes by boat from Baltimore and five from the nearest mainland at Turk Head Pier. Just the kind of prospect to inspire a very pleasant daydream.

Agent: Charles McCarthy (028) 21533

## Seaside stunner

**MUCKROSS, ST ERNAN'S,**  
DONEGAL TOWN, CO DONEGAL  
€650,000



Location, location, location doesn't get much better than it does at Muckross, Donegal town.

This family home has panoramic views over Donegal Bay, St Ernan's Island and Murvagh Golf Links. Its waterfront position is at the end of a peninsula with a small number of custom-built neighbouring properties. The 2.1-acre site has mature trees, fully landscaped gardens and plenty of parking. There is also a detached double garage. Donegal town is a 10-minute walk away and offers good shopping and restaurants. It is also a hub for music and cultural gatherings.

The agents say that the house was built to a very high standard and has been tastefully decorated inside. The rooms have high ceilings and generous proportions and there is 325sqm of living space in total.

At ground-floor level, the front porch leads

to the entrance hall, off which is the guest lavatory. There are three reception rooms on this floor. The sitting room has an attractive marble fireplace and a large bay window positioned to take advantage of the spectacular views. There is also a cosy living room with a cast iron fireplace and built-in shelving, and the dining room, which has a bay window with a built-in window seat. The kitchen/breakfast room has painted hardwood units and some integrated appliances and there is a separate utility room. There is an en suite bedroom on the ground floor, while upstairs there are three further bedrooms. One of these is en suite and there is also a family bathroom.

The property will appeal to many as a family home but could also make a fine holiday home as it's ideally situated to take advantage of the local beaches and a wide range of sporting activities including world-class surfing, fishing, scuba diving, golfing, horse riding and walking trails.

Donegal town is served by several national transport routes through Bus Éireann and Iarnród Éireann, linking it with Dublin, Sligo, and Belfast.

Agent: Sherry FitzGerald McLoughlin (074) 972 4040



## All about the view

**22 Cloncurry House** is a light-filled, two-bedroom, two-bathroom 72sqm apartment with a generous corner terrace on the sixth floor of the luxury Spencer Dock development, immediately to the east of the IFSC. The apartment has 10-metre high ceilings, a top-of-the-range kitchen and two smart bathrooms. The views over the Royal Canal to Croke Park and south over the Liffey are spectacular. Residents benefit from a centralised heating and water supply system, daytime concierge service and 24-hour security, as well as a private Luas stop and underground parking.

Agent: Owen Reilly (01) 677 7100 / Hooke & MacDonald (01) 661 0100



## Dalkey delight

This two-double-bedroom ground-floor apartment in the small, gated **Coliemore** development beside Coliemore Harbour in Dalkey has 94sqm of living space. The rooms are generous and there are partial sea views from a large private terrace. A spacious hall runs the length of the apartment with the living/dining room and kitchen to the left and the bedrooms and bathroom to the right. The master bedroom has fitted wardrobes and an en suite. Dalkey village, with its shops, restaurants, Dart station and AirCoach service, is within walking distance. The apartment comes with two designated parking spaces.

Agent: Hunters (01) 275 1640