



Comfort & Style

THIS WARM AND WELCOMING HOME HAS UNDERGONE A MAJOR REFURBISHMENT, FLOODING THE REMODELLED SPACES WITH LIGHT THAT ILLUMINATES FURNITURE AND FINISHES IN A SOOTHING AND SOPHISTICATED PALETTE

WORDS AND PHOTOGRAPHY BY **SASFI HOPE-ROSS**

When the owner of this spacious house in a leafy Dublin suburb decided it was time for a refurbishment, she enlisted the help of architect Brian O'Donoghue to realise the transformation. Having had a very negative experience during a previous renovation with a different building company, she was hesitant about starting this project. "The previous renovation was full of frustration, missed deadlines, cost overruns, poor service from the contractor and a generally unpleasant experience," explains the owner. "However, I took advice from three sets of neighbours, who actually raved about the experience, which is so rare and helped to put me at ease. They all had significant jobs done using the same architect and builder and they all

spoke extremely highly about the service provided, so I went ahead with architect Brian O'Donoghue and builder Brian O'Sullivan of O'Sullivan Building Associates. Thankfully the experience was great. Nothing was too much trouble for the builders and the quality of the finish was excellent."

The owner approached the architect in July 2016. As the attic was being converted and a dormer added, they had to get planning permission. Planning came through swiftly and the build commenced in February 2017. It lasted seven months. The brief to the architect was to open up the back of the house and add another room at the top of the house. The back part of



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the house was knocked down, but rebuilt in the same footage. Additional windows were added and the French doors were moved. "We wanted to convert the attic without losing any of the bedrooms, so the architect managed to cleverly create a full size staircase at the front of the house, without losing any of the room space below, which is actually a dressing room."

The owner had done a lot of research and had a very clear idea of the design and colour she wanted throughout the house. Armed with a large folder of ideas for each room (and even a mood board or two) she enlisted interior designer Michela Mantero to help source furniture, lighting and the fabrics and to give advice. "Michela was great at sourcing the necessary fixtures and helped bring my ideas to life. Farrow and Ball paint colours were used throughout."

THE LUXURIOUS TRIPLE-LINED CURTAINS IN THE SITTING ROOM MATCH THE AUBERGINE OTTOMAN WHICH CAME FROM HELEN TURKINGTON.



Downstairs at the front of the house is a study, with an oak desk by Julian Chichester sourced by Michela from Cavey Design. The downstairs toilet is in the rich Farrow and Ball colour Stiffkey Blue with a beautiful mirror built into the panelling.

With a great love of cookery, the owner had a very clear idea of her new kitchen design and layout. "Ed Rhatigan from Rhatigan & Hick, based in Aughrim Co. Wicklow, built the kitchen. They were great to work with," she says. Cleverly, they incorporated a larder unit which holds the equipment that is used every day, such as the blender and food processor so these don't need to be repeatedly taken out and put away. "All the appliances are Miele, including a steam oven which is life changing. The additional windows on either side of the hob were the architect's idea and they really brighten up the kitchen. The lights over the breakfast island came from Hicken Lighting. Michela was great at helping me source these. All the handles, light fittings and all the plug



ARMED WITH A LARGE FOLDER OF IDEAS, THE OWNER ENLISTED INTERIOR DESIGNER MICHELA MANTERO FOR ADVICE AND TO HELP SOURCE FURNITURE, LIGHTING AND FABRICS.



"THE INSPIRATION FOR THE HALL TILES WAS A PICTURE OF A GREY AND WHITE MARBLED FOYER. SONYA WATSHAM AT FOSSIL STONE WENT TO GREAT LENGTHS TO FIND THE EXACT SHADE OF GREY STONE."



IN THE LIVING ROOM A COMFORTABLE MUSHROOM GREY SOFA COMPLEMENTS THE BIG LUXLOOM RUG (FROM T.C MATTHEWS) THAT WAS MADE TO SIZE.

sockets are nickel; they are much warmer and look much better than stainless steel. Underfloor heating throughout the ground floor has really changed the feel of the house in winter."

The window seat is the owner's favourite perch in the house. "I love that you can see right through to the garden from the hall through the glass kitchen door out through the over-sized picture window." The back garden reflects into the hall, allowing light to flow throughout the downstairs area. The tiles in the hall are marble from Fossil Stone. "The inspiration was from a picture online of a grey and white marbled foyer that I was keen to replicate and Sonya Watsham at Fossil Stone went to great lengths to find the exact shade of grey stone. Fossil Stone also provided the marble for the kitchen, the master en suite and the other bathrooms."

In the living room a comfortable mushroom grey sofa complements the big Luxloom rug (from T.C Matthews) that was made to size. The double doors into the sitting room are opened up when the owner is entertaining,



FOSSIL STONE PROVIDED THE MARBLE SURFACES FOR THE KITCHEN, THE MASTER EN SUITE AND THE OTHER BATHROOMS.



THE DOWNSTAIRS TOILET IS IN THE RICH FARROW AND BALL COLOUR STIFFKEY BLUE WITH A BEAUTIFUL MIRROR BUILT INTO THE PANELLING.

giving a lovely double sized living space. At night the sitting room is an invitingly cosy space with the open fire and luxurious triple-lined curtains. They match the aubergine ottoman which came from Helen Turkington. The furniture is a mixture of antiques picked up at auctions around the country and new pieces. "I like a mix of old and new, quirky and antique."

Upstairs, in the guest bedroom with twin beds, the colour Cromarty from Farrow and Ball provides a soothing background palette for the brass mirror and Japanese wooden oval pictures. These were sourced from The Velvetten Rabbit, a warehouse near South Circular Road, which only opens by appointment. The front room boasts two antique side tables, while the headboard fabric matches the footstool.

In the master bedroom elegant silver grey curtains from Helen Turkington give a wonderful warm luxurious finish and match the headboard. One of the owner's favourite pieces is a mid-century modern piece, the womb chair (designed by Eero Saarinen)





IN THE MASTER BEDROOM, ONE OF THE OWNER'S FAVOURITE PIECES IS THE WOMB CHAIR (DESIGNED BY EERO SAARINEN) WHICH OCCUPIES PRIDE OF PLACE.



which occupies pride of place to the right of the master bed. The en suite bathroom is a wonderfully elegant space with marble from Fossil Stone throughout. The shower unit is a bespoke glass unit from Bath House, with nickel sanitary pieces.

Up the cleverly engineered stairs is the yoga/ meditation space. Situated at the top of the house, this is a wonderful space to get away from it all and be completely at peace, with a calming colour palette of blue and white. "I wanted to create a peaceful space in the attic to meditate and practice yoga. The views are fantastic and it's very restful up there."

This is a wonderfully crafted house from top to bottom where every room lends itself to its function and is used to its full potential. It feels both warm and welcoming, skilfully combining luxury with functionality.

