



Five reception rooms offer spaces for entertaining as well as cosy family corners; the kitchen and breakfast room is custom built; the residence spans 464 square metres across three floors; an entertainment space/bar area sits over a disused indoor pool

Malahide mansion with view to thrill, plus rooftop putting green, guides €4m

Designed for both grandeur and comfort, the home offers nearly 500 square metres of refined living space, writes **Tina-Marie O'Neill**

At the very summit of Abbots Hill, one of Malahide's most coveted addresses, sits a commanding six-bedroom residence that pairs architectural sophistication with front-row views of Dublin's dramatic coastline. No 39 is a handsome, honey-hued statement of lifestyle, luxury, and location, and with an asking price of €3.95 million, it ranks among the most prestigious properties ever offered in this north Co Dublin enclave. Designed and built in the early 2000s as part of an exclusive 40-home development by Gem Construction on the former grounds of Malahide Golf Club, this particular home occupies the crown. Its vistas sweep across Malahide beach and the Island Golf Club, stretching to-

wards the shimmering outline of Lambay Island. The property is accessed via private electric gates opening to a cobble-lock driveway and expansive forecourt, hinting at the scale and grandeur within. A detached double garage completes the arrival scene, while carefully landscaped front and rear gardens add softness to the home's stately presence. Inside, the residence spans a generous 464 square metres across three floors, and successfully balances generous proportions with the intimacy of a family home. A series of no fewer than five reception rooms offer formal entertaining spaces and cosy family corners alike. The heart of the house, a custom-designed kitchen and breakfast room, flows effortlessly onto the rear garden, bathed in sunlight thanks to its southerly aspect.

39 Abbots Hill, Malahide, north Co Dublin

Price: €3.95 million

BER: B3

Beds: Six

Agent: O'Farrell Cleere Auctioneers
01-8453377

Of the six bedrooms, the principal suite is a standout, complete with its own balcony commanding sea views and a spa-like en suite featuring a jacuzzi bath, twin vanity units and a walk-in shower. The remaining bedrooms are equally



39 Abbots Hill, Malahide, north Co Dublin, a six-bedroom home, is a honey-hued statement of lifestyle, luxury and location

generous, offering comfort, light and flexibility for growing families. Flexibility is key at basement level too, where it has its own entrance and enough space for a fully self-contained apartment, ideal for extended family, a home office suite, or even income-generating potential. A clever transformation has seen the original indoor swimming pool floored over to create a large entertainment space, complete with a sleek bar area opening to the garden. Those yearning for

laps instead of lounging will be pleased to hear the pool can be reinstated with relative ease. Above this space, the pièce de résistance is a rooftop garden with a putting green, perfect for sunny afternoons, entertaining, or simply admiring the 360-degree panoramic views. The location speaks for itself. Malahide village, just a short stroll away, remains one of Dublin's most vibrant coastal hubs, with artisan cafés, gourmet restaurants, a bustling marina, and the

sprawling parklands of Malahide Castle all on the doorstep. Excellent transport links via Dart and train make the city commute a breeze, though frankly, with views like these, working from home has never been more appealing. "This home offers the best of everything – location, luxury, and lasting appeal," said selling agent Paula Costello from O'Farrell Cleere Auctioneers. "It's not just one of the best in the development – it's one of the finest in Malahide."

Heavenly heritage at Victorian former rectory in Carlow town

TINA-MARIE O'NEILL

Hidden behind wrought-iron gates and a canopy of mature trees, The Rectory on Kilkenny Road in Carlow town is a masterclass in period preservation and country-town charm. Set on just over an acre of secluded grounds, this grand seven-bedroom late Victorian former rectory was built in 1881 and spans an impressive 356 square metres of gracious living space. Every inch speaks to the craftsmanship of the era: steeply pitched gables adorned with red tiles, a façade of brick and local granite, and a wealth of original features including sash windows, ornate fireplaces, stained glass and solid-wood shutters, all lovingly restored. The property, a protected structure, is approached via a gravel avenue flanked by lawns, rich shrubbery, and a charming walled garden with arched hedge entrance and fruit trees. Beyond the oak front door, a timber-panelled porch and stained-glass inner entrance lead into a wide hallway with terracotta tiling and cast-iron fireplace. The reception rooms are gener-

The Rectory, Kilkenny Road, Carlow town, Co Carlow

Price: €875,000

BER: Exempt

Beds: Seven

Agents: DNG Country Homes and Estates
01-4912600 and DNG McCormack 059-9133800

ous in scale and refinement, each one flooded with light thanks to dual-aspect bay windows and high ceilings. The drawing room is particularly striking, with south- and west-facing windows, a marble fireplace and bookcases said to have originated from Trinity College Dublin. A second sitting room and a formal dining room, each complete with marble hearths and restored shutters, continue the home's celebration of period detail. At the rear, a practical single-storey wing houses a solid-wood kitchen with oil-fired Aga, pantry, laundry and a trio of storerooms.



The property, which is a protected structure, is approached via a gravel avenue flanked by lawns

A private kitchen courtyard offers a tranquil outdoor escape, while the rear stair provides access to the upper level. Upstairs, seven spacious bedrooms, six with marble fireplaces, are arranged around a light-filled landing accessed by a finely crafted staircase. A main bathroom and separate WC complete the accommodation.

A major bonus is the original cut-stone coach house and stable block at the rear, still intact with horse stalls and loft rooms above. With the right permissions, it offers potential as a guesthouse, studio or home office. Located in the heart of Carlow town, the Rectory offers the rare luxury of complete privacy while being steps from shops, cafés,

schools and the South East Technological University. For commuters, Carlow train station is just 2km away, and Dublin, Kilkenny and Waterford are all within an hour's drive. On the market for €875,000 through joint agents DNG Country Homes & Estates and DNG McCormack, this is a home of remarkable heritage and modern potential.



A second sitting room and formal dining room have period charm



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