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Retail's reopening dilemma **page 8**

Fine Arts
Bags of luxury at Christie's **page 6**



Bring the movies to your garden with an inviting outdoor cinema



Palma Fire Pit Table from Kettler's casual dining range, for evening gatherings



Missing your local pub or bar? Create one in your garage or garden shed

THE NEW SOCIAL

With fewer options for socialising outside the home, a creative solution is to bring the inside out by turning your garden, or any unused space, into a place where people can unwind and enjoy time together



Get creative with garden lighting, from candles and lanterns to strings of fairy lights and globe balls – all of which create a different mood



Canopies offer shelter to a patio and create the feeling of an extra room



Tina-Marie O'Neill
Property Editor

When renovating our homes, whether it is reconfiguring our existing space or adding an extension, we are all eager to maximise natural light and provide welcome views of our gardens. This connection between our homes and gardens is often referred to as "bringing the outside in".

Over the past few months, because of the Covid-19 pandemic, our homes have become our safe havens. However, they are operating at full capacity, being pushed to the limits in terms of function, space and storage. With little warning, our homes needed to accommodate home schooling, extra-curricular activities and our work office(s). To add to the pressure, many homes have seen the return of adult children.

How do we go about reducing this pressure and creating a balance between our home and working life?

According to Clodagh Doyle, founding director of property renovation specialist firm Placelift, we need to focus on how we can make our homes and gardens work better for us at this difficult time to allow us to relax and unwind with our family and friends safely.

"We find ourselves in an unprecedented time, with such a blurred and uncertain vision of what the future might hold. We know that change is a constant certainty in life, and there is no doubt our lives have changed and are going to continue to alter greatly as a result of this pandemic," said Doyle.

"With restrictions forecast to continue, albeit at a more relaxed pace over the coming weeks and months, gatherings will still be curtailed and our lifestyles and social lives will continue to be drastically disrupted – if not halted altogether, particularly if the potential for a second lockdown exists.

"Now more than ever, for the benefit of our mental health, we need to try and keep upbeat and positive – so a bit of creativity may be called for.

"Recently, I heard the tail-end of a television interview with a couple in Britain. When they were asked about how they were coping with the lockdown situation, something they mentioned struck a chord," said Doyle.

"They talked about how they were really missing going out for their weekly date night, whether that meant going out for a relaxing meal or for a cosy drink in their local restaurant or pub. Despite that, they said that they came up with the perfect solution and it just captured my imagination.

"The couple had a room in their home which they rarely used, so they set it up with a table and chairs and with a bit of effort made it resemble and feel like a restaurant. In the safety and comfort of



Garden fires are attractive to look at, as well as functional



Outdoor rugs, throws and cushions can add both colour and warmth



Clodagh Doyle, founder of property renovation company Placelift

their own home, this is where they now go for their date night. They order a take-out from their favourite local restaurant and enjoy a pleasant night in this normally rarely used space," said Doyle.

Not all homeowners are afforded a spare room to do something similar, but all is not lost. There are clever and creative ways to create a special place.

"If you have a garage or a shed that you could convert, or perhaps you have the space to build an extra living space at the rear of your garden, that would be ideal," said Doyle. **to page 2**

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OFFICE PODS DIRECT

Tudor-style home benefits from dramatic renovation

The large house in Enniskerry's Eagle Valley estate is arranged over three levels and designed to incorporate as much natural light as possible

BY ROS DRINKWATER

The double-fronted exterior at No 44 conforms to the Tudor style, but in recent times this large family home in the prestigious Eagle Valley development in Enniskerry, Co Wicklow, has undergone extensive renovation, extension and a dramatic reconfiguration to provide a state-of-the-art, 21st-century, 417 square metre interior, arranged over three levels.

To the right of the timber-floored hallway there's a family sitting room, to the left a sizeable drawing room, both with working fires. The surprise lies straight ahead, through double doors to the heart of the house, a magnificent space comprising a living room, kitchen and dining room.

The house has been designed to incorporate as much natural light as possible, so wrap-around glazing and multiple Velux windows flood it with light. A major feature in the living and dining areas is the standalone double stove, with a ceiling-high chimney breast.



No 44 Eagle Valley is a large double-fronted Tudor-style home that has been beautifully reconfigured



One of the house's two decked patios, and rear gardens



Steps lead up to a small summer house

kitchen is furnished with top-of-the-range appliances, polished granite work surfaces and a large L-shaped island counter with ample work space and a breakfast bar. From here, French windows open to the two decked patios

and rear gardens.

The first floor houses a laundry room and six bedrooms, four of which are good-sized doubles with light-censored en suites. The master bedroom's large en suite bathroom has a Jacuzzi, a

walk-through wardrobe with masses of storage, and doors to a small balcony overlooking the rear gardens. There are stairs to the upper mezzanine study level which has access to the extensive attic storage space.

Occupying the extension is a self-contained wing comprising an office, bathroom, utility room and a recreational room which opens on to the rear gardens. With its own entrance to the front of the house, the wing could be con-



The interconnected living/dining areas feature a double stove with ceiling-high chimney breast



The bespoke kitchen with L-shaped island and breakfast bar

verted to a separate apartment if required.

The gardens are a delight. At the rear, from the two decked patios a sweep of lawn ends in a steep incline where steps lead up, past the vegetable patch, shrubs and fruit trees to a small summer house.

Services include mains electricity and water, oil-fired central heating, alarm, Cat 6 wiring and coax cabling

for satellite TV throughout, broadband and off-street parking in the gravelled driveway. The BER is C1.

Location-wise, No 44 has the best of all worlds, in the foothills of the Wicklow Mountains with glorious countryside views, it's a short walk away from the shops, cafés, restaurants, pubs and boutiques of picturesque Enniskerry Village, renowned

as the Gateway to Wicklow, Garden of Ireland. Also close by is the Powerscourt Estate, with its award-winning gardens and golf club; Avoca Handweavers and café and the 5-star Powerscourt Hotel. Dublin city centre, 23km due north, is easily accessible along the N11, three minutes' drive away, and there's a direct bus service to the city and to Bray Dart.

Nearby primary and secondary schools include Powerscourt National School, St Mary's and St Gerard's National School, Curtlestown National School, St Gerard's Secondary School and St Columba's College. A private bus serves the city for pupils enrolled in Blackrock, Mount Anville and St Andrew's.

No 44 Eagle Valley is now on the market with a guide price of €1.15 million. For more information, contact Marcus Magnier of Colliers International at 01-6333700.



No 42 Seafield Road West, on the market for €1.1 million



The timber-floored living room, with double doors leading to the dining room



Rear lawn garden with paved patio and mature boundary shrubs and trees

Detached home offers space and convenience in Clontarf

BY TINA-MARIE O'NEILL

Families in the market for a home in walk-in condition, with oodles of space and a highly convenient location in the Clontarf area of Dublin, should look no further than 42 Seafield Road West in Dublin 3.

The double-fronted detached home extends to a whopping 296 square metres over three floors and is on the market with REA Grimes guiding €1.1 million.

The smartly presented home boasts four double

bedrooms – three of which are en suite, two spacious interconnecting reception rooms, a home office, a kitchen/breakfast room, a utility room, off-street parking for multiple cars and gated side access to a rear garden.

Electric gates open to a cobblelocked driveway leading to the smart front door. The tiled entrance hall has a guest WC at the rear and leads to the home office to the right and the reception rooms off to the left.

The living room has timber floors, a feature fireplace and double doors opening to

the similarly decorated dining room, which has double doors leading to the rear, lawn garden with generous paved patio and pathways and mature boundary trees and shrubs.

The garden can also be accessed from the large kitchen/breakfast room which has high-gloss cream and timber fitted base and wall-mounted units, granite worktops and upstands, a range of integrated appliances and a large island with a second sink and storage space.

A well-proportioned, plumbed utility space at the



The spacious kitchen/breakfast room features a large central island which houses storage space and a second sink

rear of the kitchen has additional high-gloss fitted units and access to the side of the house.

Wide-plank timber floors feature in the home office at the front, which has a choice of alternative uses.

Upstairs, three of the four bedrooms are situated on the first floor of the house, two at the front and one at the rear.

The larger of the front-facing bedrooms has a walk-in wardrobe, a balcony and an en suite bathroom.

Similarly, the rear bedroom has built-in wardrobes, an en suite and a small balcony.

The house's main family bathroom is also located at this upper level.

The master suite spans the top floor of No 42, spread over a U-shaped footprint that divides naturally into two separate areas: the sleeping quarters, with a balcony at the front and the built-in mirrored wardrobes/dressing area and fully tiled en suite bathroom with a Jacuzzi bath, an integrated TV, a separate shower and twin wash-hand basins.

The home has a BER C1 rating and gas-fired central heating.

There are double-glazed windows throughout and the property is wired for alarm and intercom.

Seafield Road West is within walking distance of both Clontarf and Killester villages; Clontarf promenade and cycle track are also nearby.

The area has a good choice of established primary and secondary schools, regular transport links to Dublin city centre and a choice of good local shops, amenities and facilities.

For more details, email Linda O'Brien at linda@rea-grimes.ie or call 01-8530630.

The new social

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"If social distancing measures are not going anywhere soon, we need to think of how we can experience a social life while safely keeping our distance.

"Our garages and garden spaces allow us to do just that and may be the key to us maintaining and enjoying our social lives for the foreseeable future. Having these spaces means we can let our creative juices flow and create a social hub for our family and friends in small gatherings too," she said.

Rather than bringing the outside in, having somewhere comfortable, cosy and appealing to relax and chill out, just as we do inside our homes, means we can also bring the inside out, according to Doyle. "Converting your garage space into much-needed living space that you can retreat to and feel like you are getting away from the hustle and bustle of your busy home could be your saving grace.

rear of the garage space to fully open into the garden with a sliding door or bi-fold doors, additional seating can easily be arranged outside. A pergola or gazebo canopy above that space will then provide the perfect shelter if the weather is not outside.

"And while you can provide ample heating within the con-

verted garage space, electric or gas heaters can be seamlessly installed in the outside space to provide comfort."

And if it's the pub atmosphere that you've missed, another option offered by Doyle is to transform an existing shed into a trendy pub-like environment (or a restaurant, if you prefer).

"You can take this as far as you want in terms of style and layout and have a bit of fun with it," she said.

If you have available space in your garden, you could consider building a new garden room from scratch and create your ideal social space exactly the way you want it. There are a number of Irish firms that offer garden room services.

"If you can fully open a large section of this room into your

garden, you can then create the perfect al fresco dining area for friends and family," said Doyle.

"With a little bit of imagination and inspiration, you can bring the inside out. By simply extending your indoor styling outside, you can make your garden a space where you can safely spend time with your family and friends. It is all about setting the ambience and creating a relaxing mood to unwind."

Clodagh Doyle's top tips for bringing the inside out

Light bulb moment

Get creative with lighting at various levels, as you would inside your home. This could be low-level lighting between your plants, lanterns or fairy lights hanging from trees, or large candles.

Mirror, mirror on the garden wall

Include garden mirrors as you would inside your home. These will have the effect of bouncing light around and add immediate interest.

Fun for all

Bunting will not only add a bit of fun to the space, but some welcome bursts of colour.

Safely seated

Think about a new patio or decking with ample socially distanced seating. Old wooden pallets can be used to make a large L-shaped sofa with cushions simply placed on top, or you could use several large outdoor bean bags.

Outdoor style

Outdoor rugs are readily available online and will help style this outdoor space. Colourful textured cushions and throws will add a pop of colour and a cosy vibe to this space.

Cosy evenings

Look at creating a firepit for those chilly evenings – you will not want to leave.

Support local

If planning a barbecue,

remember to support your local butcher. Alternatively, if barbecues are not your thing, support your local restaurants at this difficult time by ordering an online delivery (and don't forget the dessert or the wine to really recreate the real thing).

For more details on services and products available, visit [Placelift at placelift.ie](http://Placelift.ie) or follow Clodagh Doyle on Instagram: [@placelift_ireland](https://www.instagram.com/placelift_ireland)



Place garden mirrors around the area



Create a simple comfy sofa with pallets



Make your shed into a café/lounge



Use mirrors to bounce light around the space