

# HOUSE OF THE WEEK

Tommy Barker reports



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**T**HERE'S absolute maturity and privacy now in the generous acre of grounds at Laurel Wood House in Tivoli, Cork: the last 35 years of care have seen its hillside gardens cloak it in colour, greenery and interest, on several levels.

A family home that's done everything and more asked of it by its owners who built it and who've been here from day one, it's now for sale as downsizing days beckon. Auctioneer Brian Olden of Cohalan Downing guides the sizeable, 4,660 sq ft five-bed detached property at €725,000, and he says it's an outstanding and upgraded home, on large and well-tended landscaped grounds which wrap around the six-bay, two-storey home.

Laurel Wood House is one of the largest of the two dozen or so detacheds, on great hillside perches within Falcon Hill, off Lovers Walk/Montenotte, and there are city, River Lee, and Marina views to be had from house and gardens alike, through the mature trees in the cul-de-sac scheme of individually-designed houses.

Falcon Hill sort of curves around like a question mark just above Lovers Walk, and is on the city end of the several up-market schemes built here on high over the past half century. Next up to the east is Woodhill Park, followed by Tivoli Estate. If you're not a regular going up and down Lovers Walk, this trio of parks host most of the sunnily-set homes you'd see from across the river Lee when promenading on the Marina, with windows glinting in reflected sunlight, and with even grander Montenotte mansions interspersed among them.

Testament to the hill's horticultural growing prowess and sunny aspect, the COPE Foundation's fertile Beech Hill Garden Centre is close by on this hill, to the east.

Meanwhile, also in the same vicinity, a smaller, and immaculately upgraded Tivoli Estate home called Fernleigh House, went to market in early May and featured here as a Cover Story spread, guiding €645,000 with joint agents Colbert & Co and Cohalan Downing: it has been bid well past its asking price in recent weeks.

One of the owners of Laurel Wood House has a professional engineering background, so build quality should impress most who come to view this fresh-to-market home, and the interior is suitably attired with luxe fabrics, and extra decor touches.

It's got oodles of internal space, and it's been well colonised. The family kitchen's particularly cheery, thanks to a tomato-coloured, oil-fuelled Stanley range cooker set into an arched surround tiled with equally-warm looking red tiles providing an almost sunset glow off this hearth-piece.

Reception rooms once past the south-facing porch/sun room and hall include an interconnected (via French doors) living room with gas insert fireplace and dining room, each carpeted, whilst a family room has a pale, polished parquet floor in herringbone style, plus fireplace, and built-in shelving.

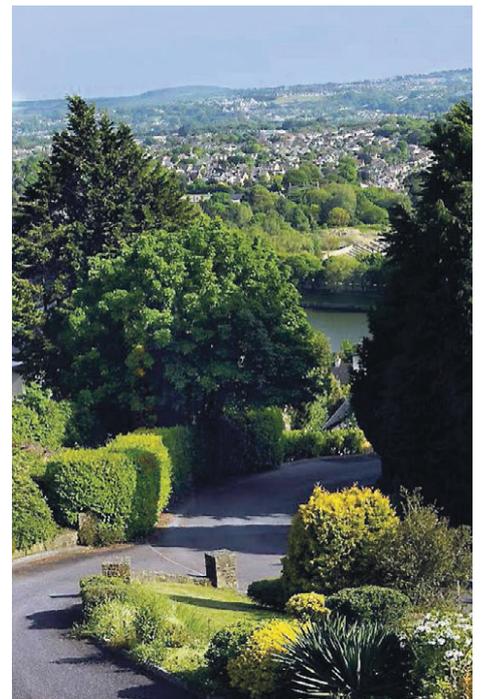
There's a separate study, utility room with adjacent guest WC off the kitchen, and the double-aspect kitchen has a tiled floor, painted units with black granite tops, exposed dark timber ceiling beams, and there's side garden access from the kitchen.

There's more still: out to the back, separate but linked, this home has a purpose-built 700 sq ft (c 35' by 20') games room annexe, more than big enough to host its full-size snooker table, said to have been played on by none other than Alex 'Hurricane' Higgins. For those who might not need this sporting table, the room would as readily make a gym, home office, and/or granny/student/au pair's flat, and there's also a garden shed/garage.

Meanwhile, back in the main house, the upstairs has five bedrooms, two of which are en suite, plus there's a main family bathroom, making for four wcs/bathrooms in all, and the property has an apex glazed roof lantern to bring light flooding right into house's core over the landing.

**VERDICT:** The house is big and hugely accommodating, the games' room a multi-purpose bonus, and the acre of tended gardens gives Laurel Wood House its extra oomph.

Tivoli, Cork
€725,000
Size: 435 sq m (4,660 sq ft) on one acre
Bedrooms: 5
Bathrooms: 4
BER: Pending
Best feature: Loftly, landscaped grounds



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