

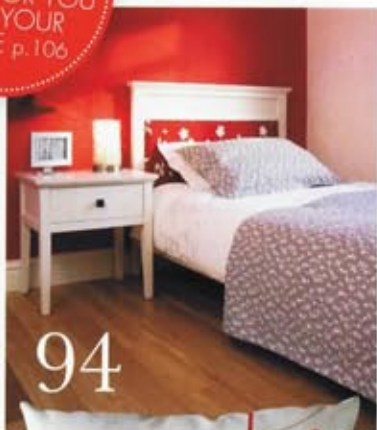


84

WIN!!!
OVER €2,000
WORTH OF
PRIZES FOR YOU
AND YOUR
HOME p. 106



112



94



117

features

- 110 KNOTT YOUR AVERAGE DESIGNER**
Neville Knott reflects on **SHOWHOUSE** past, present and future
- 112 MODEL DESIGN** No stranger to the small screen, Pamela Flood fills us in on her **CELEBRITY SHOWHOUSE** experience
- 114 GOLDEN GIRL** The fabulous Lisa Murphy, winner of **CELEBRITY SHOWHOUSE**, invites us into her luxurious home and tells us how she brought her red carpet style to interior design
- 120 IN THE SPOTLIGHT** We go behind the scenes with **SHOWHOUSE** designer Eileen Cullen to get an inside look on how the designs come to life
- 122 TROUBLESHOOTERS** Your questions answered by the **SHOWHOUSE** designers

shopping

- 105 HOME OFFICE HARDWARE** We tracked down the most stylish office essentials
- 108 GET THE LOOK** Achieve **SHOWHOUSE** style in five easy steps
- 116 GOTHIC ROMANCE** You don't have to consider Dracula a style icon to get your teeth into this trend
- 117 LOOK TO THE FUTURE** All you need to bring your home into the world of tomorrow
- 118 CITRUS BRIGHTS** The key pieces you need for this year's biggest trend
- 119 WILD LIFE** Introduce animals to your home, without destroying your floors!
- 124 STOCKISTS** Where to find everything you see in this magazine, including contacts for all of the featured designers
- 128 SHOWHOUSE SECRETS** How to rejuvenate a room with simple key pieces – and some help from **SHOWHOUSE** designer Eileen Cullen!

RTÉ

SHOWHOUSE



Showhouse Photographer

JOSHUA ST JOHN

After discovering a love for photography at the age of 20, Josh moved to London to learn his craft. Here he spent eight years assisting high profile photographers worldwide before setting up on his own. He returned to Ireland four years ago and is based in Dublin. Josh loves variety and enjoys working across various genres of photography; from the challenge of large scale productions such as a car shoot, to the intricate lighting required for product shots for the food and drinks industry. The last few years have seen him establish himself as one of Dublin's best know architecture and interiors photographers. Tel: 086 157 6009 Web: www.joshuastjohn.com

Cover: Living room by Charlotte Lyons; Inset: Pamela Flood and Lisa Murphy on the set in Enniscrone; Kitchen by Charlotte Lyons, Living room by Michelle Burnett. All images by Joshua St John excluding image of Neville Knott (courtesy of Crown Paints).



Comfort in colour

VALERIE HOGAN, HOUSE B, COPPER POINT, SCHULL. BUDGET: €30,000

MY INSPIRATION

“The west coast of Cork was the inspiration for my design.”

FAVOURITE ROOM

“It would have to be the sitting room.”

FAVOURITE ITEM

“The sofa I used in the sitting room would definitely have been a favourite of mine.”

HIGH POINT

“Seeing the final result of my work on my show house.”

LOW POINT

“I can't think of any. The whole experience was just great.”

TOP TIP

“Lighting is as important as anything else but sometimes people can forget the effect it can have. It's important to remember that it is a fundamental part to any room.”



58



93



Valerie

Designer Profile

NAME: Eileen Cullen

HISTORY: After studying in college for four years in the field of Art, Retail Display and Interior Design, Eileen went on to work with a number of different companies specialising in soft furnishings and interiors, both in Ireland and Australia. Since 2000, she has been running her own business, EC Interiors, which offers a full interior design service. Eileen's greatest strength is one-to-one communication with her clients; listening to what they want and helping them to create a fantastic interior. Specialising in private homes, Eileen has also worked on retail outlets, show houses and various other projects.

VISION: “Your dream home can come to life.”

CHALLENGES: “The time to complete a project is certainly a challenge. I have to tweak the design so that we can fit in within the time budget to make sure that what I would be available.”



Andrew Meadows
Athy, Co. Kildare

PROPERTY TYPE: Two, three and four bedroom houses and one and two bedroom apartments.

TARGET MARKET: Families, first-time buyers and retirees.

Athy is situated in the south of Co. Kildare on the convergence of the River Barrow and Grand Canal. The town boasts an excellent road, rail and bus network and is within an hour's drive of the capital. Andrew Meadows is an integrated development that contains a mixture of social, affordable and traveller accommodation. The development was designed by Respond! Housing Association and was completed by McInerney Contracting.

Andrew Meadows was funded by the Department of the Environment, Heritage and Local Government with the support of Kildare County Council and Athy Town Council. The development contains 86 houses and apartments and one communal building that will benefit the entire community. The houses of Andrew Meadows are finished to the highest quality and were designed by Respond!'s award-winning architects.

Respond! is Ireland's largest not-for-profit housing association. The organisation seeks to create a positive future for people by creating vibrant, socially integrated communities. It does this through providing access to education, childcare, community development programmes, housing and other supports. Respond! has built more than 4,000 homes nationwide, with a further 1,500 under construction. It has provided homes for traditional families, lone-parent families, retirees, the homeless and disabled people.

CONTACT: Athy Town Council, Tel: (059) 863 1444; Web: www.kildare.ie/athytowncouncil; Email: info@athytowncouncil.ie
Kildare County Council, Tel: (045) 980200; Email: secretar@kildarecoco.ie; Web: www.kildare.ie/countycouncil
Respond! Housing Association, Tel: 0818 357 901; Email: info@respond.ie; Web: www.respond.ie

Copper Point, Airhill, venue
Co. Cork



PROPERTY TYPE: Two and three bedroom houses.

TARGET MARKET: Holiday and weekend 'haven seekers.'

Copper Point is a new development of luxurious homes at Airhill in Schull. Steeped in local history, Schull is a small but very attractive and lively village, nestled between the foothills of Mount Gabriel and Schull Harbour. It is one of the most popular resorts in west Cork, enjoying spectacular views over the Colla Road and across the harbour to Coosheen, making Airhill one of the most sought-after destinations in Schull. Copper Point is located within a short minute walk of the village, placing this town's electric mix of restaurants, bars, marina and a range of local amenities right on your doorstep.

This unique development stands out as west Cork's most prestigious. The architecturally designed homes, landscaping and idyllic panoramic sea views combine to make this an opportunity not to be missed. Copper Point consists of 55 homes elegantly designed and crafted to the highest standard.

The houses are gas heated and highly insulated with a traditional blockwork wall construction. All homes come complete with contemporary bathrooms, kitchen fittings and a built-in fireplace. Particular attention has been paid to the green areas around the development which have been professionally landscaped by landscape architect Lars Eric Bueb.

CONTACT: Kieran Scannell, Walsh Group, The Business Centre, Lough Quay, Cork. Tel: (021) 425 5822 or 086 194 2805; Email: kieran@walshgroup.ie. Stephen O'Keeffe, 48 Main Street Schull, Co. Cork. Tel: (028) 28122 or 086 206 7788; Email: info@westcorkproperty.com





PROPERTY TYPE: Three bedroom semi-detached houses and four and five room detached houses.

TARGET MARKET: First-time buyers and families trading up.

Wicklow Town is situated on the east coast surrounded by some of the most beautiful scenery to be found in Ireland. A unique, private enclave nestling in the Wicklow Town, Mariners Point is an exclusive development of 50 energy-efficient homes comprising four and five bedroom detached family homes and three bedroom semi-detached starter homes. Designed by a local award-winning architect, Mariners Point is one of the few projects to achieve a high rating under the new Building Energy Rating (BER) scheme.

Houses in the development have low-running costs due to geothermal underfloor heating systems, heat pump and air/heat recovery system which makes our homes healthier, in particular for asthma sufferers, as it reduces the amount of dust. The double-glazed windows were chosen for their low U-values and all floors, walls and roofs are highly insulated. Every house has a view of the sea and has either a stone or brick façade with maintenance-free exterior render, fascia boards, soffits and gutters. The detached homes extend to 1800 sq.ft consisting of a large kitchen/dining/family room open-plan layout and feature balconies leading from the bedrooms.

CONTACT: Portella Developments, Block One, Newtown Business & Enterprise Park, Newtownmountkennedy, Co. Wicklow. Tel: (01) 281 0931; (01) 281 0981; Email: info@portella.ie; Web: www.portella.ie
 Brett Enniskerry, The Village, Enniskerry, Co. Wicklow. Tel: 1890 866 666
 Fax: (01) 276 7017
 The Auctioneers, Ashford, Wicklow. Tel: 1890 866 661; (0404) 40221



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The Square, Belmullet	097 811 16
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Dublin Rd, Cavan	049 433 1842
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LORRAINE SCANNELL, HOUSE A, DINGLE

* *Where to buy:*

Tiling: Jadidi Polished Porcelain Floor Tiles, €29 per square metre, McElligots **Blind:** Echelon Chagall Mahogany Fabric, €60 per metre, KDD; Roman Blind Assembly, price on request, Irene & Francis **Units & Worktop:** Hand-Painted In-Frame Kitchen with Walnut Doors and Icon Brown Granite Worktop, and Bull Nose Island with Walnut Worktop, price on request, MWS Joinery **Appliances:** Belling Halogen Bevelled Ceramic Hob, €420; Elica Stainless Steel Twin Oval Charcoal Extractor Hood, €1,449; Prestige Deco Almond Dome Kettle, €64.99, Toaster, €25, and Coffee Maker, €38.25, all Soundstore



Ultra modern
21st century style
is made complete
with a stainless
steel splashback

VALERIE HOGAN, HOUSE B, SCHULL

* *Where to buy:*

Tiling: Graphic Black Gloss 60x60cm Floor Tiles, price on request, Original Bathrooms & Tiles **Paint:** Dulux in Purple Sage 2 (SORB 20/199), available at stockists nationwide **Units & Worktop:** Black & White High Gloss Kitchen Units with Aluminium Kickers and White Duropal 40mm Worktop, €7,000, Express Kitchens **Appliances:** Nordmende Stainless Steel Oven and Black Hob with Inca Smart Extractor Hood, price on request, Express Kitchens **Sinks & Top:** Reginox Round Bowl Sink and Drainer with Franke Semi-Pro Vario Spray, price on request, Express Kitchens



* *Where to buy:*

Flooring: Oiled Oak Laminate Flooring, €2,700, KC Flooring **Paint:** Dulux in 30YY 70/120, available at stockists nationwide **Blind:** Turquoise Silk Roman Blind, €800, Hogan Interiors
Lighting: Grok Black 2-Light Pendant, €815, D-Light
Table: Presotto Dark Oak Dining Table, €1,400, Bellacasa **Chairs:** Presotto White Leather Dining Chairs, €260 each, Bellacasa **Ornament:** White Abstract Table Ornament, price on request, Valerie Hogan

* *Where to buy:*

Tiling: Cream Jadidi 60x30cm Polished Porcelain Floor Tiles, €29 per square metre, McElligots
Curtains: Prestigious Aristocrat Gatcombe Fabric, €65.64 per metre, Prestigious Textiles; Curtain Assembly, price on request, Irene & Francis; Vienna Cream Ribbed Wood Curtain Rail, price on request, Power Home Products; Siren Ruby Rope Tiebacks, €24.95 each, Home Focus  Hickeys **Blind:** Echelon Chagall Mahogany Silk Back Fabric with Textured Stripe, €60 per metre, KDD; Roman Blind Assembly, price on request, Irene & Francis **Table:** Club Walnut 6-Seater Dining Table, €319, Lots Furnishings **Chairs:** Club Cream Leather Dining Chairs, €159 each, Lots Furnishings **Cushions:** Prestigious Aristocrat Gatcombe Fabric, €65.64 per metre, Prestigious Textiles; Cushion Assembly, price on request, Irene & Francis **Table Runner:** Cream Silk Table Runner, €12, Next **Dish:** Red Glass Bowl, €29, Next

MORRAINE SCANNELL, HOUSE A, DINGLE



Twice as nice
 Make sure your lighting is large enough to cover your entire dining space

For a full list of stockists, go to page 124

VALERIE HOGAN, HOUSE B, SCHULL