

# For Sale By Private Treaty

86 sq. m. (925 sq. ft.)



The Cow House  
Blackberry Lane  
Dublin 6  
D06 W6F8

**TURLEY**  
PROPERTY ADVISORS



# DESCRIPTION

Detached

2 Bed 2 Bath

86 sq.

(925 sq.ft.)

Turley Property Advisors are proud to bring The Cow House to the market For Sale by Private Treaty.

Tucked away on Blackberry Lane, The Cow House is a truly unique residence that combines historic character with modern comfort in one of Dublin 6's most sought-after settings.

From the moment you step through the stone gateway, you are welcomed into a spacious private courtyard garden bursting with greenery and colour. A charming outdoor West facing dining area, complete with a covered pergola and featuring an ornate gold five pin chandelier which provides an enchanting space for entertaining or quiet relaxation. The area is further enhanced with the benefit of being wired for electricity.

Inside, the home is full of personality and warmth. The interiors celebrate the building's original character, with exposed stone walls and timber beams which have been meticulously maintained and restored tastefully blended with contemporary finishes. The bright modern kitchen is beautifully appointed with country-style cabinetry, wooden countertops, and direct garden views, making it the heart of the home.

The living space is inviting and stylish, featuring painted timber ceilings, soft lighting, and a mix of textures that create an atmosphere of comfort and charm. The standout feature in the living room is the original chimney breast which now houses a wood burning stove.

A feature spiral staircase leads to the two double bedrooms which are full of character, each finished with painted stone walls, vaulted ceilings, and generous proportions, providing a perfect balance between rustic charm and modern elegance. The master bedroom is further enhanced by a peaceful reading nook overlooking the garden below.



Practicality is matched by style, with well-appointed family bathroom, clever use of natural light, and thoughtful details throughout. The property also offers the rarity of private parking, a highly valuable feature in this central Dublin location.

The Cow House has twice received planning approval for an 63 sqm two storey extension off the living room. The current planning lapsed in March of 2022.

With its combination of charm, seclusion, and convenience, The Cow House is more than a home it is a retreat steeped in history in the heart of Dublin 6, offering both privacy and proximity to the vibrant villages of Rathmines and Ranelagh.



## The Cow House, Blackberry Lane, Dublin 6





# HISTORY

Few homes in Dublin carry such a rich historical resonance as The Cow House, a unique mews residence that once formed part of the grounds of Lissenfield House on Rathmines Road.

Following the death of Michael Collins in August 1922, General Richard Mulcahy—Commander-in-Chief of the National Army and his wife, Mary Josephine “Min” Ryan, moved into Lissenfield for security reasons, given its proximity to Portobello Barracks. The estate encompassed some two and a half acres, which Min Ryan managed with remarkable self-sufficiency. Through the lean years of the 1920s, the family relied on the produce of their orchards, vegetable gardens, poultry, and most memorably, two cows housed in what is now The Cow House, ensuring milk for the household.

Mulcahy went on to play a defining role in Ireland's political life. He served as a senior minister through the 1920s and '30s, later becoming leader of Fine Gael and serving as Minister for Education in John A. Costello's first inter-party government (1948–1951). He and Min raised their six children at Lissenfield, remaining there until the mid-1960s. Mulcahy died in 1971, remembered both as a revolutionary leader and as a statesman of the new Republic.

The Cow House itself was converted into a residence in the early 1970s, later extended to its current size. Meanwhile, the main house and grounds were sold in 1988, the former estate now redeveloped into modern apartments. For decades, Lissenfield was also home to the Mulcahys' son, Dr. Risteard Mulcahy, a prominent cardiologist, anti-smoking advocate, and author, who remained a public figure in his own right until his passing in 2016.

Today, The Cow House retains its strong link to this remarkable history. Once a working outbuilding at the heart of a revolutionary family's home, it now stands as a distinctive private residence, embodying both the charm of its mews-style conversion and the legacy of a property intimately tied to Ireland's journey to independence.

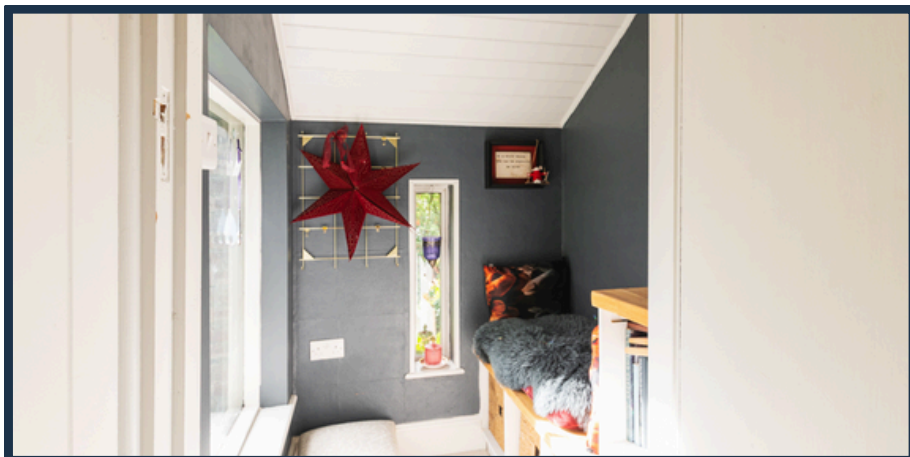
## FEATURES



- Ideal city centre location
- Secluded west facing private garden
- Lapsed planning permission (Planning ref 3980/16) to extend the house by 63 sqm
- Gas fired central heating & new boiler
- Monitored alarm
- Off street parking
- Two resident permit parking discs
- Excellent shopping and recreational facilities close by

## ACCOMODATION

- |                  |           |
|------------------|-----------|
| • Entrance Hall: | 2.5 x 1.3 |
| • Kitchen:       | 3.8 x 2.9 |
| • Pantry:        | 1.3 x 1.3 |
| • Bathroom:      | 2.5 x 2.4 |
| • Living Room:   | 4.2 x 3.9 |
| • Landing:       | 1.5 x 1.2 |
| • Bedroom 1:     | 5.5 x 3.8 |
| • Reading Nook:  | 1.3 x 1.3 |
| • Bedroom 2:     | 4.3 x 3.1 |
| • W.C.           | 3.3 x 1.3 |





# LOCATION

The Cow House is enviably located on Blackberry Lane in Dublin 6, one of the capital's most desirable and established residential areas. Tucked away in a peaceful setting, the property enjoys a rare blend of tranquillity and convenience, with the leafy charm of Dublin 6 on its doorstep and easy access to a wealth of amenities.

Just minutes away, the vibrant villages of Rathmines, Ranelagh, and Milltown offer an exceptional selection of shops, cafés, restaurants, and leisure facilities, ensuring residents are never short of choice. The area is also home to renowned recreational spaces including Dartry Park, Palmerston Park, whilst the banks of the Grand Canal river walk is less than 200 metres from your door, perfect for outdoor activities and relaxation.

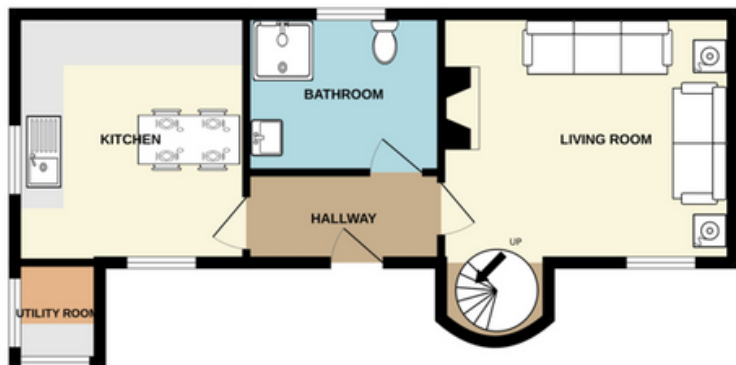
Connectivity is excellent. Stephens Green is located within walking distance of the property and on those rainy days the 15 Bus services the area. The Luas Green Line at Charlemont is less than 10 minutes away opening up connectivity to the North and South City. For motorists, the M50 motorway is easily accessible, offering convenient travel across the greater Dublin region and beyond.



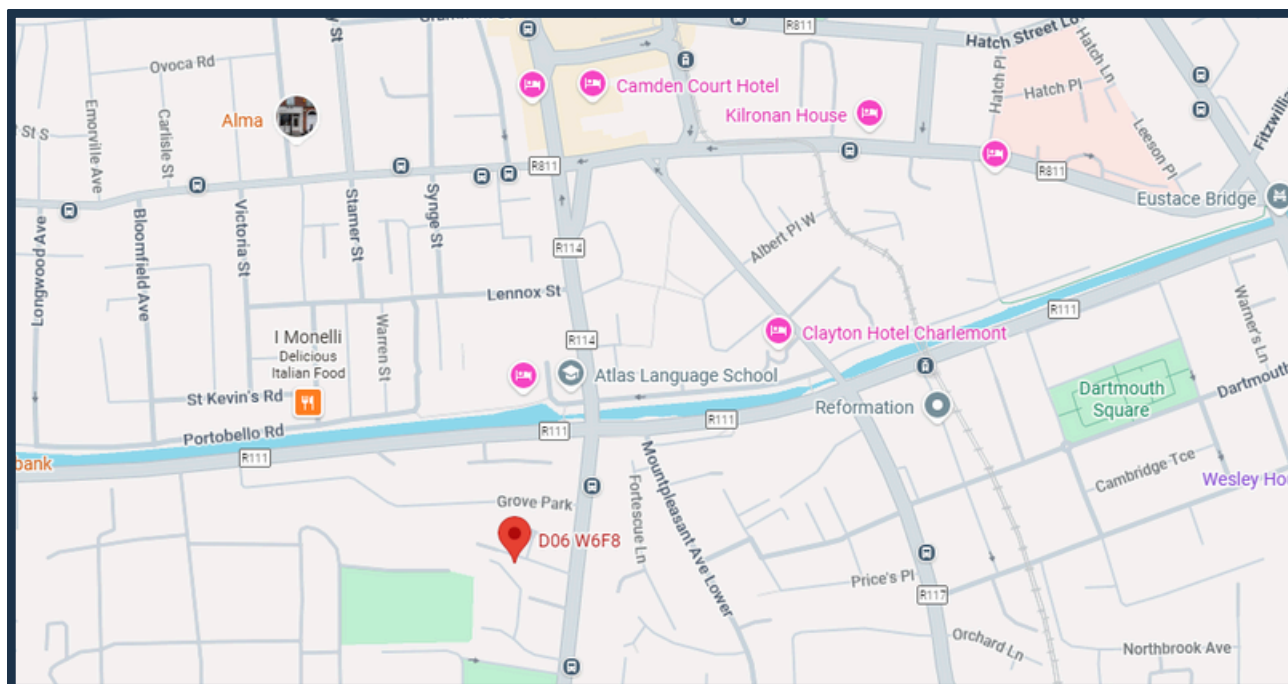
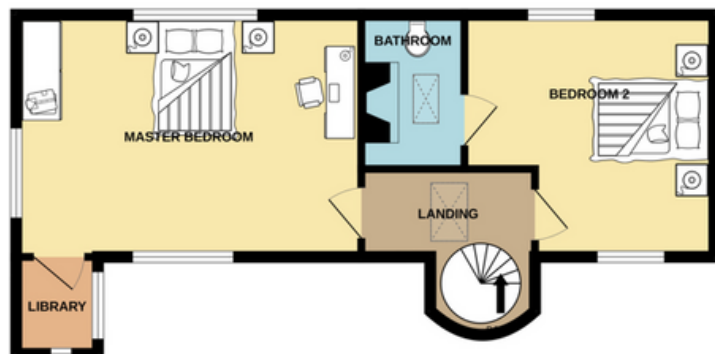


# FLOOR PLAN & MAPS

## Ground Floor



## First Floor



**BER**  
TBC

**PRICE**  
€745,000

**TITLE**  
Freehold

**VIEWINGS**  
Strictly by Appointment with the sole  
selling agents.

**TURLEY PROPERTY ADVISORS**  
89 Harcourt Street, Dublin 2,  
Ireland.

Tel: +353 (0)1 479 1500  
Fax: +353 (0)1 479 1501  
PSRA Licence Number: 002187

**Please Contact**  
Susan Turley: [susan@turley.ie](mailto:susan@turley.ie)

**TURLEY**  
PROPERTY ADVISORS

These particulars are issued strictly on the understanding that they do not form part of any contract. Maps and plans are not drawn to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given in good faith and is believed to be correct, however the vendor or their agents shall not be liable for inaccuracies. All maps produced of Ordnance Survey Ireland licence No. 00440044 Government of Ireland. PSRA Licence No. 002187