

**Castle
Court**
WHITECHURCH



THE VERY BEST OF EVERYTHING

Nestled in a quiet scenic setting



Castle Court is a new development of exclusive family homes, located in the beautiful setting of Whitechurch village. With the rolling hills of Cork countryside all around and the city just 11kms away to the south, it's the perfect place to enjoy relaxed rural living in a vibrant community, with the attractions of a large urban area on your doorstep.

Castle Court has 88 houses in all, offering a choice of 3 or 4 bedroom homes, in a terrace, semi-detached or detached. Architecturally designed and professionally landscaped throughout, these homes have a premium look and feel, enhanced by the attention to detail in the quality interiors. Built using passive principles, these A2 rated dwellings offer reduced energy consumption making them extremely energy and cost efficient.

All these features combined make Castle Court the perfect place to call home.

EVERYTHING YOU NEED FOR
YOUR FOREVER HOME



Castle Court is in the beautiful rural village of Whitechurch, 11kms north of Cork city, just off the N20 for quick access to shops, schools and business parks in Cork city, Blarney and Mallow.

You're close to everything in Whitechurch. It's a short 15 minute drive to Blackpool shopping centre, five minutes more and you're in Cork city centre. You're just 30 minutes from Cork International Airport, while Blarney Castle and Doneraile Wildlife Park are also within half an hour for a day out in the fresh air.

The business parks in Blarney and Blackpool are a short commute away, and the village is right by the national N20 route. The village is on two Bus Éireann routes and a proposed commuter rail service to nearby Blarney will connect you to the local and national train network, when it's introduced.

THE PERFECT PLACE TO ENJOY
RELAXED RURAL LIVING IN A
VIBRANT COMMUNITY

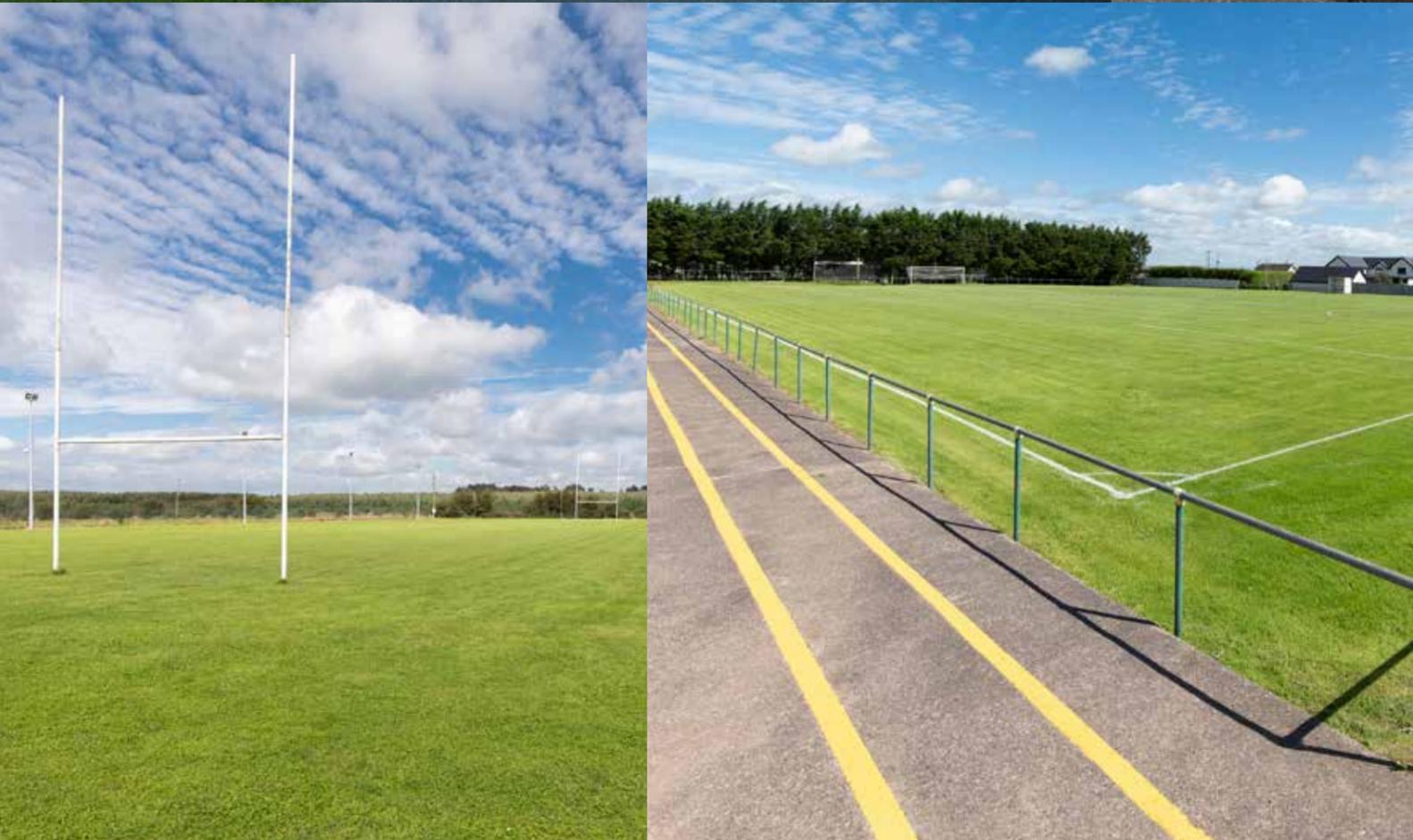


Discover your perfect location





Live in an area
that has it all



SPORTS & LEISURE

Whitechurch GAA has been at the heart of the community since 1904, with multiple pitches to cater for teams from Under 6 to adult teams in camogie, hurling, football and handball.

For soccer fans, the village is home to Rockmount AFC, where Roy Keane started his career. It is a highly successful amateur club, fielding a team in the Munster Senior League and nurturing future stars of all abilities with an academy from Under 7s.

The village also boasts an all-weather, floodlit pitch built by the local community association. Whitechurch Tennis Club welcomes players of all ages and you'll find golf courses in Muskerry, Mallow and around Cork city.

Whitechurch offers a modern playground and modern community centre for everything from basketball to zumba and amateur dramatics.

A FRESHER, HEALTHIER PLACE
TO LIVE



EDUCATION

The local national school in the village is an impressive, modern building, currently educating over 300 pupils at the heart of the community.

Secondary schools in the area include Scoil Mhuire gan Smál in Blarney, a large choice of schools around Cork City, along with Davis College, St. Marys and the Patrician Academy in Mallow, which is 20 minutes away by car or bus.

Cork city offers a wealth of third level options including U.C.C., C.I.T., Cork School of Music and more.

HOTELS AND RESTAURANTS

There's a hotel and restaurant for every taste within a short drive of Whitechurch.

Blarney has a range of top-rated hotels, restaurants and cafés, perfect for everything from coffee to a four-course meal.

Drive a little further and you're into Cork city, with everything from the buzz of restaurants on McCurtain Street to vegetarian superstars and Michelin quality dining in other parts of town.

SHOPPING

There's a convenience store and service station in the village, so you won't get stuck for the essentials.

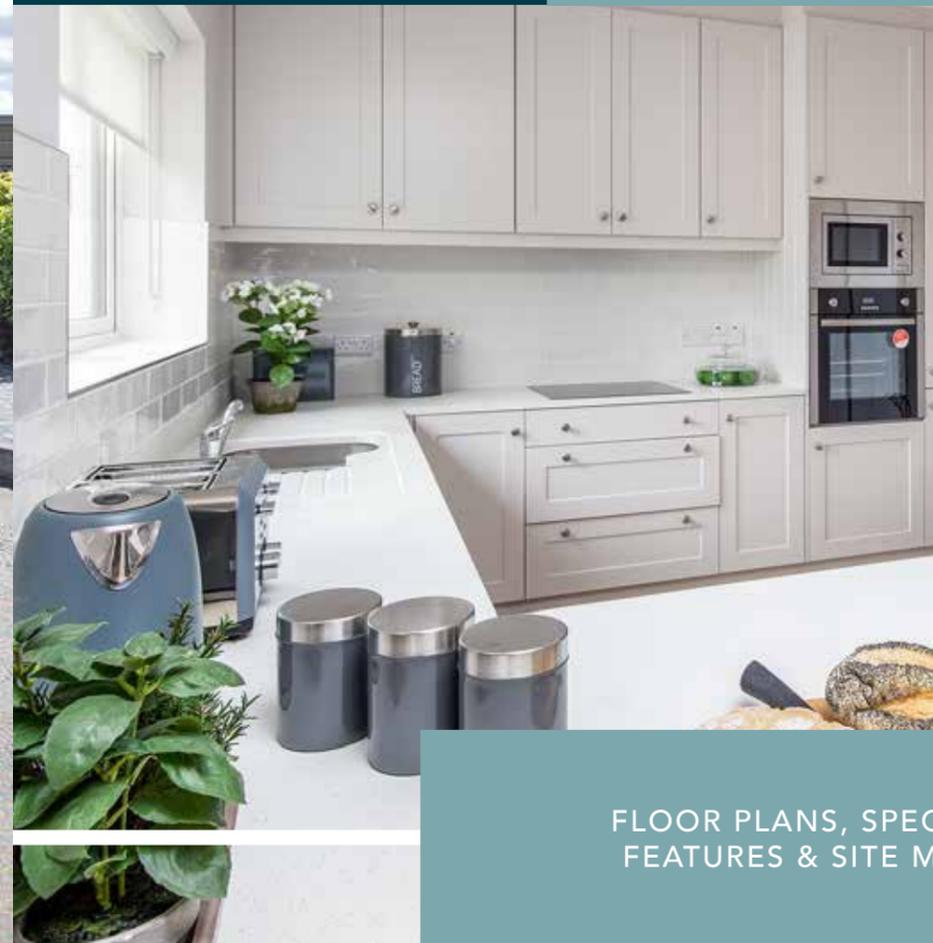
A 15 minute drive brings you the choice of supermarkets in Blackpool such as Dunnes Stores and Aldi, along with several leading stores. You'll also find plenty of independent cafés and coffee shops, if you need to refuel on the go.

Cork city centre is 20 minutes away, with established high street stores and thriving local boutiques. Don't forget to pop into the English Market to stock up on the best local produce from county Cork and beyond.

ALL THE CONVENIENCE
OF LOCAL FACILITIES



Specifications



FLOOR PLANS, SPECIAL
FEATURES & SITE MAP

Special Features

ENERGY RATING



BUILDING FABRIC

Passive principles have been applied to the building fabric with a high-level of insulation, improved air-tightness, and reduced thermal bridges which result in a reduced energy demand and increased levels of comfort.



EXTERNAL WALLS

Natural stone on certain elevations, painted smooth plaster rendered walls provide a high-quality, contemporary finish. Low maintenance uPVC fascia, soffit and rainwater pipes complement the natural slate finish.



EXTERNAL DOOR

Market leading (Palladio) heavy-duty engineered multi-point locking door giving the aesthetic appeal of a traditional timber door while providing exceptional strength, security and thermal performance characteristics.



WINDOWS

High-quality uPVC windows with soft-coat, low-emissivity glass and multi chamber, steel reinforced frames combine to significantly reduce heat loss.



INTERIOR FINISHES

Increased ceiling heights create rooms that feel open and inviting. Superior-quality internal joinery is present throughout and includes oak handrails to stairs. A sealed attic hatch with pull-down ladder allows easy access to additional storage area.



INTERNAL DOORS

High-quality oak finish doors are fitted with satin chrome-finished handles, hinges and locks.



10-YEAR HOMEBOND GUARANTEE

Each home is covered by a 10-year Structural Defects HomeBond insurance warranty and a 5-year Mechanical and Electrical Inherent Defects warranty offering unrivalled insurance protection for your home.



FIRES

Full control over the fire's host of features, including temperature control as well as flame brightness levels and colour, you can also access the programmable heating options and innovative energy saving features, for complete control.



KITCHEN & UTILITY

Imaginatively designed, superior quality kitchens which are fully fitted by our award winning suppliers. The utility rooms are also designed to maximise on storage with units that complement the kitchen. (PC Sum Allowance).



HEATING

An 'A' Rated split bi-zone Air Source Heat Pump allows precise control over the three heating zones – living, sleeping and water. In addition to the separate heating zones, radiators are fitted with thermostatically-controlled valves providing additional room-by-room control.



GARDENS & DRIVEWAY

Professionally designed landscaping throughout the development. All gardens are generous in size and come with seeded lawns surrounded by a secure 1.8m timber fence with concrete posts providing privacy on each side of the garden. Cobblelock paving and concrete footpaths provided as standard.



BATHROOMS & EN-SUITES

All bathrooms and en-suites come fully-fitted with a sophisticated range of designer sanitary ware. A high-pressure water supply is pumped to all showers. (Shower door/screen not included).



HEAT-RECOVERY VENTILATION

This system provides a healthier living environment while significantly reducing the heating demand. The outgoing air passes through a heat exchanger and preheats the incoming air, recovering 90% of the heat that would otherwise be lost. The air in the house is changed more frequently than naturally ventilated houses and all incoming air is filtered, reducing dust and other pollutants creating a fresher, healthier place to live.



SECURITY & SAFETY

Mains-powered smoke, carbon monoxide and heat detectors are fitted throughout the house. All windows and doors come with multi-point locking systems.

House Type A

4 BED SEMI-DETACHED

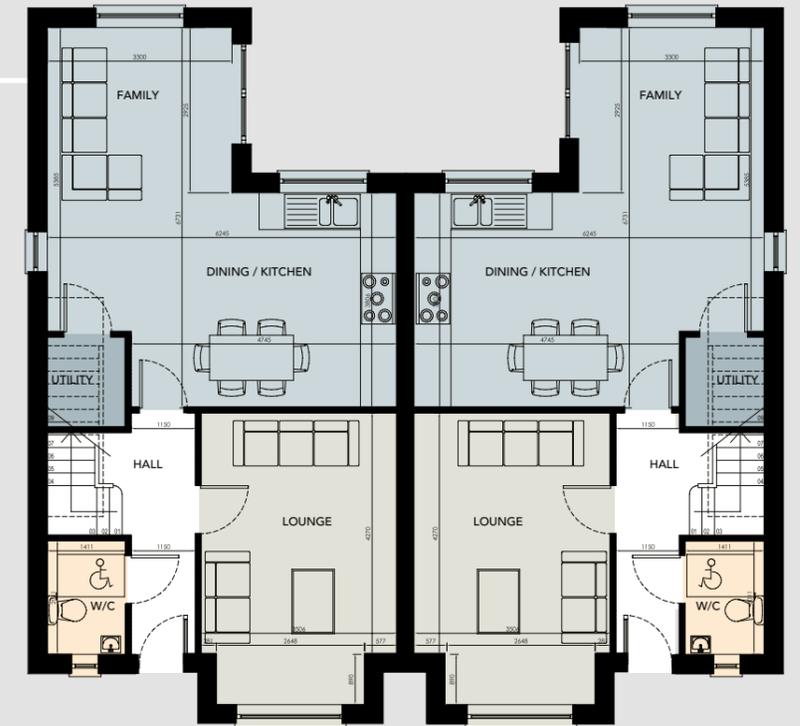
126sq.m (1356.26sq.ft)



REDUCED ENERGY DEMAND AND INCREASED LEVELS OF COMFORT

GROUND FLOOR PLAN

Entrance Hall	5.53sq.m (59.50sq.ft)
Kitchen/Dining	21.75sq.m (234.11sq.ft)
Family Area	9.65sq.m (103.90sq.ft)
Utility	2.25sq.m (24.26sq.ft)
WC	2.84sq.m (30.54sq.ft)
Lounge	17.33sq.m (186.51sq.ft)



FIRST FLOOR PLAN

Bedroom 1	14.80sq.m (159.33sq.ft)
Bedroom 1 En-suite	2.71sq.m (29.15sq.ft)
Bedroom 2	10.55sq.m (113.57sq.ft)
Bedroom 3	8.92sq.m (96.03sq.ft)
Bedroom 4	7.19sq.m (77.42sq.ft)
Bathroom	4.04sq.m (43.51sq.ft)
Landing incl Stairs	11.38sq.m (122.46sq.ft)
Hot Press	0.97sq.m (10.44sq.ft)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



House Type B

3 BED TERRACE

124sq.m (1334.74sq.ft)



GROUND FLOOR

Entrance Hall	5.61sq.m (60.35sq.ft)
Kitchen/Dining	23.68sq.m (254.90sq.ft)
Family Area	11.04sq.m (118.86sq.ft)
Utility	2.25sq.m (24.26sq.ft)
WC	2.84sq.m (30.54sq.ft)
Lounge	19.75sq.m (212.60sq.ft)

FIRST FLOOR

Bedroom 1	14.33sq.m (154.24sq.ft)
Bedroom 1 En-suite	3.21sq.m (34.58sq.ft)
Bedroom 2	12.28sq.m (132.14sq.ft)
Bedroom 3	7.19sq.m (77.42sq.ft)
Bathroom	5.31sq.m (57.14sq.ft)
Landing incl Stairs	9.77sq.m (105.20sq.ft)
Hot Press	0.97sq.m (10.44sq.ft)

PROFESSIONALLY DESIGNED
LANDSCAPING THROUGHOUT

House Type C

3 BED SEMI-DETACHED

94sq.m (1011.82sq.ft)



INCREASED CEILING HEIGHTS
CREATE ROOMS THAT FEEL
OPEN AND INVITING

GROUND FLOOR PLAN

Entrance Hall	7.40sq.m (79.66sq.ft)
Kitchen	12.07sq.m (129.89sq.ft)
Dining	9.07sq.m (97.61sq.ft)
WC	2.25sq.m (24.21sq.ft)
Living Room	14.43sq.m (155.28sq.ft)

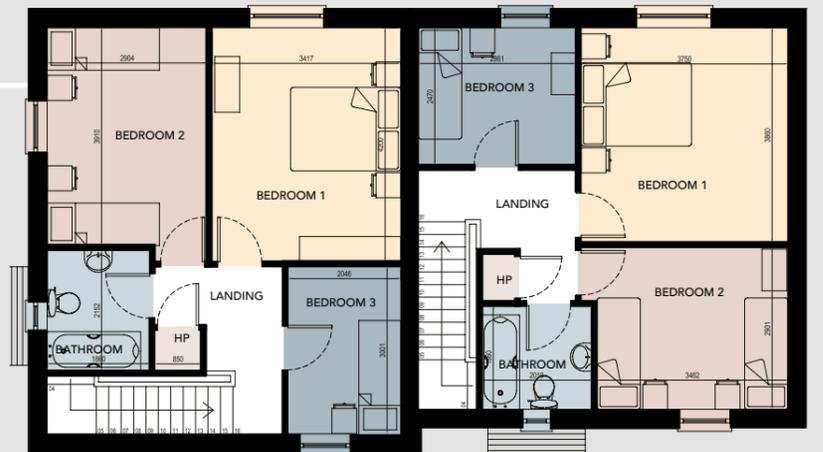


TYPE C

TYPE C1

FIRST FLOOR PLAN

Bedroom 1	14.35sq.m (154.50sq.ft)
Bedroom 2	11.63sq.m (125.18sq.ft)
Bedroom 3	6.14sq.m (66.09sq.ft)
Bathroom	4.00sq.m (43.06sq.ft)
Landing incl Stairs	8.18sq.m (88.07sq.ft)
Hot Press	0.61sq.m (6.61sq.ft)



TYPE C

TYPE C1



GROUND FLOOR PLAN

Entrance Hall	14.56sq.m (156.74sq.ft)
Kitchen/Dining	25.65sq.m (276.09sq.ft)
Utility	7.96sq.m (85.73sq.ft)
WC	4.34sq.m (46.68sq.ft)
Living Room	18.29sq.m (196.82sq.ft)
Lounge	19.71sq.m (212.16sq.ft)



FIRST FLOOR PLAN

Bedroom 1	14.38sq.m (154.79sq.ft)
Bedroom 1 En-suite	4.99sq.m (53.67sq.ft)
Bedroom 1 Closet	2.06sq.m (22.21sq.ft)
Bedroom 2	16.35sq.m (175.98sq.ft)
Bedroom 2 En-suite	3.47sq.m (37.32sq.ft)
Bedroom 3	12.89sq.m (138.72sq.ft)
Bedroom 4	13.32sq.m (143.36sq.ft)
Bathroom	7.99sq.m (85.95sq.ft)
Landing incl Stairs	13.00sq.m (139.89sq.ft)
Hot Press	1.30sq.m (14.03sq.ft)



House Type D

4 BED DETACHED

193sq.m (2077.45sq.ft)



HIGH-SPEED DATA POINTS IN ALL LIVING ROOMS

House Type E

4 BED DETACHED

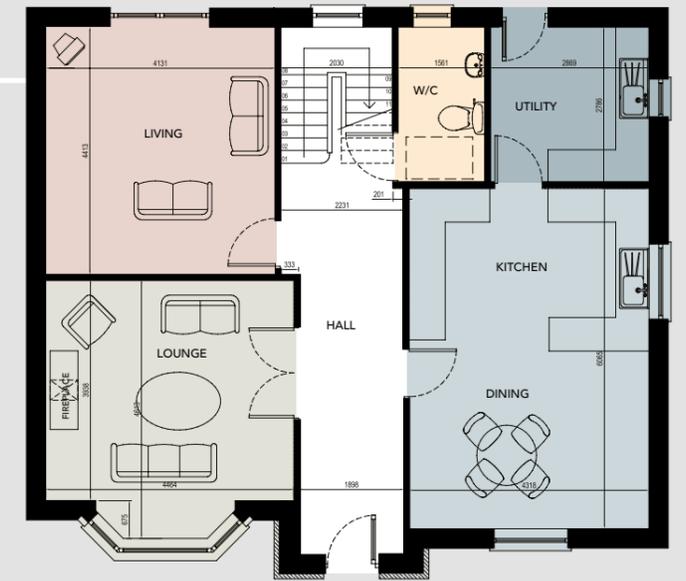
193sq.m (2077.45sq.ft)



ARCHITECTURALLY DESIGNED
UNIQUE HOMES

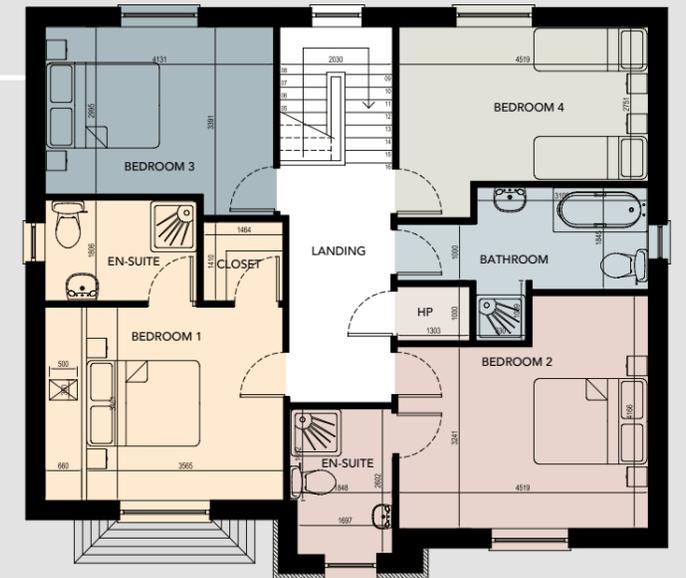
GROUND FLOOR PLAN

Entrance Hall	14.65sq.m (157.67sq.ft)
Kitchen/Dining	26.19sq.m (281.87sq.ft)
Utility	7.99sq.m (86.04sq.ft)
WC	4.35sq.m (46.81sq.ft)
Living Room	18.23sq.m (196.21sq.ft)
Lounge	19.03sq.m (204.81sq.ft)



FIRST FLOOR PLAN

Bedroom 1	12.34sq.m (132.81sq.ft)
Bedroom 1 En-suite	4.99sq.m (53.67sq.ft)
Bedroom 1 Closet	2.06sq.m (22.21sq.ft)
Bedroom 2	16.35sq.m (175.98sq.ft)
Bedroom 2 En-suite	4.66sq.m (50.20sq.ft)
Bedroom 3	12.89sq.m (138.72sq.ft)
Bedroom 4	13.32sq.m (143.36sq.ft)
Bathroom	7.99sq.m (85.95sq.ft)
Landing incl Stairs	13.00sq.m (139.89sq.ft)
Hot Press	1.30sq.m (14.03sq.ft)



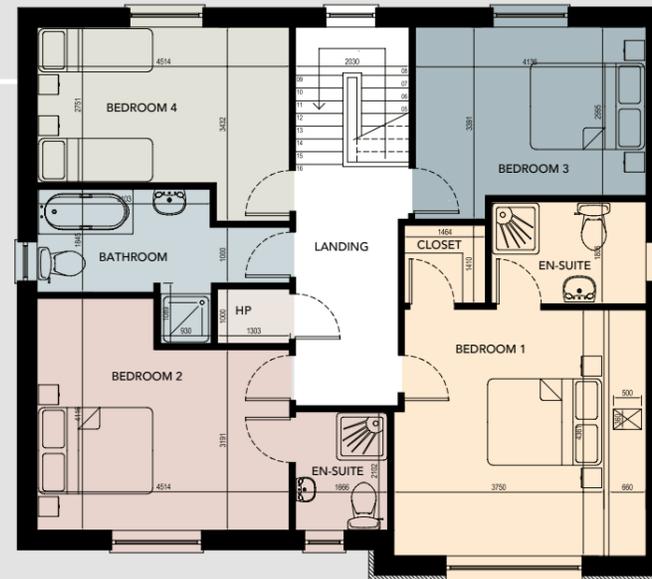
GROUND FLOOR PLAN

Entrance Hall	13.88sq.m (149.41sq.ft)
Kitchen/Dining	25.65sq.m (276.09sq.ft)
Utility	7.96sq.m (85.73sq.ft)
WC	4.34sq.m (46.68sq.ft)
Living Room	18.29sq.m (196.82sq.ft)
Lounge	21.74sq.m (233.96sq.ft)



FIRST FLOOR PLAN

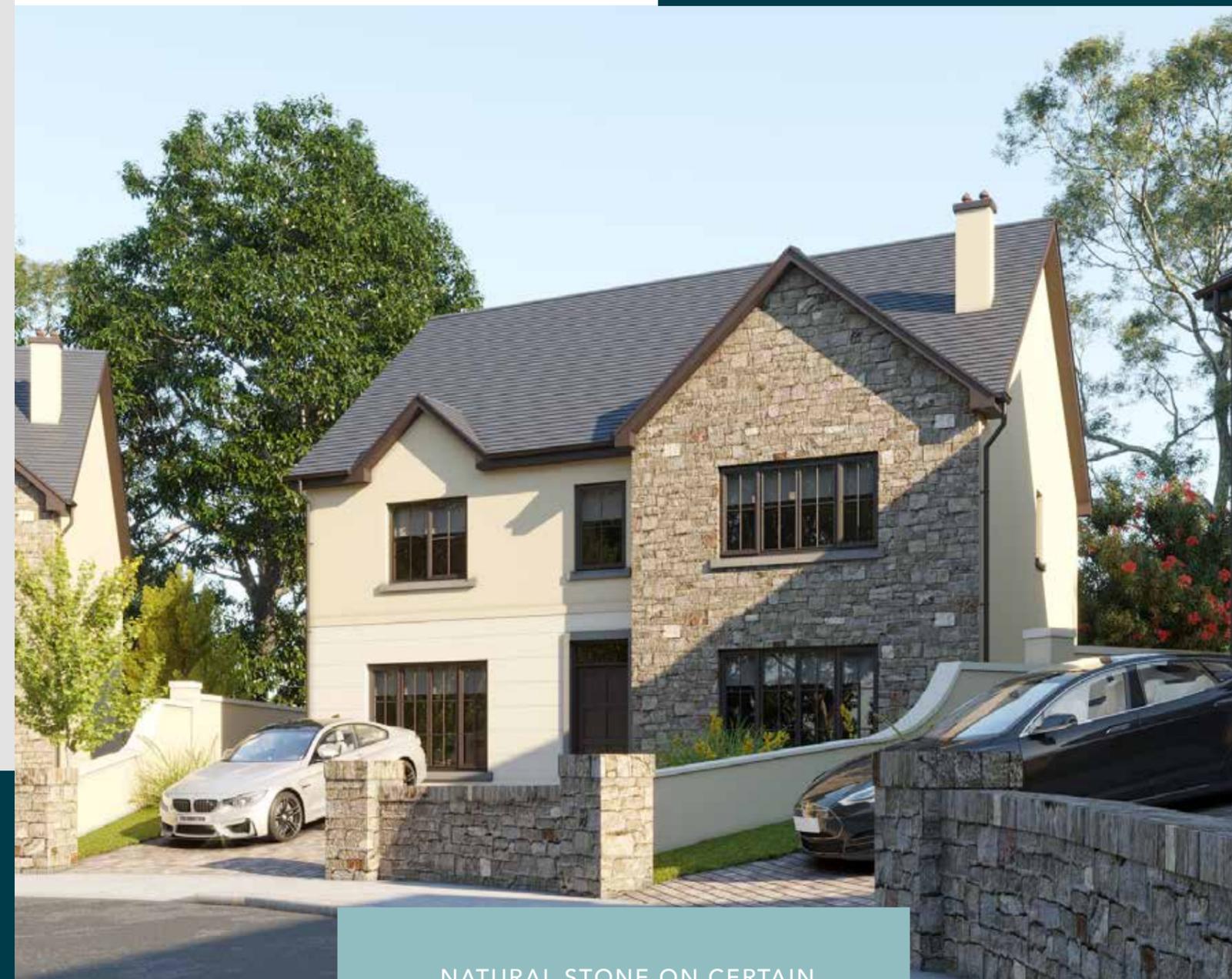
Bedroom 1	16.03sq.m (172.59sq.ft)
Bedroom 1 En-suite	4.99sq.m (53.6sq.ft)
Bedroom 1 Closet	2.06sq.m (22.21sq.ft)
Bedroom 2	16.35sq.m (175.98sq.ft)
Bedroom 2 En-suite	3.47sq.m (37.32sq.ft)
Bedroom 3	12.89sq.m (138.72sq.ft)
Bedroom 4	13.32sq.m (143.36sq.ft)
Bathroom	7.99sq.m (85.95sq.ft)
Landing incl Stairs	13.00sq.m (139.89sq.ft)
Hot Press	1.30sq.m (14.03sq.ft)



House Type F

4 BED DETACHED

198sq.m (2131.27sq.ft)



NATURAL STONE ON CERTAIN ELEVATIONS AND BOUNDARY WALLS



Site Layout

- HOUSE TYPE A
- HOUSE TYPE B
- HOUSE TYPE C & C1
- HOUSE TYPE D
- HOUSE TYPE E
- HOUSE TYPE F



How to Find Us



YOU'RE CLOSE TO EVERYTHING
IN WHITECHURCH

SELLING AGENTS



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DEVELOPER



PROJECT MANAGER



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