



Introducing...

*The Island at*  
**TEMPLE WOOD**

Carton Demesne









# *The Island sites at Temple Wood*

**Carton Demesne is, without question, one of the most stunning locations in Ireland. The former seat of the Duke of Leinster, situated 18 kilometres from Dublin City, is today home to one of the most elegant Hotel and Golf Resorts in Europe.**

This new development known as The Island at Temple Wood, occupies an enchanting woodland setting on the higher ground of Temple Wood overlooking the undulating fairways of the O'Meara Golf Course. The Island is a leisurely 5 minute stroll to Carton House itself in all its beauty, with the stately spire of St Patricks College Maynooth in view.

There is now this final opportunity to call Temple Wood 'home' – The Island sites have been carefully designed to blend with the fabric of the old estate and to maximise the spectacular views. With the opportunity to build your own unique home, these serviced sites represent an extraordinary lifestyle opportunity.





# Lifestyle

Living at Carton invites a confident and healthy quality of life. It is one of the few places where you can truly escape. Imagine owning a home amid this landscape, being part of this extraordinarily beautiful private estate. Imagine your children growing up in a wholesome environment reminiscent of times past. Imagine your home being so close to exceptional golf courses, the spa and leisure facilities, restaurants and bars of the world class Carton House.

Even if you don't play golf, you can fish the River Rye on which Carton hosted the World Fly Casting Championships or test your skill at clay pigeon shooting. Equestrian sports are on hand, and the world renowned Kildare Hunt is based nearby. There are also football and rugby grounds and tennis courts. Or maybe you simply want to jog around the woods, stroll the banks of the river Rye or cycle along the estates many nature trails.





## Serviced Sites

The Freedom of Space.... All of the properties in Carton are carefully set into the mature woodlands and Temple Wood even more so. Each of the 11 sites within 'The Island' at Temple Wood is circa 0.9 acres and the intelligent configuration of these sites allows for large and wholesome private spaces, with spectacular woodland and/or golf course views. With a careful eye on the environment, the natural setting of mature trees and rolling hills will be enhanced by these beautiful homes.

The Freedom of Choice....self-build enthusiasts have now the opportunity to create their own 'Grand Design'...the sites are cleared and services (Gas, ESB, Water, Foul main drains, Eircom, Broadband Services) will be built to each entrance...each of the 11 sites comes with Full Planning Permission for a 3,700 sq.ft. residence (Planning reference Kildare 16/329) and the site purchaser can work with the presiding architect and in accordance with the Temple Wood Design Guide to amend the design and build your dream home.

## Presiding Architect

**Scott Wallace of Demesne Architects**

Tel: 01-610 6900 [www.demesne-architects.ie](http://www.demesne-architects.ie)

E: [scottw@demesne-architects.ie](mailto:scottw@demesne-architects.ie)



## Method of Sale

The Island sites at Temple Wood will be offered at private tender. Tender documents will be available from Thursday 15th June 2017. All offers should be submitted to the sales agent on or before 5pm on Thursday 29th June 2017.

Tender documentation is available by written request from the vendor's solicitor, Ms Anne Kelly of Paul Kelly & Company Solicitors, Rye Cottage, Main Street, Leixlip, County Kildare Tel: 01-6243624, E: [anne.kelly@pkelly.ie](mailto:anne.kelly@pkelly.ie)

All site plans and further information is available from:

## Sales Agent:

**Barry Flood of REA Coonan,**

Property House, Main Street, Maynooth, Co. Kildare.

Tel: 01-6286128 [www.coonan.com](http://www.coonan.com)

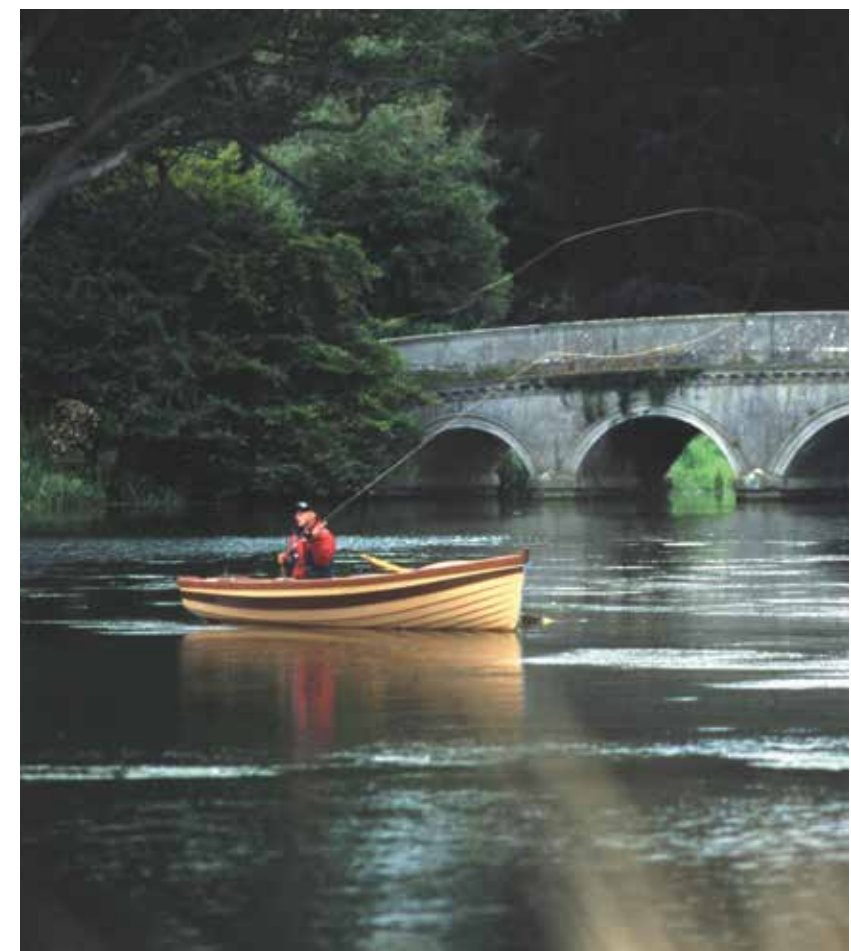
E: [barryf@coonan.com](mailto:barryf@coonan.com)

**Seamus Savage,**

Construction Director

E: [ssavage@carton.ie](mailto:ssavage@carton.ie) Tel: 087 8542279

Also see [www.cartonhomes.com](http://www.cartonhomes.com) for location maps and further information on Carton.





Montgomery Golf Course

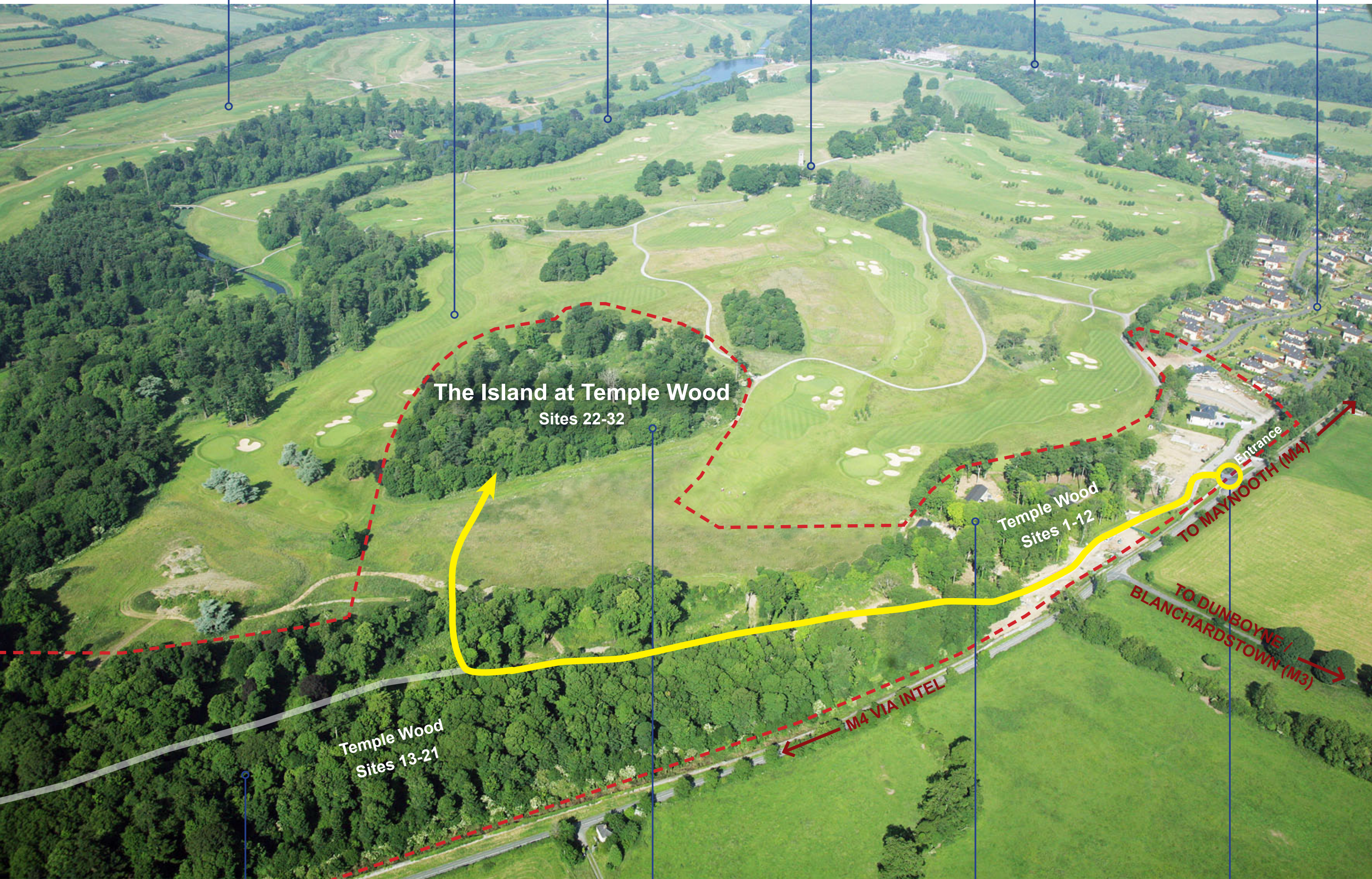
O'Meara Golf Course

Rye River

Tyrconnell Tower

Carton House Hotel

Leinster Wood Residences



The Island at Temple Wood  
Sites 22-32

Temple Wood  
Sites 1-12

Temple Wood  
Sites 13-21

Entrance

TO MAYNOOTH (M4)

TO DUNBOYNE /  
BLANCHARDSTOWN (M3)

M4 VIA INTEL

Temple Wood Sites 13-21

The Island at Temple Wood Sites 22-32


Temple Wood Sites 1-12

Temple Wood Entrance






Plot No.	Plot Area (Acres)	Plot Area (m <sup>2</sup> )	House Type (Current Planning Approved)
Plot 22	0.90	3674	The 'Kildare' (E_215)
Plot 23	0.90	3670	The 'William' (E_215)
Plot 24	0.90	3664	The 'Talbot' (E_115)
Plot 25	0.89	3634	The 'Talbot' (E_115)
Plot 26	0.87	3536	The 'Talbot' (Stepped) (E_115)
Plot 27	0.86	3509	The 'Kildare' (E_215)
Plot 28	0.87	3509	The 'Kildare' (E_215)
Plot 29	0.87	3533	The 'Kildare' (E_215)
Plot 30	0.87	3507	The 'Talbot' (Handed) (E_115)
Plot 31	0.88	3561	The 'Talbot' (E_115)
Plot 32	0.89	3588	The 'Talbot' (Handed) (E_115)



## CARTON HOUSE

The Island at Temple Wood  
Site Masterplan May 2017 Sites 22-32

Demesne Architects  
Desmond House, Main Street,  
Maynooth, Co. Kildare  
T: +353 (0)1 610 6800  
E: info@demesne-architects.com  
Web: www.demesne-architects

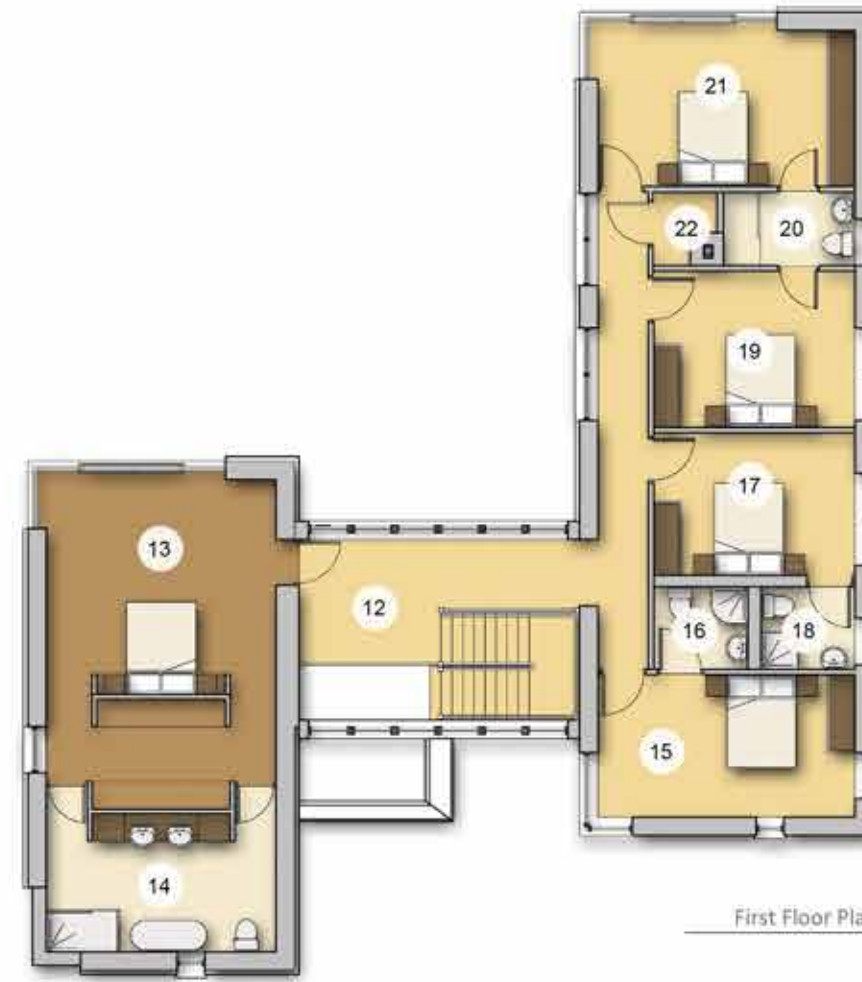


**demesne**









*The 'Kildare'*



The Island at Temple Wood Sites 22, 27, 28 & 29

Gross Internal Floor Areas	
Name	Area
Ground Floor	180m <sup>2</sup>
First Floor	162m <sup>2</sup>
Total	342m <sup>2</sup>

Ground Floor		
No.	Name	Area
1	Lobby	4.4m <sup>2</sup>
2	Hallway	29.6m <sup>2</sup>
3	Kitchen	30.1m <sup>2</sup>
4	Dining	22.8m <sup>2</sup>
5	Lounge	32.0m <sup>2</sup>
6	Utility	5.6m <sup>2</sup>
7	Plant	5.0m <sup>2</sup>
8	Cloaks	0.85m <sup>2</sup>
9	WC	3.8m <sup>2</sup>
10	Playroom	19.6m <sup>2</sup>
11	Study	22.9m <sup>2</sup>

First Floor		
No.	Name	Area
12	Landing / Hallway	24.7m <sup>2</sup>
13	Master Bedroom	34.6m <sup>2</sup>
14	Ensuite	15.9m <sup>2</sup>
15	Bedroom 1	17.3m <sup>2</sup>
16	Ensuite	3.6m <sup>2</sup>
17	Bedroom 2	13.5m <sup>2</sup>
18	Ensuite	3.6m <sup>2</sup>
19	Bedroom 3	14.9m <sup>2</sup>
20	Shared Ensuite	4.5m <sup>2</sup>
21	Bedroom 4	19m <sup>2</sup>
22	Linen Store	1.8m <sup>2</sup>



## CARTON HOUSE

The Island at Temple Wood  
House Plans - The 'Kildare'

[House Type E-2R]

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**Seamus Savage,**  
Construction Director  
E: [ssavage@carton.ie](mailto:ssavage@carton.ie)  
Tel: 087 8542279

Also see [www.cartonhomes.com](http://www.cartonhomes.com) for location  
maps and further information on Carton.