

BER A2



Liamor

Kinsale, Co. Cork

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INTERNATIONAL REALTY

Liamor, Kinsale, Co. Cork

Liamor is an exceptional contemporary residence with an irregular “H” shaped layout, creating courtyards north and south. The overall design is based on the American “Great Room” principle of centralised maximum living space with ancillary rooms off each corner. Removing hallways and lobbies while using sliding doors throughout gives direct access to the kitchen, dining and living room which make up this impressive central living space. The ancillary rooms offer flexibility in use of accommodation with multiple access points to the exterior.

Never having been built on, the plot became available in 2021. The practical layout and low energy plan was imagined by the Owner, created by John Butt Architect at Brian O’Kennedy’s Office in Douglas, Cork and meticulously constructed in 2022 by Liam Casey of Lidan Design to exacting passive house principles, offering outstanding energy efficiency, modern comfort and timeless architectural appeal. South facing with shaded glazed areas positioned to maximise sunlight at all times and set on a beautifully private site of 0.4 acres, this remarkable home enjoys an enviable location just a short stroll from the vibrant harbour town of Kinsale, with its renowned restaurants, cafés, shops, schools, and leisure amenities.

Awarded a A2 BER rating, Liamor performs beyond passive with a current total energy bill of just 50 euros per month. It has been meticulously built using premium materials and cutting-edge technology to create a home that is both environmentally conscious and economical to run. The property features high-performance triple-glazed windows throughout and double glazed 2.6m high sliding doors, while an advanced indoor climate control by Nilan Ireland offers air to air heating, cooling and ventilation, further enhancing efficiency and occupant comfort. Hot water is via a separate indoor heatpump unit by Ecovolt, housed in the plant room. Highly efficient it sits alongside the solar battery which stores 5.4 kws of electricity generated from the solar roof panels or night rate electricity, further adding to the overall low energy demand.

Exceptional insulation is at the heart of the home’s performance with 300mm of insulation within the external walls, roof and floor, significantly reducing heat loss and contributing to consistently comfortable internal temperatures regardless of the season. All appliances are triple A rated and lighting is low energy.

Inside, the home is defined by its clean contemporary design and impressive sense of space. 4.5m high sloped ceilings throughout enhance the light-filled interiors, while polished concrete floors provide a seamless, modern finish that is both stylish and practical. The shower areas have been finished in elegant resin, creating sleek, low-maintenance wet spaces that complement the home’s minimalist aesthetic.

The main residence comprises three generously proportioned double bedrooms, offering comfortable accommodation for family living. To the rear of the property is a fully self-contained one-bedroom apartment, providing excellent flexibility as guest accommodation or independent living space.

Externally, the property is approached through an electronic entrance gate, offering privacy and security. The landscaped grounds provide ample outdoor space with endless potential for entertaining, gardening, or simply enjoying the peaceful surroundings.

Combining exceptional energy performance, contemporary architecture, premium finishes, and an unrivalled location, Liamor represents a rare opportunity to acquire a truly outstanding home in one of Ireland’s most sought-after coastal towns. Whether as a permanent residence, a luxurious retreat, or a multigenerational family home, Liamor delivers an exceptional standard of living just moments from the heart of Kinsale.

Features

- Air to Air Heating/Cooling/Ventilation/Humidity Control via a Nilan Ireland "Indoor Climate" system, similar to USA style HVAC.
- One bedroom self-contained apartment to the rear with a Courtyard and parking areas between it and the Main House. Built to the same BER standard.
- A2 Ber rating throughout
- Polished concrete floors throughout
- All Bathrooms are fitted identically throughout with bespoke steel and glass furniture by Aubie housing tabletop sinks and wall mounted single lever mixer taps in brushed steel.
- Seamless Resin Shower Finishes to walls and floor with Fixed Glass partitions and Rainhead Shower fittings in brushed steel.
- Kitchen Materials are Dekton, White Oak, Painted Timber and Steel.
- Low energy subtle lighting throughout the property with a minimal aesthetic.
- High speed Fibre BB with extenders triangulating the property.
- Fully enclosed boundary with 2m high fencing and electric vehicular and pedestrian gates.





Accommodation

Kitchen/ Dining: Polished concrete floor, 4.5m high ceilings, open plan space with sliding doors from both north and south Courtyards. Kitchen is by Bryan O'Rourke of Aubie Design with built in double ovens, Bora hob and Quooker tap. All appliances are integrated and invisible in the great room.

Utility: Polished concrete floor, washing machine and heatpump dryer, storage.

Plant Room: Nilan heating and cooling system, heat recovery and Ecovolt heatpump water heater.

Bathroom: Polished concrete floor, 3 piece suite with full size freestanding bath. Vanity unit and mirror.

Living Room: Open plan space with west facing windows, polished concrete floor, tv room.

Bedroom: To the front off the central room, double bedroom which also can be used as an office. Polished concrete floor.

Bedroom: To the rear off the central room, double bedroom with walk in wardrobe and shower ensuite. Polished concrete floor.

Ensuite: Polished concrete floor with 3 piece suite and rainhead shower.

Bedroom: Double Bedroom to the front of the property with walk through wardrobe and shower ensuite. Polished concrete floor.

Apartment: Large bedroom/ living space, polished concrete floor with ensuite. Kitchen area with storage.

Ensuite Shower Room: All bedrooms are of equal size, built on a 4m x 4m grid.

BER Information

BER: A2

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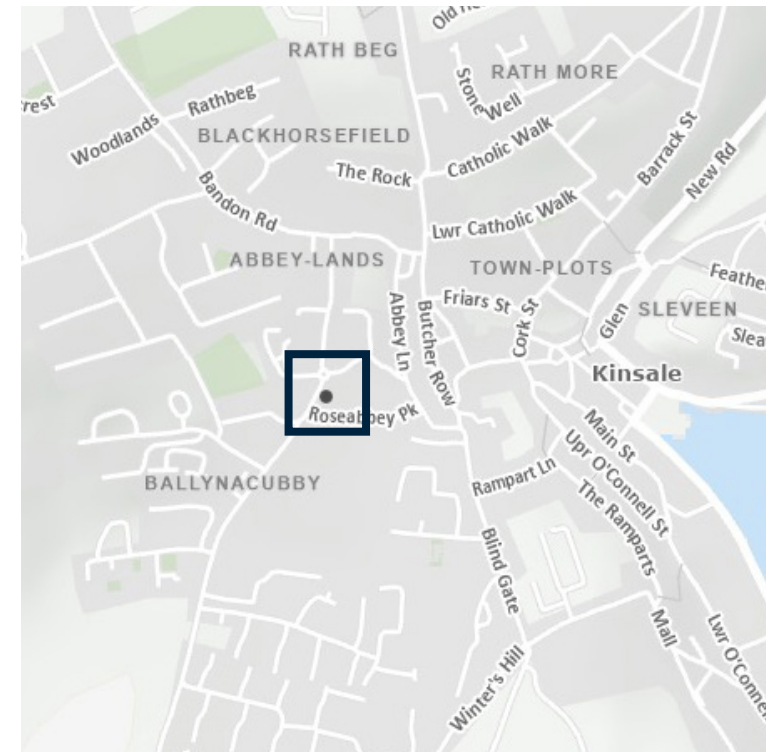
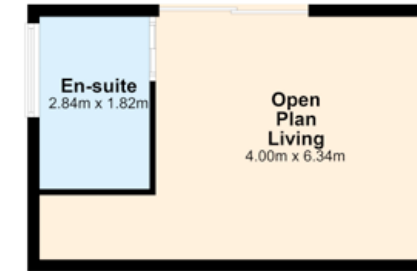
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