







*The perfect balance of country living and convenience of city life* 



# Welcome to Rock Brook

Rock Brook is an exclusive development of 9 four bedroom detached and 16 three bedroom semi-detached homes in Baneshane, Midleton.

Rock Brook boasts a tranquil location near a multitude of amenities that will appeal to insightful owners seeking high quality family homes that enjoy the benefits of country living and city life.

Set in beautifully landscaped surroundings, these Architect designed homes offer spacious and practical living accommodation while ensuring passive building principles have been applied throughout the design.

The homes have solar panels, heat recovery systems, energy efficient lighting and high levels of insulation throughout, making them extremely desirable due to their excellent energy efficiencies and low running costs.









## Location

Conveniently located in East Cork on the outskirts of the historic town of Midleton, Rock Brook offers residents an outstanding array of amenities and transport facilities which are on their doorstep.



Midleton has become the ideal residential location in East Cork and is a bustling centre of activity, offering a great choice of schools, shops, restaurants and shopping centres. It is also the gateway to East Cork, a hub of creativity, leisure activities and culinary delights.

The town is superbly situated less than 15 minutes from Cork City, 30 minutes from the Ferry Port and Airport and only 10 minutes from the Jack Lynch Tunnel via the N25 dual carriageway. Commuting is made even easier with a rail link directly to Corks' Kent Station with a relaxing train journey into the city centre taking only 20 minutes. In addition, there is a regular bus service through the town into Cork city, with even a service to Waterford and London also available.

A short drive towards the scenic coast will bring you to the village of Shanagarry, famous for its pottery and craft centre and onwards to the delightful fishing village of Ballycotton, with its cliff walk and many nearby secluded, beaches, bays and inlets.

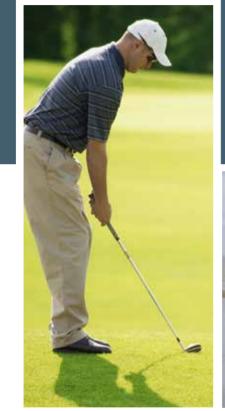
Rock Brook can offer residents a rich tapestry of social, cultural, sporting and gastronomic experiences to suit all tastes and lifestyles



Commuting to Cork city is made easy with a link directly from Midleton Railway Station







# **Sports and Leisure**

There is a great selection of sports clubs in the area including GAA, football, rugby, hockey, tennis, cricket, Aghada Sailing Club, various Golf Clubs to include Castlemartyr Spa & Golf Resort Hotel, Water Rock Golf Club and East Cork Golf Club. A superb surfing beach located only a short drive away at Inch Beach.

There are a host of world famous amenities nearby including, Midleton Park Leisure Centre, Fota Wildlife Park, Fota Island Resort and Golf Club, The Jameson Experience, the beautifully restored Barryscourt Castle and Ballymaloe House Restaurant and Cookery School.























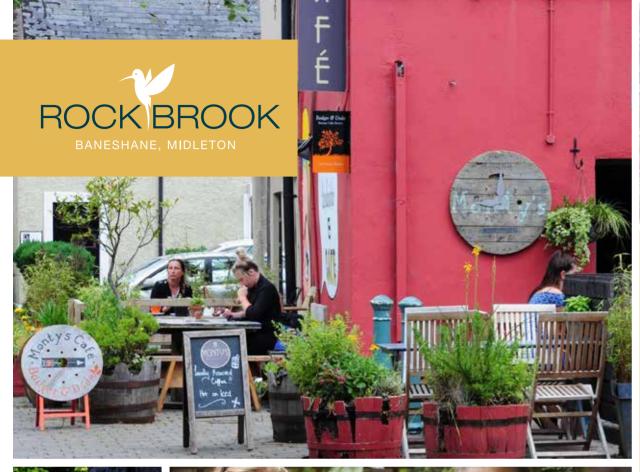
## **Education**

Midleton town offers a great choice of primary and secondary level schools, such as Gaelscoil Mhainistir Na Corann, a primary school located just adjacent to Rock Brook and Educate Together a newly built primary school also located close by, to name a few.

Local secondary schools include Midleton College, Midleton CBS and St. Mary's High School that have long been known for their superb academic and sporting prowess.

Using the regular bus and train services, Midleton town is within an easy trip of UCC, CIT and other third level institutions in Cork city.

Not forgetting a little closer to home, Ballymaloe Cookery School, a newly established music academy called The Music Factory as well as locally run youth services such as Scouts, Guides and Brownies clubs.











## **Hotels and Restaurants**

Midleton and the surrounding area is home to many high quality hotels, such as the 5 Star Castlemartyr Resort Hotel and Spa, Fota Island Golf Resort & Spa, Midleton Park Hotel, Ballymaloe House Hotel and Barnabrow Country House, all of which provide a first class experience with great accommodation, food and drink supplied.

Southern Ireland's culinary hot spot Midleton and surrounding areas are well known internationally for their highly rated gastronomic delights, with many very well established and some relatively new restaurants to choose from.

This stellar line-up is led by the likes of The Farm Gate, Sage, Finin's and Ballymaloe, just to name a few for fine dining. In addition, there is a large number of other restaurants, pubs and cafes offering a delicious selection of food and drink all year round. The area exudes diversity of taste with a selection of eateries offering fresh Atlantic fish sourced at Ballycotton, meat and vegetables from the East Cork's famously rich farmland and other exotic ingredients also thrown into the mix.

The Jameson Heritage Centre is a beacon for tourists who travel for a tipple and a good wholesome meal, while viewing the world's largest pot still.



# Shopping

Midleton town offers a wide variety of independent businesses such as boutiques, shoe shops and pharmacies which contribute to the success of the town.

Throughout the town you will also find a whole host of wellknown popular retailers such as Tesco, Lidl, Boots as well as the Market Green shopping centre and Cineplex is very well located across from the award winning Hurley's Supervalu.

Midleton's Farmers Market is a popular draw on a Saturday morning, attracting huge numbers of visitors from home and abroad all year round. This wonderful market showcases the many local artisan producers providing fresh produce in a relaxing atmosphere with lovely music, delicious smells and gentle conversation filling the air.















## **Special Features**



# **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**

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

### **External Door**

Market leading (Palladio) heavy-duty engineered multipoint 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. The windows are slate grey in colour.

### **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. Contemporary built-in wardrobes in selected bedrooms (PC Sum Allowance). 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.

## **Kitchen & Utility Rooms**

Imaginatively designed, superior quality kitchens which are fully fitted by award winning firms, Celtic Interiors and Kube Kitchens.

The utility rooms are also designed to maximise on storage with units that compliment the kitchen. Stainless steel sink and mixer taps. (PC Sum Allowance).



### Bathrooms & En-suites

All bathrooms and en-suites come fully fitted with a sophisticated range of designer sanitary ware and heated towel rails. Selected floors and walls are tiled (PC Sum Allowance). A high-pressure water supply is pumped to all showers.



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### **Solar Panels**

Kingspan Thermomax solar panels on the roof provide hot water throughout the year and will greatly help to reduce hot water heating costs.



## **Gardens & Driveways**

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



### **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.



### **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.

#### **Media & Communications**

High-speed data points in all living rooms, kitchen/family rooms and master bedrooms. Generous allowance of high quality switches, sockets and telephone points throughout. The development is wired for super-fast broadband and cable TV.

# Heating

An 'A'-Rated condensing gas boiler combined with an optional Climote® heating controller 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.

### Security & Safety

Mains-powered smoke detectors are fitted throughout the house and a carbon monoxide detector is present in the kitchen. All windows and doors come with multi-point locking systems and houses are hard-wired for security alarms. Data points are provided at the front and rear doors to facilitate the installation of CCTV cameras.



#### **Climote<sup>®</sup> Smart Heating Control**

In addition to a wall mounted heating controller, an optional Climote® smartphone app allows full remote control of the heating and hot water system from any location.

Temperatures and timings of individual zones can be adjusted via phone so you can arrive back to a warm home at any time of day or night. This level of functionality can help further reduce bills by switching off the heating if you are delayed.

## **Energy Rating**

Homes at Rock Brook have an A3 energy rating.























#### **TYPEA** 4 Bed Detached Homes



Bedroom 2 En-Suite **7** T Bedroom 1 Bathroom **3** 1 Hot En-Suite Press Landing  $\square$ Master Bedroom Bedroom 3

**GROUND FLOOR** 

FIRST FLOOR



#### 4 BED DETACHED

**TOTAL AREA** 193.69sq.m (2,085sq.ft)

#### **GROUND FLOOR**

ENTRANCE HALL: 5.075m x 2.388m (16' 7" x 7' 10") KITCHEN/DINING: 3.5m x 9.3m (11' 6" x 30' 6") LIVING ROOM: 4.3m x 4.3m (14' 2" x 14' 2") UTILITY: 1.65m x 3.7m (5' 5" x 12' 1") WC: 1.65m x 1.51m (5' 5" x 5') SITTING ROOM: 4.53m x 5.31m (14' 10" x 17' 5")

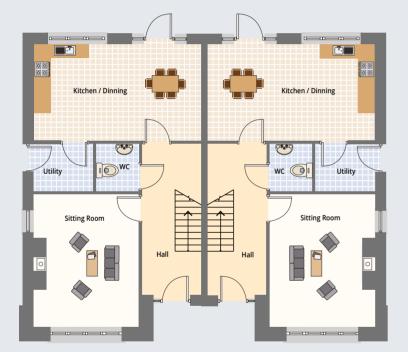
#### **FIRST FLOOR**

MASTER BEDROOM: 4.5m x 3.9m (14' 11" x 12' 10") EN-SUITE: 2.15m x 2.7m (7' x 8' 11") BEDROOM 01: 3m x 3.9m (9' 10" x 12' 10") BEDROOM 02: 4.95m x 4.3m (16' 3" x 14' 2") EN-SUITE: 1.45m x 2.7m (4' 9" x 8' 11") BEDROOM 03: 2.68m x 3.8m (8' 9" x 12' 6") BATHROOM: 2.5m x 4m (8' 2" x 13' 1") LANDING: 5.6m x 1.7m (18' 5" x 5' 7") HOT PRESS: 2.15m x 1.1m (7' x 3' 7")

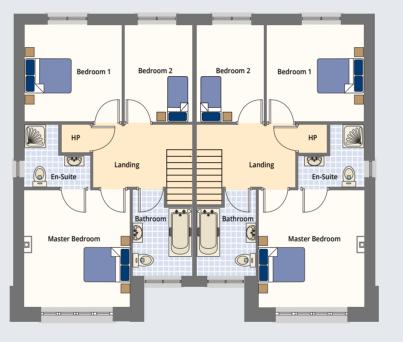


### **TYPE B** 3 Bed Semi-Detached Homes





GROUND FLOOR



FIRST FLOOR

#### **3 BED SEMI-DETACHED TOTAL AREA** 112.42sq.m. (1,210sq.ft)

#### **GROUND FLOOR**

KITCHEN/DINING: 3.4m x 5.87m (11' 2" x 19' 3") UTILITY: 1.65m x 2.1m (5' 5" x 6' 11") WC: 1.65m x 1.5m (5' 5" x 5') HALL: 5.3m x 2.07m (17' 5" x 6' 10") SITTING ROOM: 4.65m x 3.7m (15' 3" x 12' 2")

#### **FIRST FLOOR**

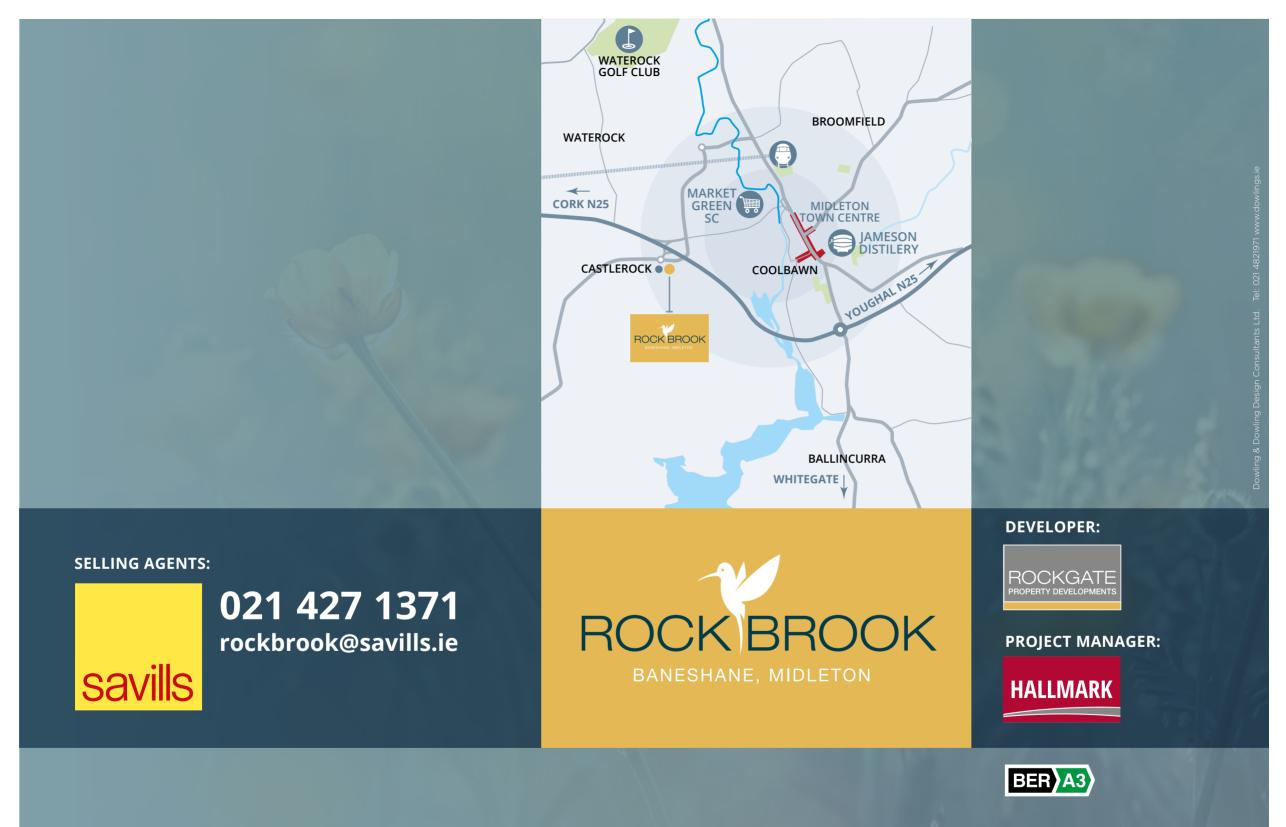
MASTER BEDROOM: 4.1m x 3.7m (13' 6" x 12' 2") EN-SUITE: 2.2m x 2.3m (7' 3" x 7' 6") BEDROOM 01: 3.4m x 3.4m (11' 2" x 11' 2") BEDROOM 02: 3.4m x 2.37m (11' 2" x 7' 9") BATHROOM: 3m x 2.07m (9' 10" x 6' 9") LANDING: 2.2m x 2.6m (7' 3" x 8' 6")



Rock Brook can offer residents a rich tapestry of social, cultural, sporting and gastronomic experiences to suit all tastes and lifestyles 3 Bedroom Semi-Detached 112.42sq.m. (1,210sq.ft.)







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