KNOCKLAUN

MIDLETON

TIMELESS LIVING REIMAGINED

WELCOME TO KNOCKLAUN, MIDLETON

TIMELESS LIVING REIMAGINED

Welcome to Knocklaun, an exclusive development of 11 luxury homes located in the charming town of Midleton, Co. Cork. This collection of beautifully designed 3- and 4-bedroom residences combines modern elegance with a sense of community, offering the perfect balance between tranquillity and convenience.

Built by the expert craftsmanship of Donal O'Brien Building, Knocklaun provides the perfect backdrop for families and professionals seeking a sophisticated lifestyle in one of Cork's most desirable locations.

We invite you to explore the timeless charm of Knocklaun, where your dream home awaits.



VISION FOR KNOCKLAUN

At Knocklaun, every home has been meticulously crafted to embody a new level of luxury and sophistication. The vision behind this exclusive development is to offer more than just a place to live, but a sanctuary where timeless elegance meets contemporary design.



Each home is the result of a seamless collaboration between renowned local architect James Bourke and the family-run building firm, Donal O'Brien Building. Together, they have crafted a collection of 11 exquisite homes that balance modern design with timeless elegance, offering a sophisticated lifestyle in the heart of Midleton.

This contemporary development features three distinct house types: detached, semi-detached, and terraced homes. Each residence is spaciously designed, offering a choice of 3- and 4-bedroom options.

The interiors are expertly crafted for both comfort and style, with a focus on an easy flow of movement throughout the home. From light-filled living spaces to generously sized bedrooms, these homes offer a sense of openness and relaxation.

From the moment you step inside a Knocklaun home, you will be greeted by unparalleled attention to detail, ensuring that every corner reflects the elegance and quality synonymous with luxury living.

This is more than just a development—it is a refined living experience, where exceptional craftsmanship and thoughtful design come together to create a home of distinction.

KNOCKLAUN HOUSE

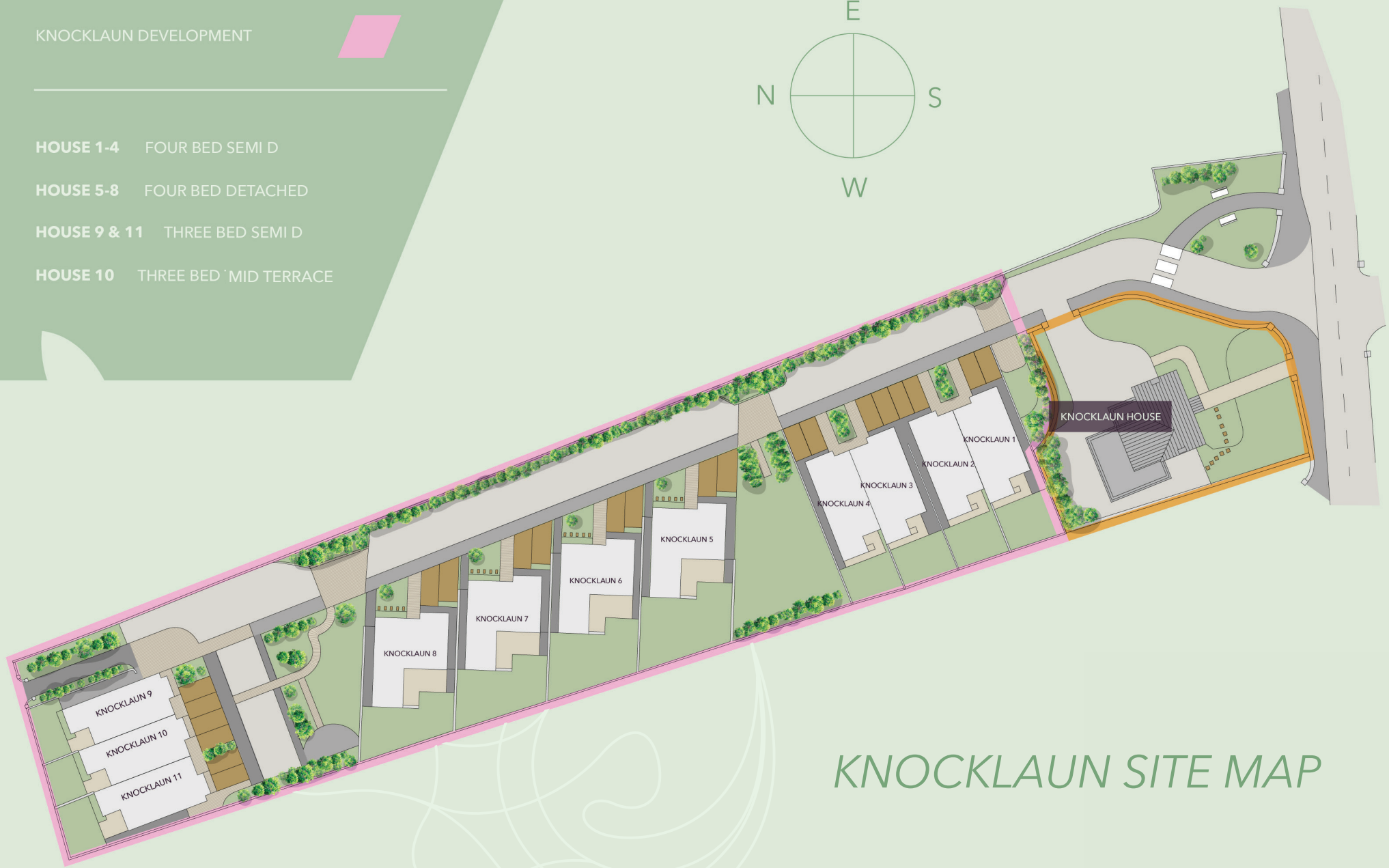
KNOCKLAUN DEVELOPMENT

HOUSE 1-4 FOUR BED SEMI D

HOUSE 5-8 FOUR BED DETACHED

HOUSE 9 & 11 THREE BED SEMI D

HOUSE 10 THREE BED MID TERRACE



KNOCKLAUN SITE MAP





HOUSE TYPE A

SEMI-DETACHED/MID TERRACE

3 BED
3 BATH

TOTAL 140M²
TOTAL 1,507FT²





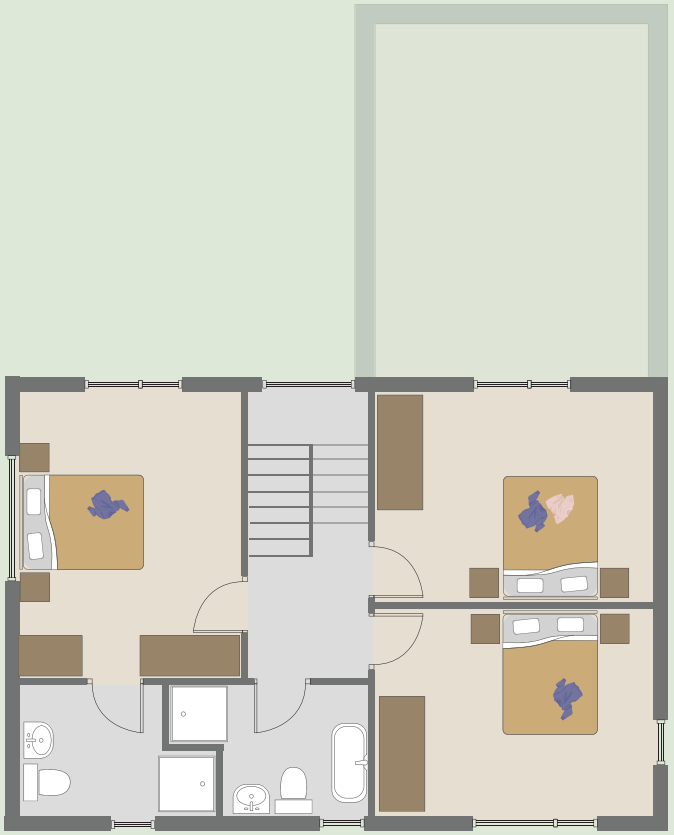
HOUSE TYPE B

SEMI DETACHED

4 BED
3 BATH

TOTAL 143M²
TOTAL 1,540FT²





C2 FEATURES AN EXTRA WINDOW IN THE LIVING ROOM IN HOUSE NUMBER 5.

HOUSE TYPE C / C2

DETACHED

4 BED
3 BATH

TOTAL 156M²
TOTAL 1,680FT²

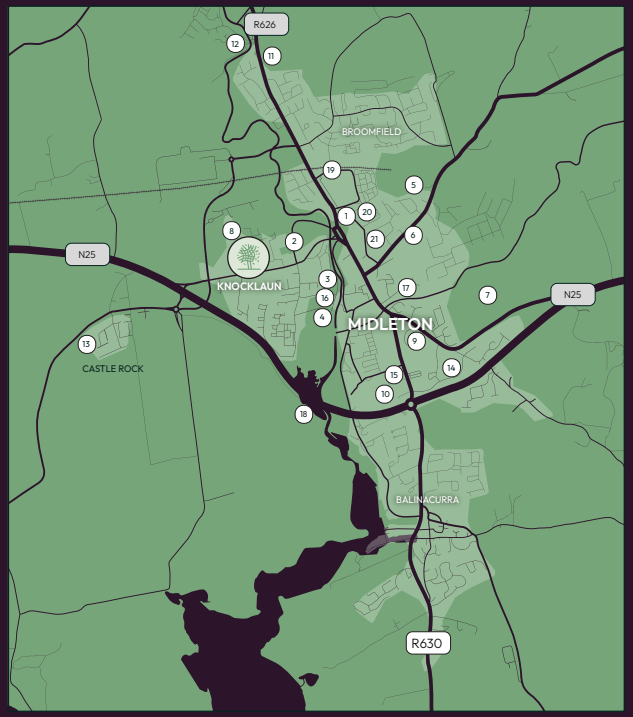
MIDLETON, A THRIVING COMMUNITY

THE PERFECT BALANCE OF TRADITION AND MODERN LIVING

Midleton offers an ideal lifestyle where the charm of a historic town meets the convenience of modern amenities. Nestled in the heart of East Cork, this vibrant town provides everything you need to enjoy a rich and fulfilling life, just minutes away from your new Knocklaun home.

A Rich Heritage
Midleton is known for its deep historical roots and scenic surroundings. Wander through the town's quaint streets, filled with historical architecture, and discover its lively markets and local businesses. Midleton's blend of traditional character and contemporary offerings creates a truly unique place to live.

Jameson Distillery Experience
Midleton is home to the iconic Jameson Distillery, where the world's most famous Irish whiskey is crafted. Take a tour of this historic landmark to learn about the distillery process, and enjoy a guided tasting of some of Jameson's finest creations—an experience that attracts visitors from all over.



1. Super Valu
2. Tesco
3. Lidl
4. Aldi
5. Midleton Rugby Club
6. Midleton Hockey Club
7. Midleton GAA
8. Midleton FC
9. St. Coleman's Community College Secondary School
10. Midleton CBS Secondary School
11. Midleton Educate Together National School
12. First Steps Creche
13. Little Angels Creche
14. Scoil Bhríde Midleton
15. St. Mary's High School
16. McDonalds
17. Midleton Distillery Experience
18. Ballyannan Woodlands Walk
19. Midleton Train Station
20. Midleton Community Hospital
21. Midleton Medical Centre

Farmers Market
The original farmers market in Ireland, founded by Ballymaloes Darina Allen, attracts a crowd every Saturday morning in the town's main square. This bustling market is the perfect place to pick up fresh, local produce and artisanal goods. You'll find everything from organic vegetables by Ballymaloe, to fresh seafood from Ballycotton Seafood and delicious food to be enjoyed on the spot from local producers. The market is a true reflection of the community spirit in Midleton and a celebration of the best of East Cork.

Food Lovers' Paradise
Midleton is a hub for food enthusiasts, offering a range of dining experiences that suit every taste. From cosy cafés like Pan or Bite Size to renowned eateries such as Ferrit & Lee, Midleton boasts a culinary scene that's both diverse and exciting. For fine dining and casual bites alike, Midleton's restaurants are a foodie's delight.

Schools and Healthcare
For families, Midleton provides access to some of Cork's most reputable schools, offering excellent education options from primary through secondary levels. With modern healthcare facilities close by, residents have easy access to quality medical services, ensuring peace of mind.

Embrace the Outdoors
Nature lovers are never far from adventure in Midleton. Enjoy scenic walks in Ballyannan Woods or along the Owenacurra River, perfect for peaceful strolls or outdoor activities. With the stunning beaches of East Cork just a short drive away, weekends are made for exploring the great outdoors.

Exploring East Cork
Living at Knocklaun opens the door to the natural beauty of East Cork. Explore the stunning beaches and charming seaside towns that define this coastal region. Take a trip to the picturesque village of Ballycotton, where you can enjoy coastal walks or fresh seafood by the water. A short drive brings you to Ardmore, with its sandy beaches and rich history. Whether you're relaxing on the beach at Garryvoe or taking in the stunning views from the Ballycotton Cliff Walk, the treasures of East Cork are all within easy reach.

Living at Knocklaun means enjoying all that Midleton has to offer –a town that provides the perfect mix of history, community, and modern convenience, ensuring you have everything you need right at your doorstep.

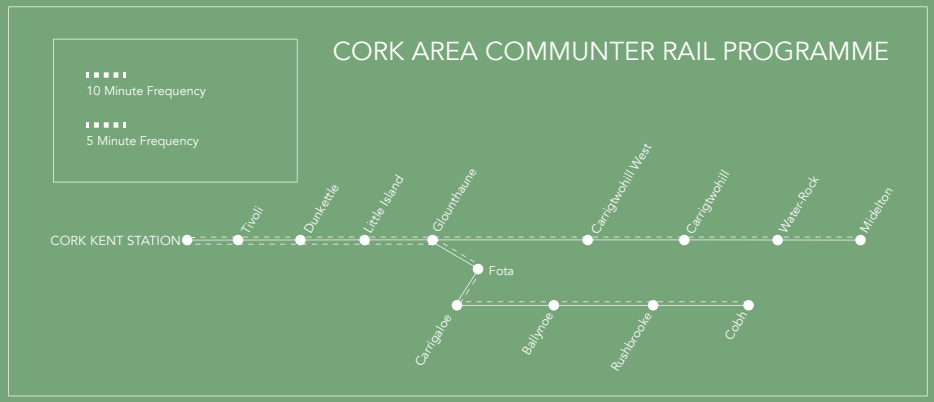
CONNECTIVITY

At Knocklaun, connectivity is a key feature. With regular trains from Midleton to Cork City, commuting has never been easier. Under the Cork Metropolitan Area Transport Strategy (CMATS) 2040, train services will increase to run every 10 minutes, making it more convenient than ever to access Cork's bustling city life. Whether you're travelling for work or leisure, Knocklaun's easy access to road and rail ensures you're always well connected.

Seamless Connectivity
Knocklaun is perfectly situated to offer both the tranquillity of countryside living and the convenience of easy access to major urban centres. With established road, rail, and greenway links, residents enjoy unparalleled connectivity to Cork City, Midleton, and the wider East Cork region.

Seamless Connectivity
Soon to be one of East Cork's most exciting outdoor attractions, the Midleton to Youghal Greenway will offer a scenic escape for walkers, cyclists, and outdoor enthusiasts alike. Following the route of the old railway line, this picturesque path will stretch from the bustling town of Midleton to the historic seaside town of Youghal. Whether you're seeking a leisurely walk through lush countryside or a more energetic bike ride along the coast, the greenway will provide a safe and peaceful environment to enjoy the natural beauty of the region, linking these two vibrant towns while showcasing the stunning landscapes in between.

LOCATION	DISTANCE (KMS)	TIME (HR / MIN)
MIDLETON	<1 KMS	<2 MINS
CORK CITY	20 KMS	17 MINS
CORK AIRPORT	26 KMS	24 MINS
KENT STATION	19 KMS	17 MINS
M8	14 KMS	10 MINS
N25	<1 KMS	<2 MINS



HOUSE SPECIFICATIONS

Every home in Knocklaun is a testament to the superior craftsmanship of Donal O'Brien Building, a family-run firm known for its dedication to excellence and attention to detail. Built to the highest standards, each home is designed to offer not only luxurious living but also lasting quality and durability.

All homes in Knocklaun are built under the HomeBond guarantee, providing peace of mind and assurance that your home meets the strictest quality and safety standards. From the foundation to the finest finishes, every element of these homes has been carefully selected and expertly crafted to ensure comfort, security, and elegance for years to come.

Full specifications can be viewed below:

ENERGY EFFICIENCY:

- High quality and modern timber frame constructed homes (Timber frame structure by Kingspan). Concrete blocks to external wall. Front elevations incorporate a mixture of painted smooth plaster and attractive brick elements to all house types to form a durable and weatherproof home.
- Attractive paved front driveway to each house.
- Clean lined clipped eaves fascia details to all house types.
- Outdoor tap provided at rear.
- Walled private rear garden.
- Seeded Grass Areas.
- Quality limestone patio area to rear of houses, complimented by the full height glazing of the stylish rear elevation, thoughtfully designed and positioned to capture maximum sunlight.
- Planting to front of houses by landscapers.
- External lights provided over all external access doorways.
- Allowances made for installation of electric car charger.

WINDOWS AND DOORS:

- High quality and energy efficient Upvc windows.
- High performance and energy efficient Upvc external doors.
- Stylish energy efficient and composite front door.

INTERNAL FINISHES:

- Walls and ceilings are finished smooth & painted a neutral colour.
- Stylish internal doors with a choice of quality ironmongery.
- Quality skirting's and architraves throughout.
- Timber newels and balustrades on staircases.

ELECTRICAL:

- Generous electrical specification throughout.
- TV point / data points to living room and master bedroom.
- Smoke / heat detectors fitted as standard.

BATHROOMS AND EN-SUITES:

- Generous Allowance towards bathroom ware.
- All showers are pumped showers.

HEATING AND VENTILATION SYSTEM:

- The heating system is a modern air source heat pump. The system provides energy efficient and responsive central heating and large capacity hot water storage.
- Modern zoned heating controls.
- Modern and responsive underfloor heating to all ground floor areas.
- High output radiators to first floor areas.
- Fresh air ventilation is provided by a modern, efficient, and low maintenance intelligent full heat recovery ventilation system.

A-RATED HOMES:

- The houses in Knocklaun are classified as A Rated low energy / low CO2 homes. They include an innovative and modern heating system with high levels of insulation which with the use of renewable energy from our quality construction methods provide maximum comfort throughout all seasons.
- Highly efficient A-rated Building Energy Rated (BER) house contributing to a reduction in the heating cost of the house.
- Air tight membrane provided for extra comfort and efficiency.

STRUCTURAL GUARANTEE:

- Each house will be covered by a Homebond 10-year Structural Guarantee.

KITCHEN AND UTILITY:

- Generous allowance towards kitchen of clients choice / design.
- Accommodation has been made to allow for position of appliances / services of the clients choosing.







SUSTAINABILITY

At Knocklaun, we are committed to creating homes that are built with the future in mind. Our focus on sustainability is reflected in the energy-efficient technologies we incorporate, the use of environmentally friendly materials, and the thoughtfully designed green spaces that enrich the community. From beautifully landscaped gardens to areas that encourage biodiversity, Knocklaun offers the perfect balance between modern comfort and environmental responsibility.

Sustainable Features:

- **Energy-Efficient Design:** Enjoy reduced energy consumption and lower utility costs with advanced heating systems.
- **Eco-Friendly Materials:** Each home is constructed using sustainable materials that minimise environmental impact.
- **Lush Green Areas**: Embrace nature with well-planned green spaces, supporting local wildlife and offering peaceful areas to relax and enjoy the outdoors.

LIVE IN COMFORT WHILE KNOWING YOUR HOME IS MAKING A POSITIVE IMPACT ON THE ENVIRONMENT.

GET IN TOUCH

Whatever questions you may have in regards to making the next steps in your home owning journey, reach out to our agent below and we will be happy to help.

McCarthy & McGrath

MCCARTHYMCGRATH.COM
NEWHOMES@MCCARTHYMCGRATH.COM

(021) 463 1755
PRSA NO. 001757

39 MAIN STREET, MIDLETON, CO. CORK, IRELAND

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