

# WINTER'S LANE

CONVENT GARDEN, KINSALE

[www.conventgarden.ie](http://www.conventgarden.ie)

# An Inspired Location

**WINTER'S LANE** is set in a stunning location within the heart of Kinsale, only a couple of minutes easy walk to the centre of this vibrant town. Kinsale is a seafaring town, exuding its own distinctive charm, character and heritage, with a history dating back to medieval times. Today the Port of Kinsale, set in its own sheltered scenic harbour, continues to uphold its maritime tradition by operating as an international centre for sailing, fishing and deep-sea angling.

Kinsale hosts many International Festivals and events throughout the calendar year – the Gourmet Food Festival organised by the Town's internationally acclaimed seafood restaurants, the Guinness International Jazz Festival, the International Bi-Annual Sovereigns Cup for Sailing and Point to Point Races.

Kinsale is highly accessible, with Cork City & Cork International Airport a mere 20–30 minutes drive away.





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the heart of Kinsale.

# Life at Winter's Lane

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**WINTER'S LANE** is an exclusive collection of just four 4 bed detached homes within **Convent Garden**, situated in the heart of Kinsale.

These impressive properties offer a blend of high quality design, high-end finish and captivating harbour views.

Standing at **2,250 sq ft** these luxury villa style homes boast **4 bedrooms** with **2 en suites** and bathroom at ground floor level, guest WC and expansive open plan kitchen/living/dining space with access to a very generous south-facing terrace (31 sq m) with striking

views of Kinsale harbour at first floor level, and a top floor living space again with magnificent views.

At the rear of the property there is an enclosed south-facing garden space with paved granite patio and part lawn, ideal for entertaining.



Rear view of property.









# Exceptional Design



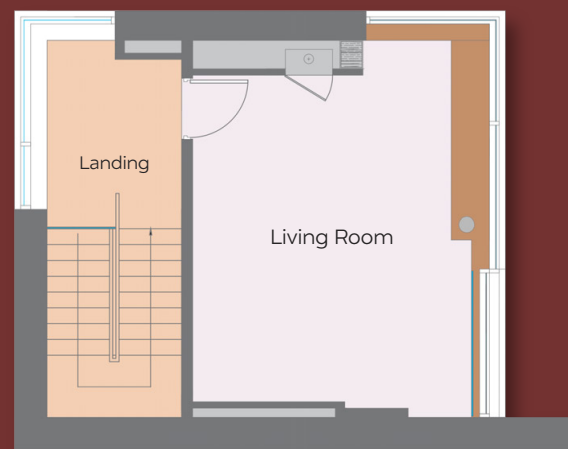


Ground Floor

# Floor Plans



1st Floor



2nd Floor

# Building Specifications

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## Building Fabric

Concrete block and precast slab construction with high levels of insulation to ease energy demands. External walls are masonry constructed and finished with high quality Kilsaran colour render. Exterior canopy is finished in zinc cladding.



## External Door

The external door is a solid aluminium door and features an accompanying smart door bell.



## Windows

High quality aluminium triple glazed windows and sliding doors designed to facilitate maximum views of Kinsale Harbour.



## Bathrooms & En suites

All bathrooms and en suites come fully fitted with a high-end range of designer sanitary ware, mirrors, heated towel rails and heat mats. A pressurized water supply is pumped to all showers.



## Kitchen & Pantry

Bespoke Elmar kitchen and pantry room incorporating an innovative finish using high quality materials (PC Sum Allowance).



## Utility Room

The utility room is conveniently positioned and designed to maximise storage space.





## Interior Finishes

High ceilings on all floors create a sense of space throughout the house. Architecturally designed open steel staircase with beech treads. High quality internal joinery and modern LED lights throughout. All bedrooms will include Alf Da Fre built-in wardrobes (PC Sum Allowance). Walls and ceilings are painted throughout.



## Heating & Hot Water

The heating system utilises a Daikin split heat pump which includes a 180 litre stainless steel domestic hot water cylinder and smart heating controls. Underfloor heating throughout with controls to include time and temperature thermostats to ensure the house is heated to the temperature you require. This system allows for a constant supply of hot water. The bathrooms include aluminium heated towel rails and heating mats for extra comfort. A built-in wood burning Stovax stove is located on the 2nd floor living area.



## Heat Recovery Ventilation

The heat recovery system works to keep a constant supply of fresh air flowing throughout the house while not losing any of the heat from within the house.



## Gardens & Exterior

Professionally designed landscaping with raised planters, granite paving and external lighting. The covered car port area and side passageway are also paved in granite.



## Tiling

Tiling is included in the ground floor corridor, utility room, first floor and all bathrooms (PC Sum Allowance).



## Structural Guarantee

Each home is covered by a 10-year structural guarantee.



## BER

Highly efficient A2 rated homes, resulting in low running costs.

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