



# WATER ROCK

— MANOR —

# Welcome to Water Rock Manor

Water Rock Manor is not just another new development, it is a rare and remarkable expression of residential design, where architectural ambition meets uncompromising attention to detail. Conceived for a buyer who refuses to settle for the ordinary, this is a place where elegance is built into the fabric of every streetscape, and every home is a statement of intent. Set on a gently elevated site framed by mature trees and open skies, Water Rock Manor has been masterplanned to deliver an aesthetic and lifestyle offering unmatched anywhere else in the County.

This is a development defined by its difference. The striking red brick, Georgian-inspired facades, and carefully crafted heritage-style windows are more than stylistic flourishes, they are the outward expression of a deeper design philosophy rooted in quality, longevity, and pride of place. With over 40 meticulously designed house types, no two streets are the same, and no corner is overlooked. Every aspect, from the width of the streetscapes to the rhythm of architectural repetition, has been calibrated to create a sense of elegance, exclusivity, and belonging.



Water Rock Manor is designed not only to meet the needs of modern living, but to elevate them. Homes here offer far more than functionality; they deliver beauty, spatial generosity, and a sense of quiet sophistication that simply doesn't exist in other developments. This is a community for the design-literate, for those who value proportion, light, materiality, and the lasting impact of exceptional craftsmanship.

Positioned just minutes from the heart of Midleton and a short commute from Cork City, Water Rock Manor enjoys a location that offers both serenity and connection. The upcoming expansion of Cork's commuter rail network will further cement its status as one of the most strategically located residential areas in the region, making it as practical as it is prestigious.

Water Rock Manor is not about volume. It is about vision. This is a limited opportunity to own a home that will define the next chapter of your life, a home that stands for something, that reflects your standards, and that belongs to a development where excellence is the only acceptable baseline.



## Architectural Distinction

*Where Beauty Is Designed to Endure*

At Water Rock Manor, architecture is elevated beyond aesthetics to become a defining expression of legacy, craftsmanship, and curated elegance. This is not a development that imitates heritage design, it refines it. Inspired by the timeless proportions of Georgian architecture, the detail and materiality of the Arts and Crafts movement, and the richness of Victorian-era form, each home is a contemporary reimagining of Ireland's most revered architectural traditions. The result is a streetscape of profound distinction, dignified, refined, and resolutely different from anything else on the market.



Step inside, and the same philosophy of refined, purposeful design continues. Generous ceiling heights of up to 10ft imbue living spaces with a sense of openness and sophistication, while expansive full-height windows fill rooms with light and life. The interiors are designed not just to function, but to inspire. Each layout has been crafted with remarkable foresight; open living spaces flow intuitively, creating a natural rhythm from kitchen to dining to lounge. Whether hosting guests, spending time with family, or finding a quiet corner to work or reflect, the spaces are tailored to modern life without compromise.



At Water Rock Manor, design is not an afterthought, it is the foundation. From the first hand-drawn line to the final layer of paint, these homes have been shaped by an unwavering belief that exceptional design leads to exceptional living. This is architecture as legacy, a celebration of beauty, craftsmanship, and the enduring value of thoughtful design.



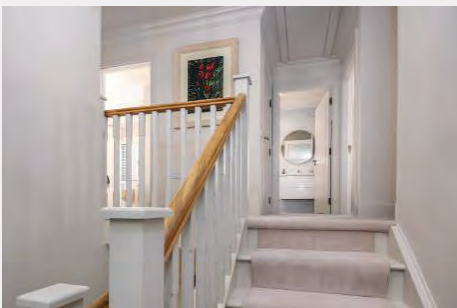
## Exceptional Interiors:

*Where Luxury Meets Lifestyle*

Step across the threshold of a home at Water Rock Manor and the difference is immediate. These are not standard new builds. They are refined, luxurious living environments crafted with precision, care, and an unyielding commitment to excellence. Every feature is intentional, every finish carefully chosen, not just to delight the eye but to enhance the rhythm of daily life. In these homes, quality is not an aspiration. It is the very foundation upon which everything is built.

## High Ceilings and Light-Filled Living Spaces

Ceilings rise gracefully to up to 10 feet in key living areas, creating a sense of scale and spaciousness that is rarely seen in modern homes. Full-length windows invite abundant natural light into each room, transforming everyday spaces into serene, light-filled sanctuaries. Living areas are open and flowing, defined by clarity of design and a palette of materials that are elegant yet enduring. The atmosphere is calm and uplifting, as beautiful to experience as it is to inhabit.



## Tailored Layouts Designed for Living

Each layout is a study in thoughtful planning. With over 40 unique house types, the interiors at Water Rock Manor have been designed to adapt effortlessly to the needs of modern life. Expansive kitchens, versatile living spaces, and generously sized bedrooms offer comfort without compromise. Each space gracefully flows to the next, creating a natural sense of calm in each home. Whether accommodating a growing family, working remotely, entertaining friends, or simply enjoying a quiet evening, every space is purposeful, functional, and beautifully resolved.

# House Specifications

Explore the diversity of living options at Water Rock Manor. From spacious family homes to elegant townhouses, each of our 46 house types is designed to offer a unique way of life.

Water Rock Manor is designed for living and designed to last. Pairing best-in-class building materials and techniques with modern design, Water Rock Manor more than meets the needs of the modern family, exceeding expectations all around.

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## The Water Rock Finish:

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### General

- Timber frame construction with block or brick work façade
- High levels of insulation and air-tightness
- Architectural design landscaped areas throughout development
- Structural 10 year guarantee

### The Water Rock Finish - Exterior

- High quality façade with combination of finishes
- Elegant brick finish to parts of elevations supplied by bespoke brick supplier, Limestone
- Brick Paving to Driveways and access routes to front doors
- Concrete footpaths to side and rear
- Generous grass lawned area to back gardens
- External water supply
- Future Provision for electric car chargers
- High performance windows and doors
- Doors provided with multipoint locking systems
- Low maintenance finishes to all areas

### The Water Rock Finish - Internal

- Spacious interiors throughout
- Generous extra height to all on ground floor
- Sleek and contemporary doors, ironmongery, skirtings and architraves.
- Splayed skirting and architrave throughout
- Oak handrail to stairs
- Superior painted finish throughout (white in colour to all areas)
- Air tight attic ladder to access attic space
- Attic storage floor optional

## The Water Rock Finish - Kitchens

- High-end architecturally designed kitchens included as standard
- All kitchens are provided from Stori Collection Kitchens - offering elegance, luxury and versatility.
- Full access to Stori Kitchen range of doors (some additional costs may apply depending on selection) including modern/contemporary and traditional kitchens with a vast range of colours.
- Option to purchase all electrical appliances including Quooker Taps
- Options to upgrade doors, worktops and ironmongery

## The Water Rock Finish - Sanitary Ware

- All bathroom and ensuites come with high specification
- sanitary ware including screens and shower doors
- Thermostatically controlled pressurised supply of hot water via a dedicated hot water cylinder to kitchen, WC, ensuites and bathrooms.
- Option for Muslim Showers

## The Water Rock Finish - Electrical

- High specification to electrics including recessed lighting to kitchen/dining spaces
- Brass plated fittings to ground floor for certain house types
- Smoke/heat detection provided to all rooms
- Intruder alarm included as standard including provision for monitored alarm for certain house types
- Future provision for electric car charges
- Infrastructure for Fibre broadband
- Living wired for digital tv point

## Energy Efficiency / Sustainability

- A2 Building Energy Rating
- NZEB Compliant
- High efficiency Air to Water Heat Pump
- Underfloor Heating to ground floor and radiators on upper floors
- Superior thermal performing windows
- High level of air tightness with each units tested on completion
- Smart Heating and Hot Water Controls - IOS or Andriod connections possible to control heating from any location

## Completion & Handover

- Comprehensive handover pack will be included with the sale of each house.

## Landscaping & External Amenity Space

- Award winning landscape architects have sensitively designed public spaces like:
  - Playground
  - Natural Play Area
  - Bird Boxes around the neighbourhood to encourage wildlife

# Community & Amenities

*Water Rock Manor enjoys a truly privileged position on the edge of Midleton, one of Cork's most desirable towns, offering residents a rare balance of countryside calm and effortless connectivity.*

## A Town Steeped In History

Midleton has long been regarded as one of Cork's most appealing places to call home, blending historic character with a progressive spirit. Residents of Water Rock Manor can enjoy the best of this thriving town: boutique cafés, artisan markets, excellent schools, sports facilities, and a lively cultural calendar. The area offers coastal walks, nearby beaches, and scenic countryside drives, all contributing to a lifestyle that is active, connected, and enriched by nature. Whether you're raising a family, building a career, or seeking space to grow, Midleton offers the perfect foundation.



## Jameson Distillery

One of Midleton's most famous attractions is the Jameson Distillery, a must-visit for both locals and tourists. This iconic distillery offers guided tours where you can learn about the rich history of Jameson whiskey, witness the intricate distillation process, and even participate in exclusive tasting sessions.



## Cultural and Leisure Activities

Midleton boasts a thriving cultural scene with numerous festivals, art galleries, and live music events throughout the year. The town's vibrant community spirit is evident in its bustling weekly farmers markets, where you can purchase fresh local produce and artisanal goods.



## Dining

For those who appreciate fine dining, Midleton offers a variety of culinary delights. From cosy cafes, such as Pan, to award-winning restaurants like Ferrit & Lee or Church Lane, there is something to satisfy every palate.



## Education and Healthcare

Families will find excellent educational facilities, from highly regarded primary schools to top-tier secondary schools. Midleton also provides a range of healthcare services, ensuring residents have access to quality medical care close to home.



## Outdoor Recreation

Nature enthusiasts will appreciate the abundance of outdoor activities available in and around Midleton. Enjoy leisurely walks in the beautiful Ballyannan Woods, explore the scenic Owenacurra River, or take a short drive to the stunning beaches along the East Cork coastline.



Experience the perfect blend of small-town charm and big-city access of Water Rock! Midleton truly is the best of both worlds. Water Rock is the new heart of Midleton.

# Connectivity

## Seamless Connectivity

Water Rock Manor is perfectly situated to offer both the tranquility of countryside living and the convenience of easy access to major urban centers. With established road, rail, and greenway links, residents enjoy unparalleled connectivity to Cork City, Midleton, and the wider East Cork region.

## Effortless Commuting

However, the most exciting development is the significant investment in the Cork Area Commuter Rail Programme, which includes the delivery of a new train station at Water Rock. As part of CMATS (Cork Metropolitan Area Transport Strategy), this rail upgrade will transform how residents travel, with trains running every 10 minutes between Midleton and Cork City during peak times by 2040.

For medical professionals in particular, the commute to Cork University Hospital (CUH), Mercy University Hospital, South Infirmar Victoria University Hospital, and Bon Secours Hospital Cork becomes significantly more streamlined. With regular train services linking directly into the city, followed by convenient access to hospital campuses via bus, bike, or a short drive, Water Rock Manor enables healthcare workers to live in a premium, tranquil setting without sacrificing convenience or proximity to work.

## Explore the Best of East Cork

Water Rock Manor isn't just about convenience—it's about embracing the best of what East Cork has to offer. This region is renowned for its stunning landscapes, culinary excellence, and outdoor recreational opportunities, all within easy reach of your new home.

## Choice of Beaches

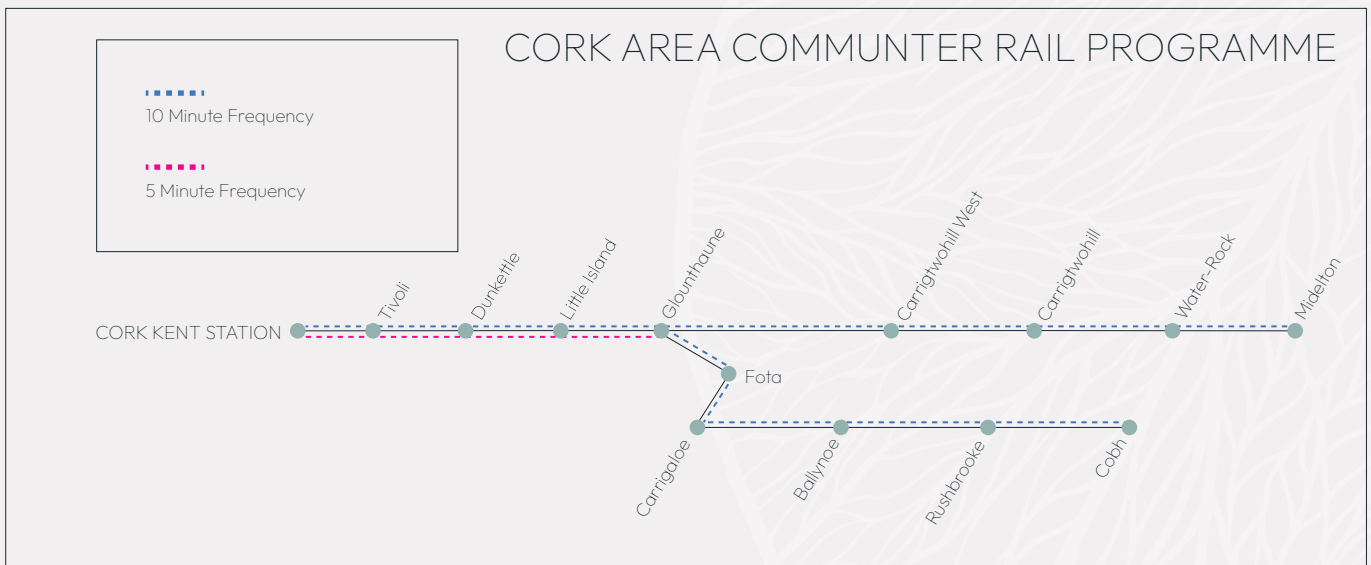
For those who love the sea, East Cork boasts a selection of pristine beaches. Whether you prefer the family-friendly sands of Garryvoe Beach or the more secluded shores of Ardnahinch or Inch beach, the coastline is your playground. Spend your weekends exploring these beautiful beaches, each offering something unique—from swimming and sunbathing to long walks along the shore.

## Golfing Excellence

Golf enthusiasts will be spoiled for choice with a selection of top-tier golf courses nearby. Test your skills at the East Cork Golf Club, enjoy the lush surroundings of the Fota Island Golf Resort, or experience the luxury of Castlemartyr Golf Club. Each course offers a unique challenge and stunning scenery, making East Cork a golfer's paradise.

## Midleton to Youghal Greenway

The upcoming Midleton to Youghal Greenway is set to become a major attraction in the region. This scenic trail, running along the old railway line, will provide a safe and beautiful route for walking, cycling, and outdoor activities. Whether you're looking for a peaceful morning stroll or an invigorating bike ride, the greenway will connect you to the stunning landscapes of East Cork, from the vibrant town of Midleton to the historic coastal town of Youghal.





## Sustainability

### Commitment to Sustainability

At Water Rock Manor, we believe in building for the future. Our homes are designed with sustainability in mind, featuring energy-efficient heating systems, eco-friendly materials, and abundant green spaces including play areas, wildflower meadows and woodland trails.

Live in harmony with nature while enjoying the benefits of modern, sustainable living.

### Green Features

#### Energy-Efficient Homes:

Lowering your carbon footprint and utility bills.

#### Sustainable Materials:

High-quality, eco-friendly construction with minimal impact on the environment.

#### Green Spaces:

Beautifully landscaped areas promoting biodiversity.

# Kitchens

*Your Dream Kitchen, Tailored for You*

## A Unique Offering

At Water Rock Manor, we believe your home should reflect your personal style and meet your every need. That's why we have partnered with Stori Kitchens, one of Ireland's leading premium kitchen suppliers, and Caesarstone, renowned for their luxury countertops, to offer you something truly exceptional: the freedom to design your dream kitchen.

Water Rock Manor gives you complete freedom to choose the kitchen that suits your tastes and lifestyle. Whether you prefer a sleek, modern design or a more classic, timeless feel, you can personalise every element of your kitchen, ensuring it becomes the heart of your home.

## Premium Partners

Our collaboration with Stori Kitchens guarantees the highest quality craftsmanship, with bespoke cabinetry and innovative storage solutions that blend beauty with functionality. From the finest materials to cutting-edge designs, Stori offers an array of choices that allow you to create a kitchen as unique as you are.

Complementing your kitchen is Caesarstone, a global leader in premium stone surfaces. Their luxurious countertops are not only stunning but also incredibly durable, ensuring your kitchen is built to stand the test of time. With a range of elegant finishes and styles, Caesarstone countertops add a refined, sophisticated touch to your home.

## Tailored to You

From the moment you step into Water Rock Manor, you'll know your home is unlike any other. The partnership between Water Rock Manor, Stori Kitchens, and Caesarstone allows you to make your space truly personal.

You choose the style, the colour, the countertops and the finish of your kitchen in line with predetermined plumbing and electrical outlets. With expert design consultants on hand, your kitchen will be tailored to your exact specifications, resulting in a space that is both functional and stylish.

## Make It Yours

At Water Rock Manor, every home is uniquely designed with you in mind. Each house offers the rare opportunity to customise key elements, including your kitchen, ensuring your living space perfectly reflects your personal style and lifestyle. Whether you prefer sleek modern finishes or timeless elegance, your home at Water Rock Manor is tailored to meet your needs and exceed your expectations, making it a truly one-of-a-kind place to live.

***With the freedom to choose, your dream kitchen awaits.***

## Custom Pantries to suit your needs

At Water Rock Manor, even the smallest details are elevated to reflect the highest standards of modern living. For those who appreciate the elegance of organisation and the beauty of a well-planned space, an optional walk-in pantry offers a truly refined addition to your bespoke kitchen.



Seamlessly integrated into the heart of the home, the pantry provides discreet yet spacious storage for dry goods, small appliances, and everyday essentials, allowing your main kitchen area to remain beautifully minimal and clutter-free. It's the kind of quiet luxury that transforms daily living into something altogether more enjoyable.

Designed with the same premium finishes and attention to detail as the rest of your kitchen, each pantry can be tailored to suit your lifestyle, featuring open shelving, cabinetry, or integrated lighting options. Whether you're an avid cook, a family entertainer, or someone who values order and style, this is a feature that adds both function and finesse.

This is not just additional storage, it's an elevated way of living. A private, purposeful space that brings calm to the chaos and elegance to the everyday.



# Lifestyle

Discover a lifestyle where everything you need is within reach. Water Rock Manor is close to local cafés, boutiques, parks and schools, making it ideal for families, professionals and anyone seeking a connected welcoming community. The vibrant local scene is rich with events, farmers markets and dining options. There's always something to explore.

## Seamless Connectivity to Cork's Vibrant Heart

The connectivity on offer at Water Rock Manor is one of its strongest assets. Located just minutes from the N25 and with swift access to the M8 motorway, residents can travel quickly and efficiently to Cork City, the airport, and beyond. The area is also well-served by bus and road networks, offering multiple commuting options.

## Effortless Commuting

With the new Water Rock train station just moments from your home, you can leave the car behind and enjoy an easy, direct commute into the city. Whether it's for work, dining, or entertainment, Cork City's best destinations are at your fingertips. And after a day or night in the city, return to the peaceful sanctuary of Water Rock Manor—where the tranquillity of luxury living meets urban convenience.

At Water Rock Manor, you are not just choosing a home—this is choosing a lifestyle. One that connects you effortlessly to the best of Cork City, while offering the serenity of a premier residential community with first class homes.



## A Foodie's Paradise

Water Rock is connected via train right into Cork's City Centre! The train stop is a short stroll from Mac Curtain street, now known as the city's food hub! Whether you're in the mood for fine dining, relaxed eateries, or elegant wine bars, this thriving area is packed with a diverse selection of restaurants and eateries. From fine dining establishments like The Glass Curtain, Greenes or Isaacs, to more casual restaurants such as Son of a Bun, Sakura or Thompsons, there is something to satisfy every palette. You will be spoiled for choice for a night cap too with an abundance of traditional pubs, sophisticated wine bars or casual bars to finish the night off in style.

*Living at Water Rock Manor, you're just minutes away from a world of gastronomic delights.*

## Nightlife & Culture

MacCurtain Street isn't just a destination for food lovers—it's also at the heart of Cork's dynamic nightlife and cultural scene. Enjoy a night out with friends in the eclectic mix of lively bars, traditional Irish pubs like Siné, The Shelbourne or Dan Lowreys and trendy cocktail spots such as Cask. Whether you are catching live music, sipping craft cocktails, or soaking in the vibrant city atmosphere, Cork City is yours to explore—no parking, no traffic, just effortless convenience.

## Purchasing information

Buying your first home is a significant milestone, and at Water Rock Manors, we strive to make the experience as seamless and enjoyable as possible. We understand that navigating the home buying process can be daunting, but rest assured, our team is here to guide you every step of the way.

Did you know there are government support schemes available to assist you in purchasing your new home? These programs make homeownership more accessible and affordable, ensuring your journey to owning a home at Water Rock Manors is as stress-free as possible.



\*First-time buyers and eligible homebuyers, can avail of contributions up to 30% of the cost of your newly built home.



\*You may also be eligible for up to €30,000 towards your deposit, making it easier to secure your dream home at Water Rock Manors.



Additionally, consider a Green Mortgage, which offers lower interest rates for purchasing energy-efficient homes. This not only benefits the environment but also reduces your long-term financial commitments.

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\*Subject to successful application

## CONTACT INFORMATION (ESTATE AGENTS)

We are here to assist you with any questions and to help you take the next step in your home ownership journey.

Reach out to our joint agents below and they will be happy to help.



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