Breathtaking...

Five Bedroom Detached Houses on the Howth Peninsula
Elegance & Comfort in a Spectacular Location
The Howth Peninsula is home to an outstanding natural landscape and an exceptional architectural heritage that boasts Ireland’s oldest occupied building at Howth Castle.

Howth is an enchanting coastal town with the finest view west of Naples, as HG Wells was moved to exclaim in a sentiment clearly understood by anyone who has enjoyed even a few hours on the peninsula.

Howth Head is “the jewel in Dublin’s crown”, a dominant feature of Dublin Bay with a number of prominent peaks, the highest of which is Blackhead. The landscape here is dramatic and varied with coastal walks, hills of heather, and peat bog, beaches and it is all easily accessible to Thoranby Hill resident by a network of paths and cycle ways all linking back to the town’s vibrant seafront area with its promenade and harbour.

Howth has long been a sought after address and offers exceptional local amenities in a stunning maritime setting with the added strategic benefit of easy access to Dublin City Centre and International Airport.

Here at the heart of it all is Thoranby Hill, an exceptional development brought to you by the Cosgrave Team that has created some of Dublin’s finest addresses. Thoranby Hill is the culmination of decades of expertise to create a quality home in a truly exceptional setting for family life.

In harmony with Cosgrave’s vision for Thoranby Hill are the words of William Butler Yeats, who lived for a time at Balscadden House just a stones throw away, “I have spread my dreams under your feet, thread softly because you tread on my dreams.”
Thormanby Hill, at the Heart of Howth

Thormanby Hill, Howth is one of Dublin’s finest new addresses, set on an elevated sloping site directly off Thormanby Road, close to Coastal Walks and the Summit Inn with easy access to all the great amenities of Howth. Here Cosgraves are creating a private enclave of large superior quality family houses each with an expanse of private garden, set in richly landscaped grounds that includes a wooded parkland and children’s playground.

Living in Thormanby Hill presupposes a lifestyle of comfort and elegance in a place conducive to relaxing, refreshing and recharging, surrounded by a wide selection of amenities. From Thormanby Hill you can walk to the charming cafes, restaurants, shops, boutiques and salons of Howth Village, a village that offers a unique tradition of good living in one of Dublin’s most established neighbourhoods.

From fish markets to ancient cathedrals, the peninsula provides an almost surprising backdrop to the finest of Irish residential homes including primary schools at Scal Abhainn, St. Fintan’s National School, Burrow School and secondary schools at St. Fintan’s High School for boys, Dunscoil for girls and a secondary school at Sutton Park.

There is an abundant of sports and leisure activities and a host of excellent local and national amenities for a wide variety of activities. For sailing enthusiasts, the Howth Yacht Club and Sutton Dinghy Club are at the highest standard and there are world-class golf clubs at North East Golf Club, Sutton Golf Club and Deerpark Golf Club.

Thormanby Hill is quintessential Howth, it’s the perfect embodiment of true quality and sense of place at the heart of Howth enjoying easy access to the capital city.
Striving for perfection has always been the primary preoccupation of the Cosgrave Team and while they may not come out on top in this or that occasion, it is the spirit of good taste, based on symmetry, proportion and beauty of form and function, that informs the classical and contemporary elements and is embodied in the subject.

Approach from Thormany Road to the elegant driveway of Thormany Hill through a pillared gateway, across a pebbled drive and cobbled path to arrive at the elegant granite framed doorway that provides a classical veil to a home cushioned from the world outside and promising comfort within.

The feature doorway with stained glass surround provides appropriate punctuation to exterior elements, whereas it is the feature staircase that provides the traditional focus of the stairs above. A large stone-topped banister provides firm footing as the traditional focus of the stairs draws the eye up to offer glimpses of the steps around turning to the ample ranges above. Fine elegant stairs, crisp architraves and quality wooden doors merge to create a reassuring sense of quality that will stand the test of time.

On first glance Thormany Hill is an experience all of its own, in culmination of the vast expertise of the Cosgrave Team, it is a promise of quality and comfortable elegance, offering a worthy home for an exceptional family life.
Breaking down the boundaries between inside and out is a central theme at Thormandy Hill where the entrance hall leads to three vast light-filled upper reception rooms which lead in generous proportions and work opening to the private patios and gardens to deliver an elegant extension of living space.

It is clear that the kitchen is the heart of the house, while at Cosgraves they say it is the heart of family living, and so at Thormandy Hill the team has redefined the kitchen as an expansive living, dining and kitchen space, it is one big open plan that flows easily and casually opens to embrace the paved patio and elegant gardens beyond.

The large lounge and the living room are located one to the left and one to the right of the entrance hall to offer a formal reception room and a separate informal living room, the configuration of these rooms provide flexible options for your family depending on your requirements and stage of life, easily transformable for an environment space as a playroom, or perhaps one room for adults and one for children or teenagers. The study at garden level also opens to the garden and provides an ideal home office, private hobby room or den/bedroom.

Every detail is specified to deliver contemporary quality with timeless elegance. Energy efficient sealed fireplaces with stone mantles and surrounds, exceptional windows and external doors that offer market leading thermal efficiency, internal doors in hardwood with quality hardware and finishes, skirtings and deep architraves finished in gloss edelweiss for durability and ease of cleaning. Every detail at Thormandy Hill is considered and specified by a Cosgrave team with decades of expertise so that residents enjoy premium standards day in day out in a quality home that is specified to the highest standards.

Since 1979
The workings of the home are rooted in the kitchen where Cosgraves have created a masterpiece at Thormandy Hill.

The large dual aspect space is the cornerstone of the house, providing for kitchen, living and dining functions in one space. The open-plan kitchen space extends to 603 square feet or 56m² with an additional 93 square feet or 8.6m² in the adjoining utility room.

The hand of the craftsman is evident in every detail, from the joinery of the hardwood kitchen cabinets, the polished quartz work surfaces, the warmth and colour evoked by quality natural materials and the tiled flooring. It is quality uncompromised, built to work, last and exude good taste.

Designed around contemporary daily lives, this space is the hub of family life, from morning to night. It is where family meals are prepared and enjoyed at the counter, island or dining table. It is a place where children and indeed adults play running freely from inside out, or a place for homework at the table or counter. It’s a place where family and friends interact casually, where family entertaining takes place, it’s all of this and more, it is the heart of the family home.

The work of the home are annexed to the kitchen area so that at the centre of the house is a stylish working kitchen and utility room and as the generous space progresses towards the patio and garden it is all about elegant comfort and space to enjoy home life. It really is the perfect match of comfort and style.

A perfect match of function and style
Uncompromised Comfort

Upstairs a large feature landing with view to the entrance hall below leads to five large elegant double bedrooms. Each bedroom is designed to be an oasis of uncomromised comfort and each with their own quality private space.

The generous master suite consists of an exceptional large bedroom space with incorporated living area to the front of the house, a large en-suite and walk-in wardrobe are to a generous 400 square feet or 37m². The walk-in wardrobes are designed to provide storage for everything in easy to see retrievable ease.

All five bedrooms, three of which are en-suite, overlook the landscaped gardens below and feature elegant wardrobes and drawers.

The family bathroom is an exercise in functional style, an assembly of associated elements; select porcelain tiling, cantilevered square wash basin, chrome fittings, water saving features, bath and feature low profile quadrant shower tray with quality sliding doors and chrome heated towel rail. The impressive results are mirrored in the three en-suite bathrooms to deliver high quality throughout all bathrooms and en-suites. The specification at Thormandy Hill is a merging of the tried and tested elements to deliver high quality through all bathrooms and en-suites with a focus on clean lines and ease of use.

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A Sustainable Home, Worthy of its Setting

At Thormandy Hill, a devoted Cosgrave team have put decades of experience to great effect to deliver houses worthy of this exceptional setting, an achievement that is confirmed at first glance and consolidated over time.

It is clear that the houses at Thormandy Hill are spacious, stylish and perfectly finished inside and out. What is not immediately discernible is the superior fabric of the houses where Cosgraves have incorporated a number of passive house features together with controlled energy saving mechanisms that greatly improve comfort and efficiency while helping to significantly reduce running costs.

These are ‘A’ rated top of the range family houses that are partially subsidised toward a to offer an exemplary haven for every stage of family life.

Thormandy Hill is the pinnacle of an uncompromising vision that delivers contemporary living informed by a deep-rooted appreciation of traditional aesthetics, quality craftsmanship and contemporary technologies.

Step inside to superior comfort and style, step outside to "the best views west of Naples" and enjoy the very best in life, day in, day out, in a truly exceptional setting.
Since 1979, Cosgraves have been committed to the pursuit of excellence and have built many of the most exceptional living environments in Dublin and surrounding areas.

Guided by a deep rooted appreciation of the long term value of elegance and quality, our teams have earned an exceptional reputation with our clients. ‘Cosgrave Built’ is perhaps the greatest assurance of pedigree when it comes to your home.

Over 35 years as a premier builder, Cosgraves have created many of Dublin’s finest addresses such as: Ardilea Wood in Clonskeagh, Bracken Park and Chesterfield in Castleknock, Honeypark and Clearwater Cove in Dun Laoghaire, Salthill in Monkstown, The Sweepstakes, Shrewsbury and Simms Court Square all in Ballsbridge, Belleville, Dominick Manor and Northsham Square in Dublin 6, as well as Temple Manor in Celbridge, Glin Gate in Delgany (Thorn Lodge and new Thorn Manor) and North. Every Cosgrave development stands testimony to the long term vision of Past commitment to the highest standards of quality and elegance inside and out. From the entrance to the smallest detail, everything is considered.

Leaders in Energy Efficient Design, Cosgrave’s Lansdowne Gate development (2006) pioneered sustainable buildings in Ireland, far exceeding the requirements of regulations, while in 2013 Honeypark in Dun Laoghaire was selected overall winner of the SEA Energy Award, Ireland’s most prestigious sustainability award, never before awarded to a housebuilder.

Rest assured every Cosgrave built home delivers higher standards in design, construction and energy efficiency.
This unique sloping site provides the perfect canvas to merge the Cosgrave tradition of excellence with the outstanding beauty of Howth. The Cosgrave team recognised the potential of the setting as a rare opportunity to create the definitive new Howth address.

The site naturally offers easy integration with the existing mature neighbourhood and access to the beach and promenade of Howth Head. The site is a perfect location for a development of exceptional quality. The Cosgrave team are also engaged designers working closely with landscape and planning consultants to create the definitive Howth address. The dramatically sloping topography lends itself to the creation of unique and highly individual plots where landscape architects Cunnane Stratton Reynolds are integrating the changing levels in a design to create an exceptional individual setting for each house.

Children's playground is being created and centrally located and an enhanced mature woodland park is being incorporated to the rear of a development where exemplary landscaping will link the house to bring the beauty of Howth to the doorstep, while linking easily to panoramic coastal walks and the friendly charm of the Summit Inn and nearby harbour.

Thormanby Hill is being finished to exceptional standards by a team that are dedicated to creating an address worthy of the outstanding location.
**Five Bedroom Detached House Plans**

c. 312 Sq.m (c. 3,358 sq.ft)

Each Thomandy Hill house is designed for residents to live in sustainable luxury while offering flexible spaces that adapt easily to make living in a new home seamless.

Ground floor rooms that open to large gardens ranging from c.0.3 acres to c.0.5 acres facilitate the easy integration of inside and out.

The exceptional standards of energy efficient design offer increased comfort and reduced running costs.

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**Ground Floor Accommodation**

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen/Dining/Family</td>
<td>11.1m x 5.05m</td>
</tr>
<tr>
<td>Living Room</td>
<td>6.05m x 4.05m</td>
</tr>
<tr>
<td>Lounge</td>
<td>6.05m x 4.05m</td>
</tr>
<tr>
<td>Study</td>
<td>4.05m x 2.8m</td>
</tr>
<tr>
<td>Utility Room</td>
<td>3.1m x 2.8m</td>
</tr>
<tr>
<td>WC/Shower</td>
<td>2.5m x 1.7m</td>
</tr>
</tbody>
</table>

**First Floor Accommodation**

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Master Bedroom</td>
<td>6.05m x 4.05m</td>
</tr>
<tr>
<td>En-suite</td>
<td>2.95m x 2.8m</td>
</tr>
<tr>
<td>Walk-in Wardrobe</td>
<td>2.8m x 2.6m</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>5.45m x 4.05m</td>
</tr>
<tr>
<td>En-suite 2</td>
<td>2.8m x 1.8m</td>
</tr>
<tr>
<td>Bedroom 3</td>
<td>5.0m x 3.65m</td>
</tr>
<tr>
<td>En-suite 3</td>
<td>2.9m x 1.2m</td>
</tr>
<tr>
<td>Bedroom 4</td>
<td>3.85m x 3.65m</td>
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<tr>
<td>Bedroom 5</td>
<td>2.9m x 2.15m</td>
</tr>
<tr>
<td>Bathroom</td>
<td>2.5m x 1.35m</td>
</tr>
</tbody>
</table>

**Gardens**

- Front Garden
  - c. 60 Sq.m
- Back Garden
  - c. 645 sq.ft
  - 9' x 8'

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The quality of the exterior and interior reflect the true qualities of the craftsmen of our age.

With 35 years of dedication to their craft as master builders and almost two decades leading the way in energy efficiency, the Cosgrave Team offer not only an impressive house, they offer an exceptional house with a promise of quality in every single detail from conception to execution, to handing you the keys, to long after.

**Since 1979**

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**Inspiring**
Kitchens
Superb Classic Handcrafted Painted Kitchens with solid 50mm pillar and panel surround, timber interiors and Quartz Crystal Worktops by Caulleys Furniture.

Internal Finishes
High quality oak finish doors are fitted with high quality satin finish lever handles. Internal Doors are contemporary Curragh Deluxe Range fitted with ivory shadow surrounds by Caulleys Furniture.

Utility Room
The matching utility room comes complete with a garden house that is fitted with light and sockets.

Each house has its own private drive with generous car parking space.

Gardens
The gardens at Thorm anby Hill offer an elegant extension of living space. Each garden comes complete and features large stylish patio areas directly off living areas. A feature children’s playground. A number of feature garden areas dispersed throughout the development.

A large feature wooded park that features many mature species and is being finished to include a network of walking/jogging paths that will provide an enhanced on-site amenity for residents. In addition an exemplary level of landscaping is being provided throughout Thorm anby Hill.

Energy Efficiency
Cosgraves have early deliveries of their own window, adapting a large number of heritage windows to provide homes that are designed and constructed to perform at high energy efficiency standards. The Seniors are amongst the earliest window to achieve the new Energy Ratings. The new window is a high performance low-emissivity coating which reflects heat back into the room. These windows are elegant, durable and offer excellent quality throughout.

The new windows are fitted with thermally broken frames and argon filled and feature a microscopically thin high performance low-emissivity coating which reflects heat back into the room. These windows are elegant, durable and offer excellent quality throughout.

Heating
The Heat Recovery Ventilation system supplies a constant stream of fresh air, which is heat recovered from the outgoing stale air expelled from the house saving substantially on heating costs. The Heat Recovery Ventilation system, using a ‘TRV’ system, Cosgraves have incorporated energy saving for the present and planned for future climate change with a future proofed system. This feature not only saves energy, but also reduces condensation and dust while recovering 90% of the heat energy from the air expelled from the house saving substantially on heating costs.

The matching utility room comes complete with a garden house that is fitted with light and sockets.

Pressurised Water
Pressurised hot water systems are fitted throughout.

Media & Communications
Contemporary switches and sockets throughout. Sky services are also available. All enquiries to Gallagher TV (01) 4910222.

Security
Each house is wired and ready for connection of TV, Telephone and Broadband.

The Cosgrave Services Enclosure
The boiler, water booster pump and water tank are arranged in a specially designed Service Enclosure located outside the house. This feature not only saves energy, but also reduces condensation and dust while recovering 90% of the heat energy from the air expelled from the house saving substantially on heating costs.

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The Conradia Boiler ensures that the heat that is required is efficiently generated by recycling the warm air, generated within the house, that should a more energy efficient technology be developed in the future the houses at Thorm anby Hill can easily adopt it.

Numerous trees, bushes and plants are being used for passive heat storage.

Photovoltaic Solar Panels
Cosgraves have incorporated photovoltaic solar panels to provide homes that are designed and constructed to perform at high energy efficiency standards. The Seniors are amongst the earliest window to achieve the new Energy Ratings. The new window is a high performance low-emissivity coating which reflects heat back into the room.

Leaders in Energy Efficiency
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Thermal Mass
Thermally mass incorporates a feature children’s playground. A number of feature garden areas dispersed throughout the development. together with a feature children’s playground.

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Exemplary Landscaping
Thorm anby Hill includes a large feature wooded park that features many mature species and is being finished to include a network of walking/jogging paths that will provide an enhanced on-site amenity for residents. In addition an exemplary level of landscaping is being provided throughout Thorm anby Hill.

Ventilation System
The Heat Recovery Ventilation system supplies a constant stream of fresh air, which is heat recovered from the outgoing stale air expelled from the house saving substantially on heating costs. The Heat Recovery Ventilation system, using a ‘TRV’ system, Cosgraves have incorporated energy saving for the present and planned for future climate change with a future proofed system. This feature not only saves energy, but also reduces condensation and dust while recovering 90% of the heat energy from the air expelled from the house saving substantially on heating costs.

Future Proofed
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Electrical
C at 5 wiring.

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