HERMITAGE FARM

Ministers Cross, Model Farm Road, Cork.

TIMELESS LUXURY IN AN EXCEPTIONAL SETTING

Situated along the prestigious Model Farm Road, Hermitage Farm is an impressive new development of 33 homes in a prime position in one of Cork's most sought-after residential addresses. Perfectly situated between the vibrancy of Cork City and the convenience of Ballincollig, the location offers an exceptional blend of space, accessibility and lifestyle appeal.

A LEGACY OF REFINED DESIGN

Each home at Hermitage Farm is a statement of quality and proportion, set back from the road and surrounded by mature greenery that creates an immediate sense of seclusion and maturity. Inside, beautifully light-filled interiors reveal generous living spaces designed for both refined entertaining and comfortable family living. Elegant reception rooms, superbly appointed kitchens and dining areas, and seamless indoor-outdoor flow all contribute to Hermitage Farms enduring appeal. Attention to detail is evident in every aspect of these homes, from the energy efficient sash windows to the custom designed joinery featuring architraves and ceiling rose. Upstairs, accommodation is well proportioned, with spacious bedrooms and stylish bathrooms.

Throughout each property the attention to detail, quality finishes and a timeless design aesthetic are evident at every turn.

The gardens offer a tranquil sanctuary ideal for al fresco dining, children at play or simply relaxing in peaceful surroundings. With excellent schools, the Bons Secours Hospital, CUH, UCC, MTU, shopping centres and transport links all within easy reach, the property is perfectly positioned for comfortable modern living.

Rarely does an opportunity arise to acquire homes of such calibre with an address synonymous with convenience, prestige and enduring value.

SITE PLAN

HERMITAGE FARM

HOUSE TYPE B
4 BED DETACHED 195sq m / 2,099sq ft

HOUSE TYPE B1
4 BED DETACHED 206sq m / 2,217sq ft

HOUSE TYPE B3 & B3M
4 BED DETACHED 193sq m / 2,077sq ft

HOUSE TYPE C/CM
5 BED DETACHED 233sq m / 2,508sq ft

HOUSE TYPE C1/C1M
4 BED DETACHED 215q m / 2,314sq ft

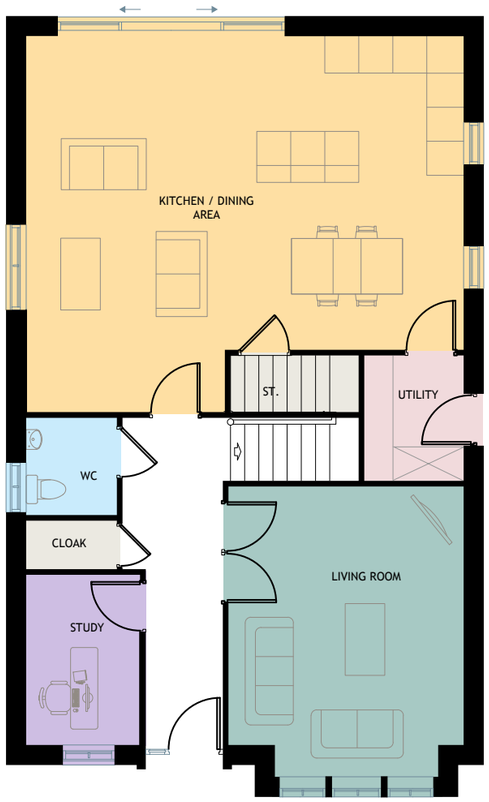
HOUSE TYPE D
4 BED SEMI-DETACHED 170sq m / 1,829sq ft

HOUSE TYPE D1
4 BED SEMI-DETACHED 173sq m / 1862sq ft

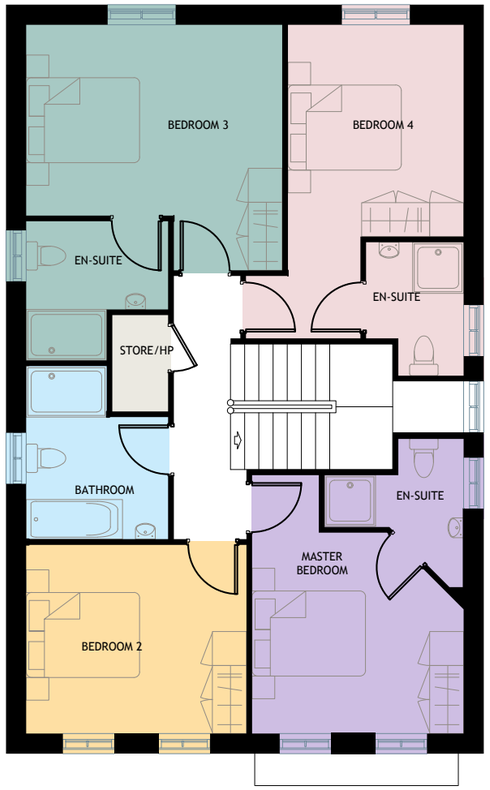
HOUSE TYPE D1
4 BED SEMI-DETACHED 153sq m / 1655sq ft

HOUSE TYPE B

4 BED DETACHED 195sq m / 2,099sq ft



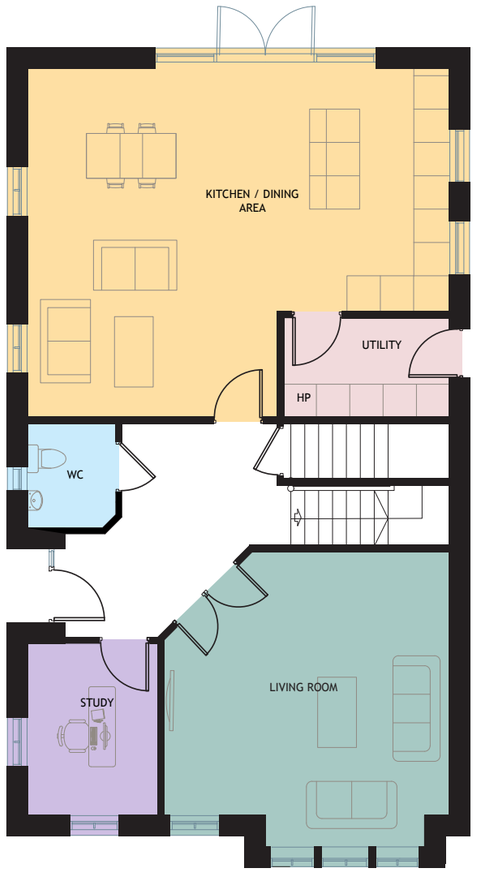
Ground Floor



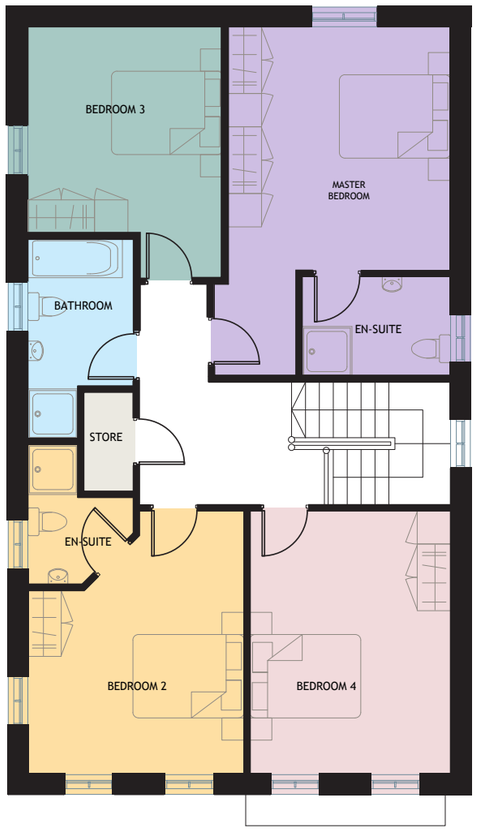
First Floor

HOUSE TYPE B1

4 BED DETACHED 206sq m / 2,217sq ft



Ground Floor

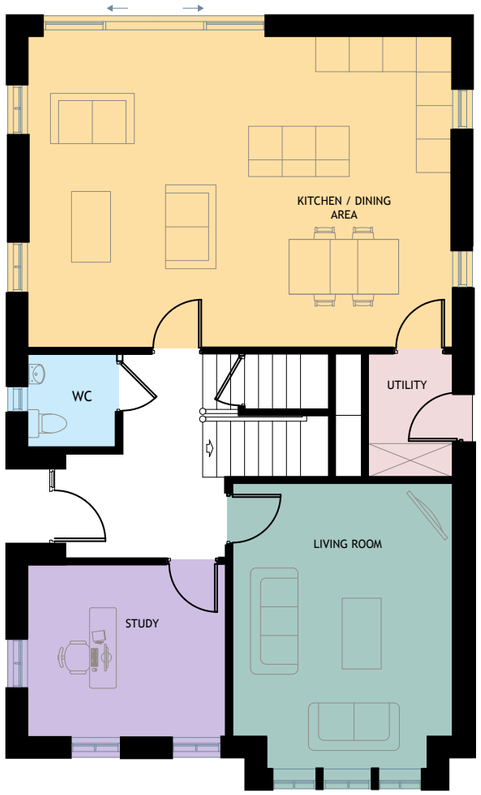


First Floor

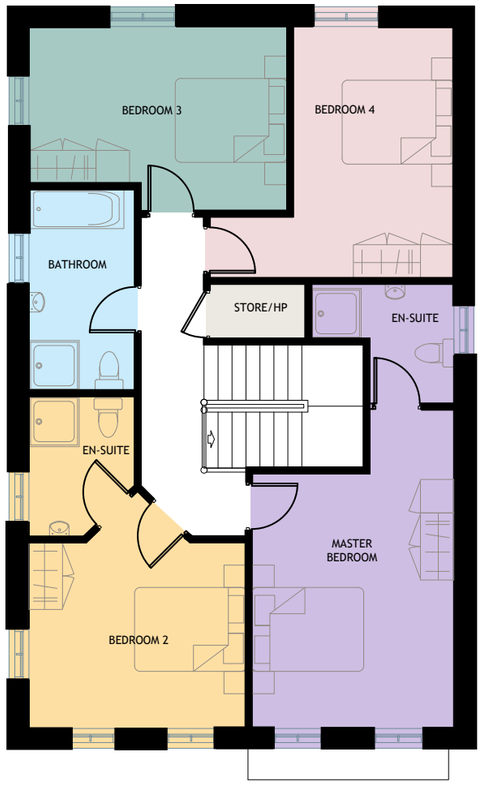
HOUSE TYPES B3 & B3M

4 BED DETACHED

B3: 193sq m / 2,077 sq ft B3M: 195sq m / 2,099 sq ft



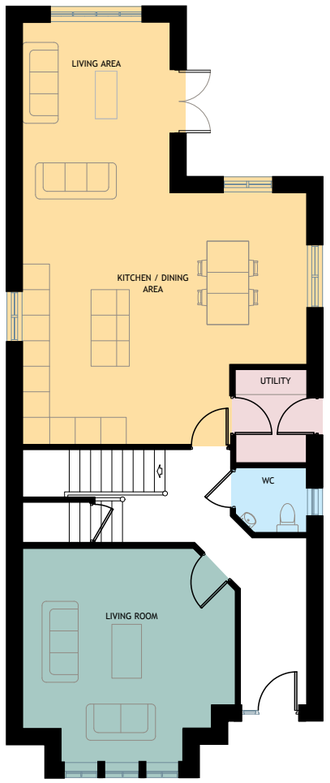
Ground Floor



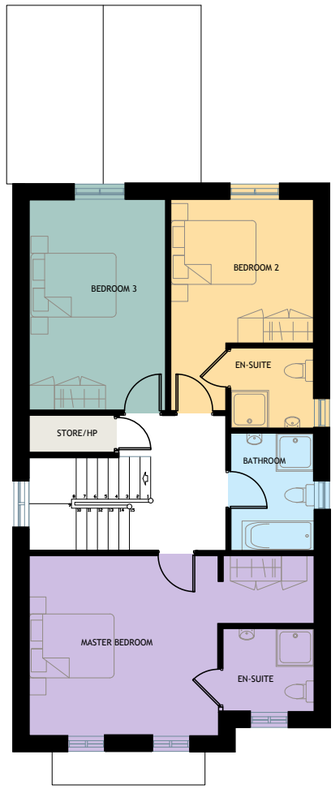
First Floor

HOUSE TYPE C

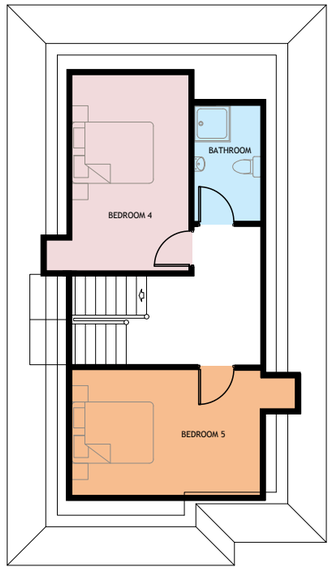
5 BED DETACHED 233sq m / 2,508sq ft



Ground Floor



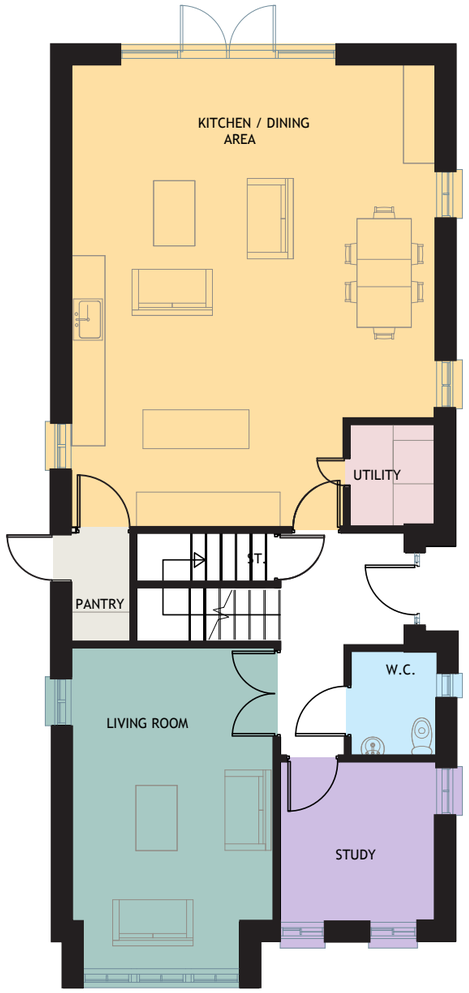
First Floor



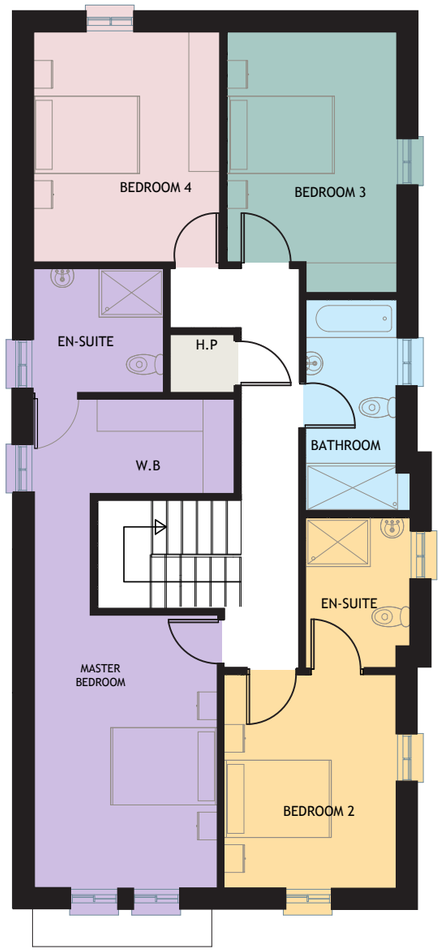
Third Floor

HOUSE TYPE C1 M

4 BED DETACHED 215sq m / 2,314sq ft



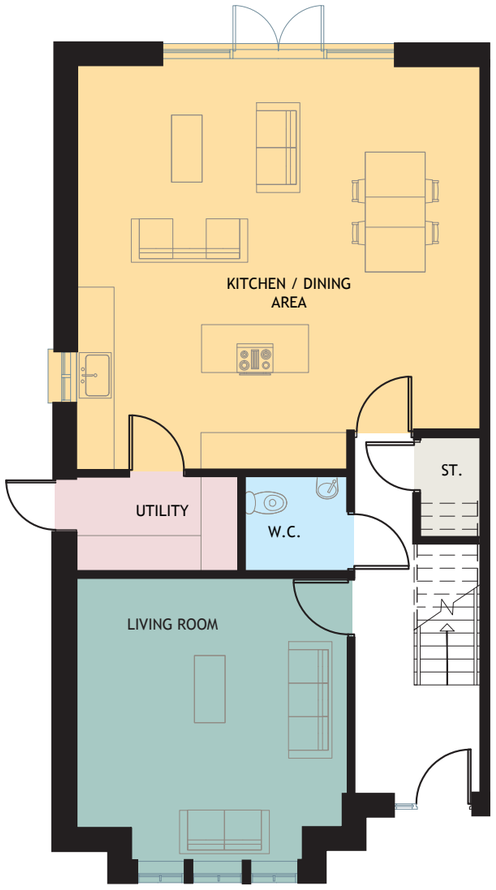
Ground Floor



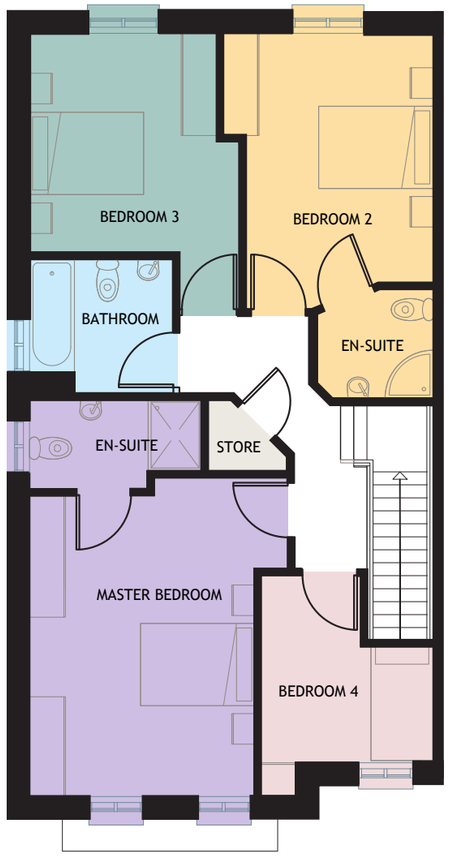
First Floor

HOUSE TYPE D

4 BED SEMI DETACHED 170sq m / 1,829sq ft



Ground Floor



First Floor

SPECIFICATIONS & SPECIAL FEATURES

EXTERIOR

Designed with timeless elegance, each home features a striking blend of red brick and limestone craftsmanship, complemented by beautifully landscaped exteriors that include stone cobble driveways, private seeded gardens, and an expansive porcelain-tiled patio perfect for alfresco evenings.

WINDOWS & DOORS

Each house features premium, energy-efficient uPVC double glazed easement and sash windows to certain areas of the homes, a classic panelled front door with a secure multi-point locking system, and a combination of double doors and sliding doors accessing the patio areas.

INTERNAL FINISHES

Walls and ceilings are smoothly finished and painted in a neutral palette, complemented by modern internal doors with quality chrome ironmongery, bespoke painted skirtings and architraves, and elegant cut-string staircases featuring hardwood newels and handrails with painted spindles.

KITCHEN & WARDROBES

Allowances available with bespoke kitchen and wardrobe designers or PC Sum Allowance.

BATHROOM & EN-SUITES

All bathrooms and ensuites feature stylish, high-quality sanitary ware, with pressurised showers. Guest W/C located on the ground floor.

ELECTRICAL

Each house boasts a generous electrical specification throughout, including TV points in the living room, kitchen, and master bedroom. All houses have been wired for satellite and broadband. Smoke and heat detectors are fitted as standard.

INSULATION

High levels of insulation are incorporated in the roofs, walls, and floors. Airtight membrane provided for extra comfort and efficiency.

HEATING & VENTILATION SYSTEM

Each house features a modern air source heat pump providing energy-efficient, responsive central heating and large-capacity hot water storage, complemented by modern zoned heating controls. Underfloor heating is fitted throughout all ground floor areas, with high-output radiators on the upper floors. Meanwhile the centralised mechanical ventilation system efficiently extracts stale air. Together, these features create a comfortable, healthy, and energy-efficient home designed for modern living.

STRUCTURAL GUARANTEE

Each houses comes with a 10 year structural guarantee from Homebond

LOCATION

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