Breathtaking...
Five Bedroom Detached Houses on the Howth Peninsula
The Jewel in Dublin’s Crown

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 Black Linn. The landscape here is dramatic and varied with coastal walks, hills of heather, peat bog, beaches and it is all easily accessible to the Thormanby Hill resident by a network of paths and cycle ways all linking back to the towns 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 Thormanby Hill, an exceptional development brought to you by the Cosgrave Team that has created many of Dublin’s finest addresses. Thormanby Hill is the culmination of decades of expertise to create a quality home and a truly exceptional setting for family life.

In harmony with Cosgraves vision for Thormanby 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 thread on my dreams”.

Cosgrave SINCE 1979
Thormanby Hill, at the Heart of Howth

Thormanby Hill, Howth is one of Dublin’s finest new addresses and occupies 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 childrens 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 premier and unique 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 castles, the peninsula provides an awe inspiring backdrop to life. There are splendid local schools including; primary schools at Scoil Mhuire, St. Fintan’s National School, Burrow School and Sutton Park and secondary schools at St. Fintan’s High School for boys, Santa Sabina for girls and also a secondary school at Sutton Park.

There is an abundance of sports and leisure activities and a host of excellent civic 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 excellent golf clubs at Howth 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 pre-occupation of the Cosgrave Team and while they agree it is impossible to claim success, the team has arrived at a consensus; It’s an ideal of good taste, based in symmetry, proportion and beauty of form and function, it is informed by classical and contemporary elements and Thormanby Hill is a veritable essay in the subject.

Approach from Thormanby Road to the elegant driveway of Thormanby 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 stain glass surround provides appropriate punctuation as exterior becomes interior in the spacious elegance of the entrance hall. Large tiles provide firm footing as the hardwood lines of the stairs draw the eyes up to offer glimpses of the wrap-around landing above, then elegant coving, crisp architraves and quality wooden doors merge to create a reassuring sense of quality that will stand the test of time.

On first glance Thormanby Hill is an experience all of its own, a 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 Thormanby Hill where the entrance hall leads to three extra large dual aspect reception rooms, each built to generous proportions and each opening to the private patios and gardens to deliver an elegant extension of living space.

It is often said that the kitchen is the heart of the house, while at Cosgraves they say it is the heart of family living, and so at Thormanby 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 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 transforming to an entertainment room or 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 fittings and handles, skirtings and deep architraves finished in gloss edelweiss for durability and ease of cleaning. Every detail at Thormanby 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.
The workings of the home are rooted in the kitchen where Cosgraves have created a masterpiece at Thormanby Hill.

The large dual aspect space is the centrepiece of the house, providing for kitchen, living and dining functions in superb style. This magnificent open plan 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 colours 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’s where family meals are prepared and enjoyed at the counter, couch or dining table, it’s a place where children and indeed adults play moving easily from inside to out, or a place for homework at the table or counter, it’s a place where family and friends interact casually, its where family entertaining takes place, it’s all of this and more, it is the heart of the family home.

The workings 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 gardens it is all about elegant comfort and space to enjoy home life. It really is the perfect match of comfort and style.
Uncompromised Comfort

Upstairs a large feature landing with void to the entrance hall below leads to five large elegant double bedrooms. These large bedrooms provide each Thormanby Hill resident with uncompromised 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 a walk-in wardrobe are finished to exemplary standards. The Master suite extends to a generous 430 square feet or 40m². The walk-in wardrobe is resolved 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 wardrobe storage solutions by Cawleys finished in walnut with ivory shadow doors.

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

A large hotpress is accessed from the large landing area and houses the Ventaxia heat recovery ventilation system.

The specification at Thormanby Hill is a merging of the tried and tested elements to deliver Cosgraves uncanny ability to reflect the highest order of style by relying on, functional form, proven technology, quality craftsmanship and clean lines.
At Thormanby 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 Thormanby Hill are spacious, stylish and perfectly finished inside and out. What is not immediately discernible is the superior fabric of the house 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 perfectly resolved inside and out to offer an exemplary home for every stage of family life.

Thormanby 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, the team has earned an undisputed reputation for excellence and the term “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 Dún Laoghaire, Salthill in Monkstown, The Sweepstakes, Shrewsbury and Simmonscourt Square all in Ballsbridge, Belleville, Donnybrook Manor and Morehampton Square in Dublin 4, as well as Temple Manor in Celbridge, Eden Gate in Delgany, Howth Lodge and now Thormanby Hill in Howth. Every Cosgrave development stands testimony to the long term value of their commitment to the highest standards of quality and elegance inside and out. From the overview 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 Dún Laoghaire was selected overall winner of the SEAI Environment Award, Ireland’s most prestigious sustainability award open to all sectors and 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 unique landscape of Howth Head, while its layout gives residents off-road privacy enhanced by the sloping aspect of the site. The dramatic 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.

A 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 feature throughout 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 this outstanding location.
Inspiring...

Five Bedroom Detached House Plans
c.312 Sq.m (c.3,358 sq.ft)

Each Thomanby Hill house is designed for residents to live in sustainable luxury while offering flexible spaces that adapt easily to cater for every stage of family life.

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 offers increased comfort and reduced running costs.

The quality of the exterior and interior alike 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 more than 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
Ground Floor Accommodation

- **Kitchen/Dining/Family**: 11.1m x 5.05m
- **Living Room**: 6.05m x 4.05m
- **Lounge**: 6.05m x 4.05m
- **Study**: 4.05m x 2.8m
- **Utility Room**: 3.1m x 2.8m
- **WC/Shower**: 2.5m x 1.7m

Gardens
- **Patio**: c.60 Sq.m
- **Garden Shed**: 3m x 2.4m
- **Plot size**: c.0.3 acre - c.0.5 acre

First Floor Accommodation

- **Master Bedroom**: 6.05m x 4.05m
- **En-suite**: 2.95m x 2.8m
- **Walk-in Wardrobe**: 2.8m x 2.6m
- **Bedroom 2**: 5.45m x 4.05m
- **En-suite 2**: 2.8m x 1.8m
- **Bedroom 3**: 5.0m x 3.65m
- **En-suite 3**: 2.9m x 1.2m
- **Bedroom 4**: 5.05m x 3.6m
- **Bedroom 5**: 3.85m x 3.65m
- **Bathroom**: 2.9m x 2.15m
- **Hotpress**: 2.5m x 1.35m

- **Master Bedroom**: 19' 10" x 13' 3"
- **En-suite**: 9' 8" x 9' 2"
- **Walk-in Wardrobe**: 9' 2" x 5'10"
- **Bedroom 2**: 17' 11" x 13' 3"
- **En-suite 2**: 9' 6" x 3' 11"
- **Bedroom 3**: 16' 5" x 12' 0"
- **En-suite 3**: 9' 6" x 7' 1"
- **Bedroom 4**: 12' 8" x 12' 0"
- **En-suite 4**: 8' 2" x 4' 5"
Kitchen
Superb Classic Handcrafted Painted Kitchen with solid 50mm pillar and panel surround, timber interiors and Quartz Crystal Worktops by Cawleys Furniture.

Utility Room
The matching utility room comes with a workshop, cupboards and is plumbed for a washing machine and tumble dryer with additional space for a beverage fridge.

Wardrobes
Wardrobes are contemporary Curragh Deluxe Range fitted with ivory shadow design doors, walnut surround by Cawleys Furniture.

Under-Stair Storage
Specially designed under-stair storage units by Cawleys Furniture.

Internal Doors
High quality oak finish doors are fitted with high quality satin finish lever handles.

Fireplaces
Fireplaces are by Lamartine with surround and mantle in Turkish Limestone with Black Granite insert and hearth. A Wanders SQ68 sealed woodburner is used and outputs 6.8 Kw at 79% efficiency and incorporate an airwash clean glass system.

Internal Finishes
Walls and ceilings are painted throughout. Solid American White Oak balustrade to stairs. Floor and wall tiling is included as per showhouse.

Bathrooms & En-suites
Stylish and functional Bathrooms and En-suites reflect contemporary clean lines and outputs 6-8 Kw at 79% efficiency and incorporate an airwash clean glass system.

Pressurised Water
The internal water supply is pressurised and both tank and pump are located in the enclosure outside the house externalising any associated noises.

Heating
The “A-Rated” Gas Condensing Boiler Central Heating System delivers high efficiency precision control to ground and first floor zones. In addition to the two heating zones all radiators are fitted with thermostatic valves to provide easy to use additional room by room control.

Ventilation System
The Heat Recovery Ventilation system supplies a constant stream of fresh air, reduces condensation and dust while recovering 90% of the heat energy from the air expelled from the house saving substantially on heating costs.

Gardens
The gardens at Thormanby Hill offer an elegant extension of living space. Each garden comes complete and features large stylish patio areas directly off living area which overlook the extensively landscaped gardens. Gardens are finished with a garden house that is fitted with light and sockets.

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

Electrical
Generous light and power points. Cat 5 wiring.

Improved Air Tightness
works together with the HRV to retain heat reducing heat loss and minimising exposure to external elements.

Security
Each home is wired for intruder alarm.

External Finishes
Low maintenance render finishes. Granite finish to cills and surrounds to front elevations. Windows by Residence 9, as per showhouse.

Guarantee
Each Thormanby Hill home is covered by a 10 Year HomeBond Guarantee Scheme.

Leaders in Energy Efficiency
Cosgraves were early adopters of the green agenda, adopting a number of passive house principles to create homes that are designed and constructed to use less energy. Thormanby Hill houses feature levels of energy efficiency that are far superior to the average home. A variety of features combine to deliver lower energy usage and higher levels of comfort.

- High levels of insulation incorporated into walls, roofs and floors.
- Low E Windows are argon filled and feature a microscopically thin high performance low-emissivity coating which reflects heat back into the room.
- Heat Recovery Ventilation (HRV) Using a HRV system Cosgraves have minimised wasted energy by recycling the warm air, generated within the house, to heat the incoming fresh air, saving 90% of energy that would be otherwise lost.
- Improved Air Tightness works together with the HRV to retain heat reducing heat loss and minimising exposure to external elements.
- Thermal Mass is used for passive heat storage.
- “A-Rated” Gas Condensing Boiler ensures that the heat that is required is produced efficiently further reducing energy waste.
- Photovoltaic Solar Panels generate electricity so less is needed from the grid.
- High Performance Pipe Insulation is used to reduce heat loss.
- Future Proofed The Cosgrave Services Enclosure is designed so that the energy source can be replaced without the need to change the unit, this ensures that should a more energy efficient technology be developed in the future the houses at Thormanby Hill can easily adapt it.

Wooded Park and Exemplary Landscaping
Thormanby 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 Thormanby Hill and there are a number of feature garden areas dispersed throughout the development together with a feature children’s playground.