



Fernfield

Graigucullen

[Fernfieldhomes.ie](http://Fernfieldhomes.ie)



# Fernfield

## Graiguecullen

Welcome to Fernfield, Graiguecullen. A collection of brand new A2-rated homes where natural surroundings and everyday convenience come together effortlessly.

Perfectly positioned in the heart of Graiguecullen Co Laois, Fernfield offers residents the best of both worlds - town life and amenities within easy reach, while Ireland's scenic countryside and heritage landscapes remain right on your doorstep.

Whether you're commuting, growing your family or simply seeking a calmer place to call home, Fernfield offers connected living in a naturally beautiful setting.

Modern Living, Balanced Beautifully.

# Explore Ireland's Ancient East right on your doorstep

Brownshill Dolmen

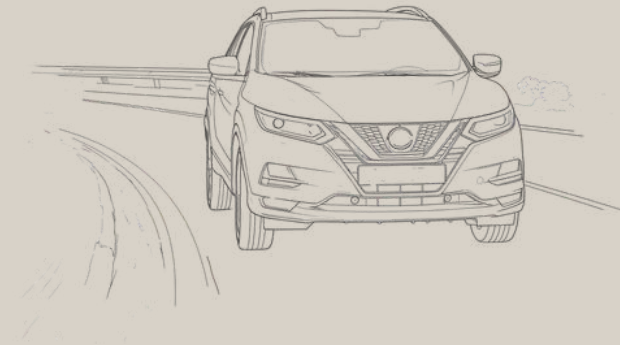
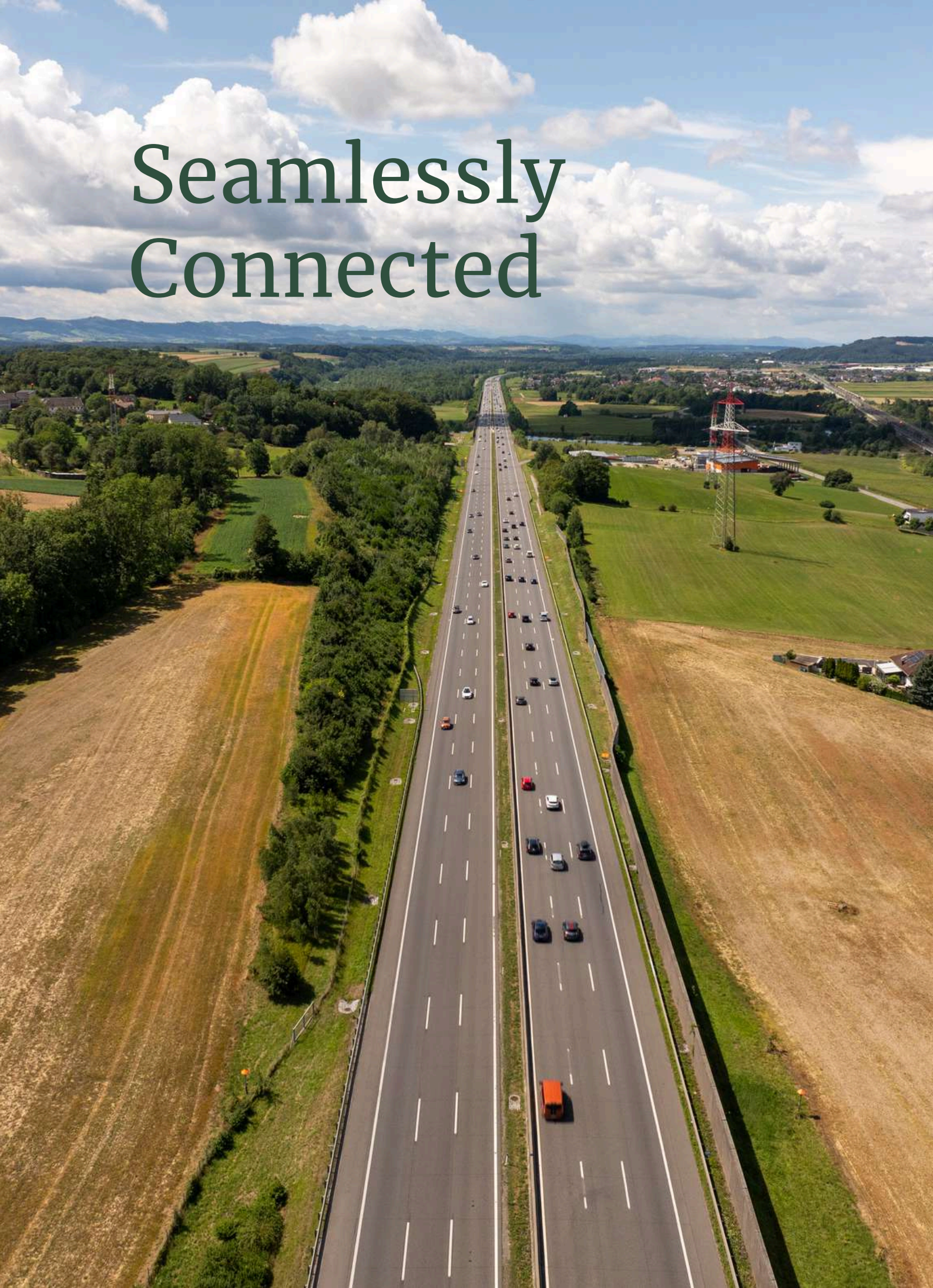




# Convenience Meets Natural Surroundings

Perfectly positioned in Graiguecullen, Fernfield offers the best of both worlds. With the convenience of Carlow Town just minutes away, paired with the natural beauty and heritage of Ireland's Ancient East. From scenic walks along the River Barrow to historic sites, parks and gardens, nature and culture surround you, while schools, shops and transport links remain close at hand, making everyday life effortlessly connected.

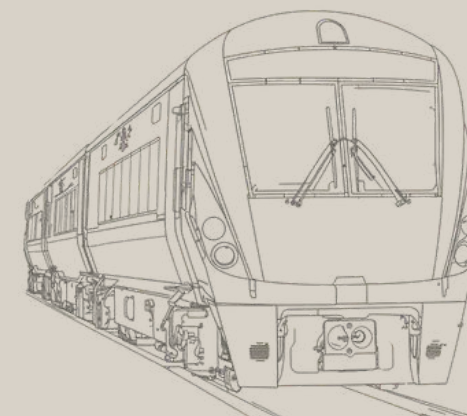
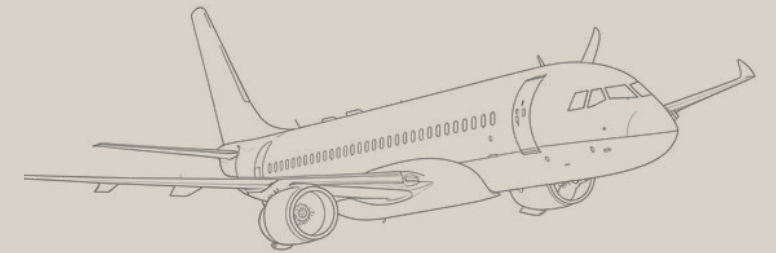
# Seamlessly Connected



Easy access to the N80 and M9 motorway, with Dublin City just 1 hr 10 min away by car.

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1 hour 10 mins drive to  
Dublin Airport via M9.



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Direct train services to  
Dublin Heuston (1 hr 4 min)  
and Waterford Plunkett  
Station (1 hr 20 min).

# Map Key

## Shopping

- 1 Fairgreen Shoppin Centre
- 2 Carlow Shopping Centre
- 3 ALDI
- 4 Retail Area

## Schools & Education

- 1 SETU
- 2 St. Marys Academy CBS
- 3 Presentaion College
- 4 Gealscoil
- 5 Carlow College
- 6 Cerish Childcare
- 7 Graiguecullen Childcare
- 8 KCETB

## Nature

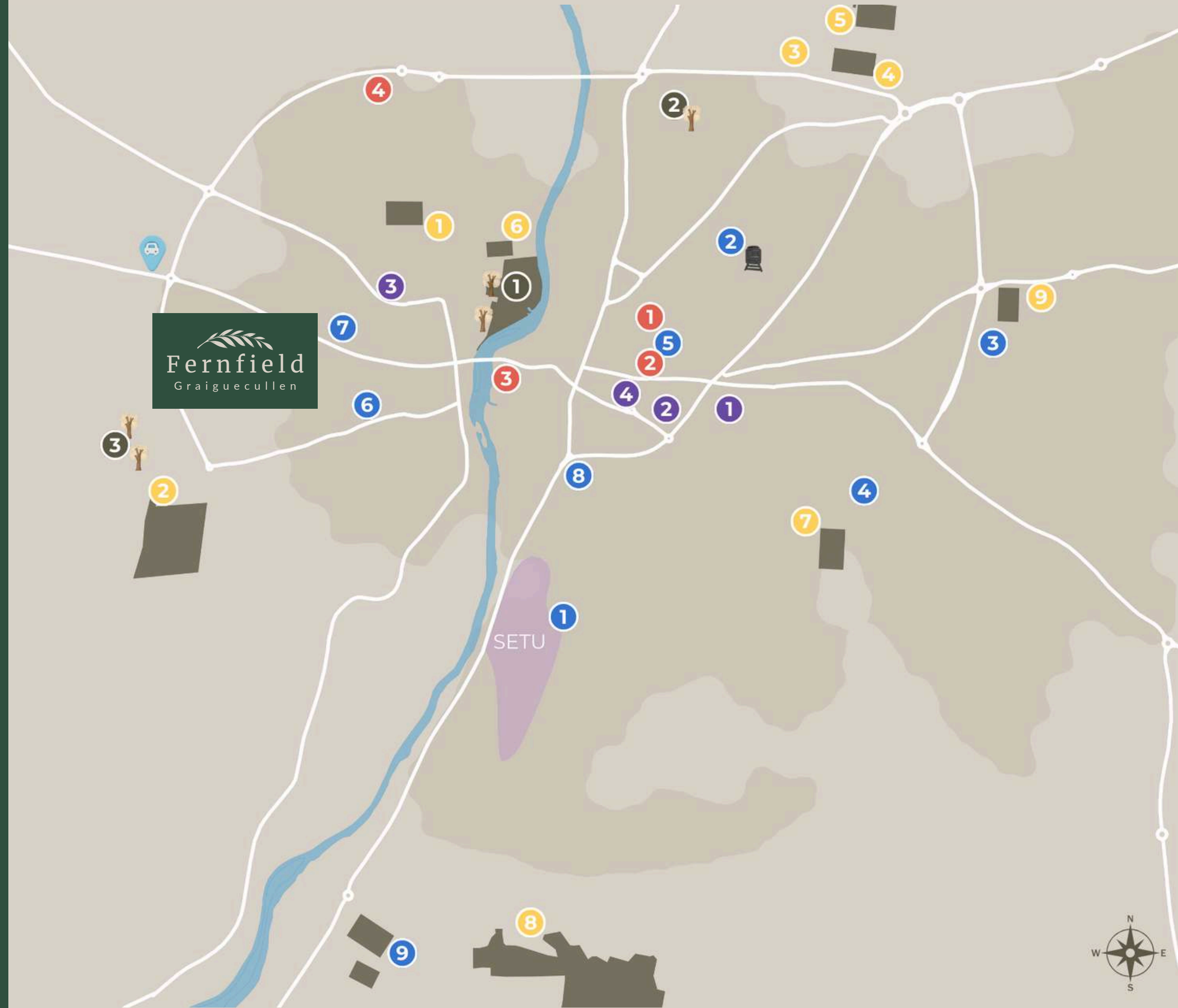
- 1 Town Park
- 2 Sensory GArdens
- 3 Campsite

## Sports

- 1 Graiguecullen GAA Club
- 2 Carlow Golf Centre
- 3 Dr Cullen Park
- 4 O'Hanrahans GFC
- 5 Carlow Town Hurling Club
- 6 St. Patricks Boys FC
- 7 Dolmen Celtic
- 8 Quinagh House Golf Course
- 9 Setanta Hurling Club

## Recreation & Heritage

- 1 Visual Service
- 2 Carlow Town Museum
- 3 Carlow Castle
- 4 Dome Entertainment



# Discover & Explore

Living at Fernfield means having some of Ireland's most treasured heritage and natural attractions right on your doorstep. From the breathtaking seasonal displays at Altamont Gardens to the ancient presence of Brownshill Dolmen, the area is steeped in history and beauty.

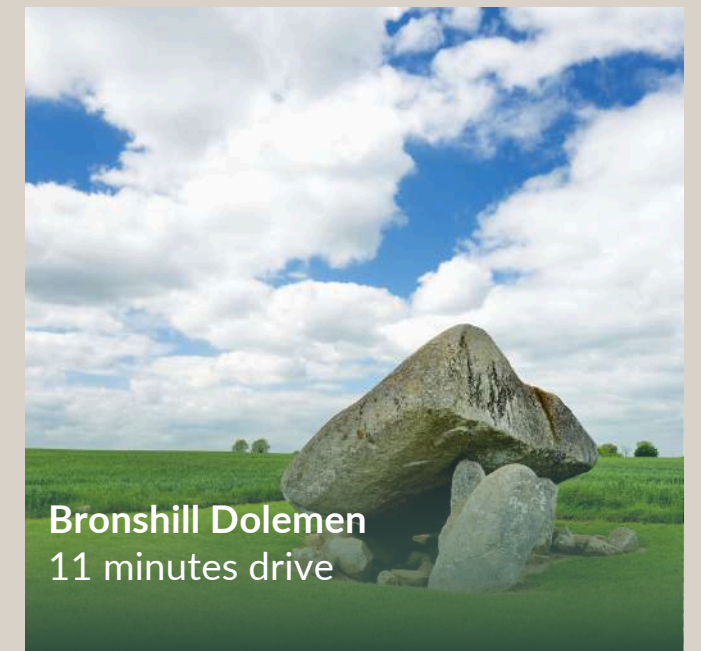
Explore the immersive pathways of Delta Sensory Gardens, uncover the stories behind Carlow Castle and the County Museum.

With so much to see and experience just minutes away, Fernfield truly places you at the heart of Ireland's Ancient East, where culture, landscape and heritage shape everyday life.

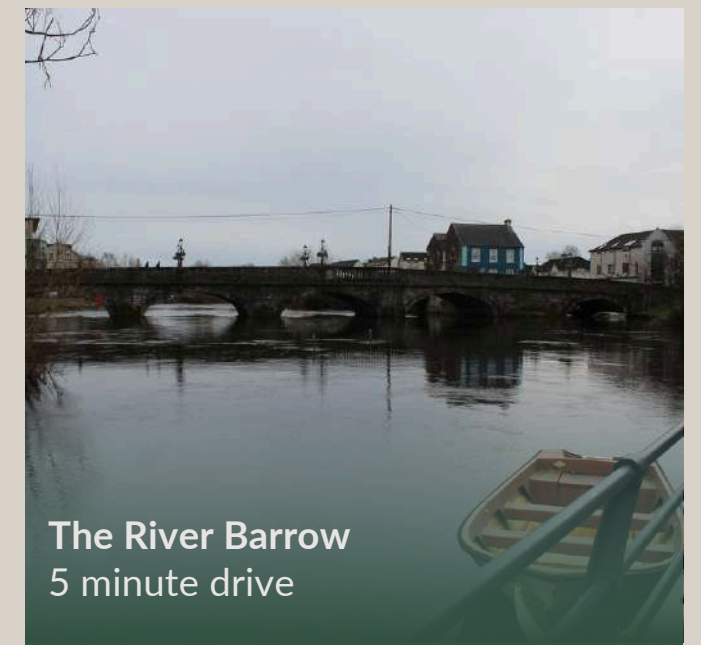
All driving times are approximate\*



**Ducketts Grove**  
20 minutes drive



**Bronshill Dolmen**  
11 minutes drive



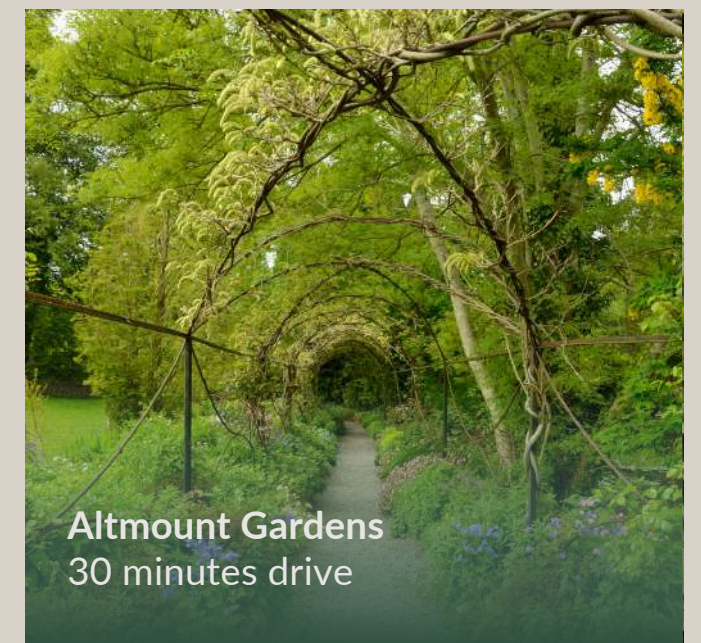
**The River Barrow**  
5 minute drive



**Carlow Castle**  
5 minutes drive



**Delta Sensory Gardens**  
6 minute drive



**Altamont Gardens**  
30 minutes drive

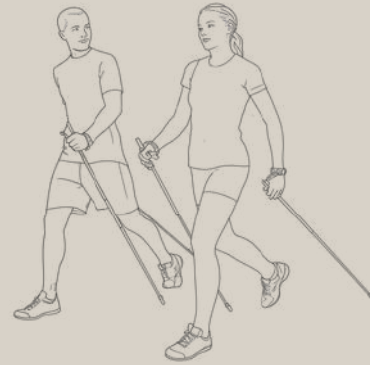
A lush green forest scene with a stone archway in the background, surrounded by tall grass and ferns. The image is framed by a thin white border. The foreground is filled with vibrant green foliage, including ferns and small blue flowers. In the middle ground, a dirt path leads towards a stone archway built into a hillside. The background is a dense forest of tall trees with bright green leaves, suggesting a sunny day. The overall atmosphere is peaceful and natural.

# Outdoor Living Starts Here

Life at Fernfield extends far beyond your front door. Surrounded by the natural beauty of the River Barrow, forest parks and rolling countryside, residents can enjoy walking, cycling and canoeing just minutes from home. Whether you're seeking peaceful scenery or active adventure, the outdoors is part of everyday life here.

# Walking

From forest loops and mountain routes to peaceful riverside paths along the Barrow, Graiguecullen offers walking trails for all levels. Whether it's a gentle evening stroll or a weekend hike, nature is always close to home at Fernfield.



# Cycling

Cycle along the River Barrow, explore countryside routes or use the local E-Bike scheme to get around town. With scenic trails and quiet roads nearby, Fernfield makes it easy to enjoy life on two wheels.

# Canoeing

The River Barrow provides the perfect setting for canoeing and kayaking, from relaxed family outings to longer scenic paddles. With local providers nearby, outdoor adventure is just minutes from your door.

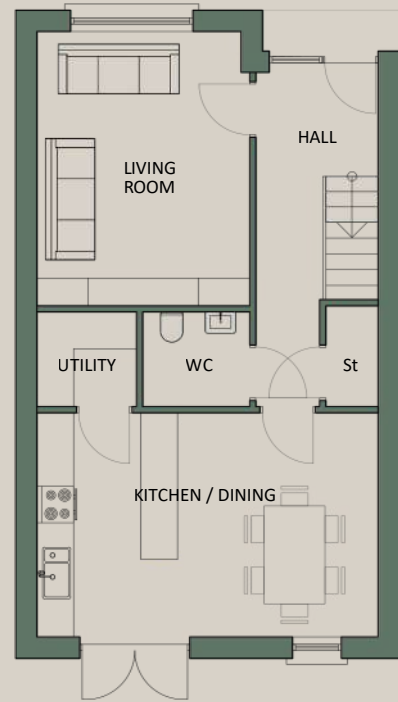


# A2-Rated 3 & 4 bedroom properties

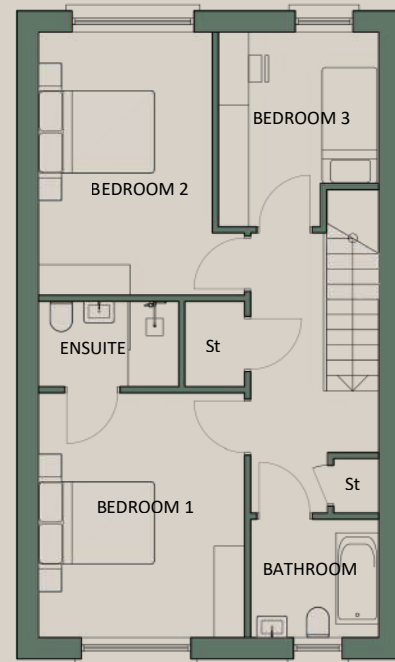


# HOUSE TYPE A

3 Bed Terraced 109m<sup>2</sup> / 1170ft<sup>2</sup>



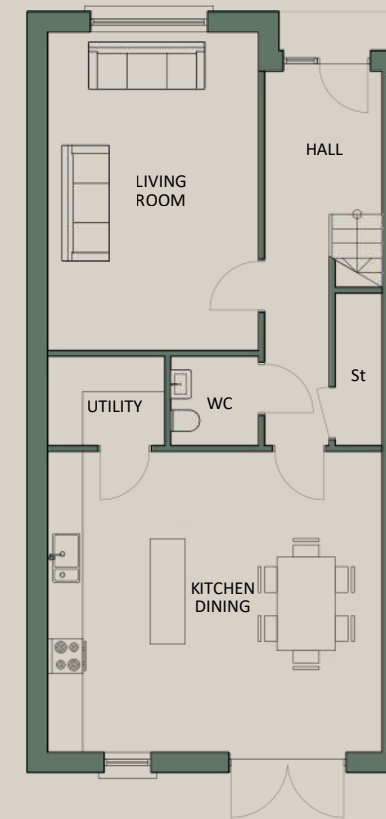
GROUND FLOOR



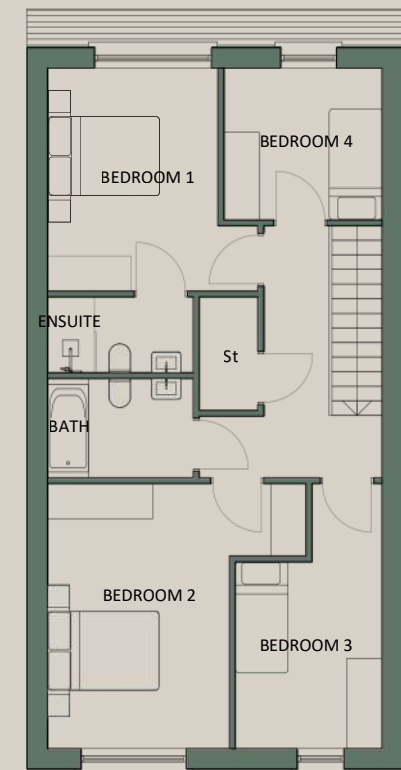
FIRST FLOOR

# HOUSE TYPE B

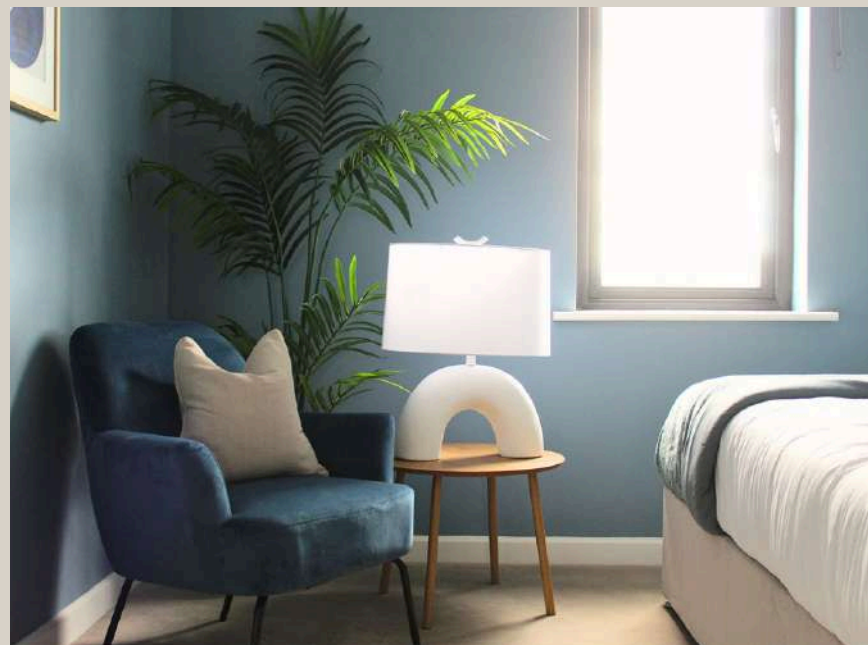
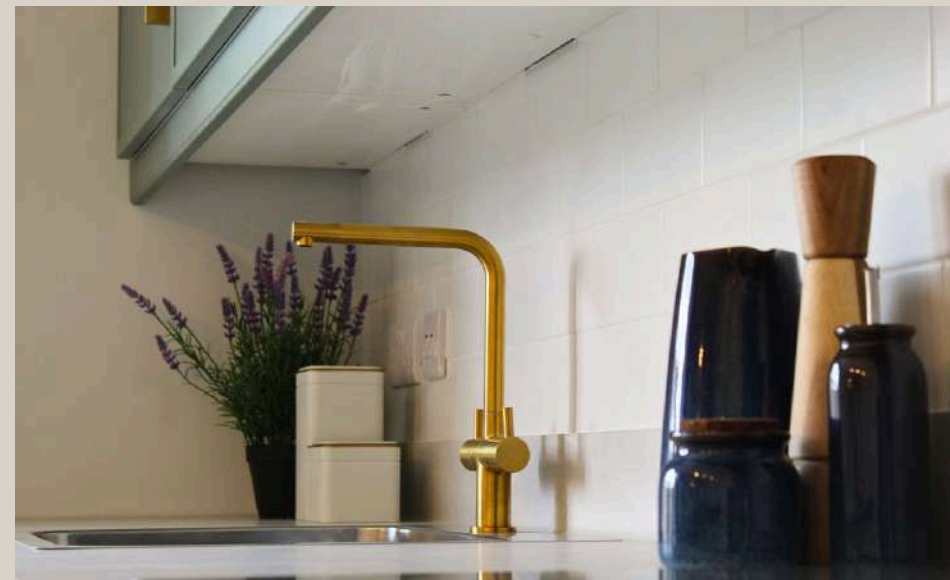
4 Bed Terraced 119m<sup>2</sup> / 1280ft<sup>2</sup>



GROUND FLOOR



FIRST FLOOR



# Modern Homes Designed for Everyday Living

At Fernfield, every home has been thoughtfully designed to support modern lifestyles, combining contemporary design with practical spaces that work effortlessly for families, professionals and first-time buyers alike. Bright open-plan layouts, painted walls and ceilings throughout, quality internal doors and ironmongery, and modern timber staircases all contribute to homes that feel stylish, welcoming and built to last.

Contemporary kitchens and bathrooms, featuring carefully selected finishes and fittings, bring together comfort, functionality and timeless design in every home.

Designed with everyday living in mind, Fernfield homes also offer practical storage solutions and intelligently planned layouts that maximise both space and natural light.



# Site Map

Fernfield features a selection of 3 and 4 bedroom homes, thoughtfully designed to suit a variety of lifestyles - from first-time buyers to growing families and those looking to upsize.

The wider development will also include a crèche and nursing home, helping to support a thriving and evolving community. With a mix of modern homes, essential services and carefully planned surroundings, Fernfield is designed to offer a welcoming neighbourhood with something for everyone.



At Fernfield, quality is built in from the ground up. These homes use advanced construction methods and modern energy systems to deliver exceptional comfort, efficiency and long-term value.

# Specifications

## Construction & Structure

- Advanced Insulated Concrete Formwork (ICF) external walls for superior insulation and strength
- Solid concrete core construction for durability and reduced heat loss
- Enhanced acoustic party walls for excellent sound insulation between homes
- Fully compliant with current Irish Building Regulations and certified standards

## External

- Durable roof tiles and breathable roof system
- uPVC gutters and downpipes
- Private gardens / outdoor space
- Landscaped communal green areas within the development

## Ventilation & Air Quality

- Mechanical extract ventilation to kitchens, bathrooms & utility rooms
- Helps manage moisture and maintain fresh, healthy indoor air

## Interiors

- Contemporary kitchens and bathrooms (developer selected ranges)
- Painted walls and ceilings throughout
- Quality internal doors and ironmongery
- Modern timber staircase
- Practical storage and well-planned layout

## Energy Efficiency & Heating

- Air-to-water heat pump system providing space heating and hot water
- Renewable energy contribution built in
- Zoned heating controls for efficient room-by-room comfort
- High levels of insulation throughout floors, walls and roof
- Airtightness testing to minimise draughts and energy loss
- Low energy lighting installed throughout

# Professional Team

DEVELOPER



[www.bhaconstruction.com](http://www.bhaconstruction.com)

SELLING AGENT



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

SELLING AGENT



Each home comes with a 10 year Structural/Latent Defects Insurance with HomeBond Insurance



The development qualifies for the Government Help to Buy Incentive Scheme ([www.revenue.ie/en/property/help-to-buy-incentive/](http://www.revenue.ie/en/property/help-to-buy-incentive/))



Eligible home buyers get help with up to 30% of the cost of qualifying homes ([www.firsthomescheme.ie](http://www.firsthomescheme.ie))

ARCHITECTS



BER A2

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[www.bhaconstruction.com](http://www.bhaconstruction.com)



BHA Construction is a leading Irish construction and development company specialising in the delivery of high-quality residential, commercial and mixed-use projects across Ireland and the UK.

With a strong focus on residential housing delivery, BHA has built a reputation for quality, reliability and consistency, delivering homes that support families, strengthen communities and contribute to long-term housing supply. BHA's expertise spans private residential developments, social and affordable housing, interior fit-out and fire remediation works.

BHA's approach is defined by disciplined project management, strong collaboration with design teams and stakeholders, and a commitment to quality, safety and compliance at every stage of delivery. From early planning through to completion and handover, our teams work with care and attention to detail to ensure each development meets the highest standards.

Fernfield reflects BHA's commitment to delivering well-considered, energy-efficient homes that are built to last and designed with future residents in mind.

BOG ROAD, PORTARLINGTON, OFFALY



STRANDHILL, TRAMORE, WATERFORD



GRAIGUE NA HAIBHAINNE, GRAIGUECULLEN, LAOIS



ROSEMOUNT GATE, HAROLD'S CROSS, DUBLIN





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