



BEACH FIELD

GARRYVOE

Welcome to BEACHFIELD

Welcome to Beachfield an exclusive development of spacious four-bedroom detached homes in the heart of Garryvoe, one of East Cork's most cherished coastal villages.

Just a short stroll, 200m to the sand and sea of Garryvoe Beach, Beachfield offers something genuinely rare: a brand new, A-rated family home in a place most people only get to visit. Each home extends to over 2,000 sq.ft. and sits on its own generous private site with its own driveway, framed by beautiful big windows designed to draw in the light, the landscape and the sea air. These are homes built for modern family life warm, bright and effortlessly efficient in a setting shaped by the rhythm of the tide. Morning swims, evening walks on the beach, and the very best of East Cork on your doorstep.

Welcome home. Welcome to Beachfield.





BEACH FIELD
GARRYVOE





Location

Beachfield enjoys a truly special setting on the East Cork coastline, moments from Garryvoe Beach with its sweeping views across Ballycotton Bay to the iconic Ballycotton Island and lighthouse. Garryvoe is a much-loved seaside village, long favoured by families for its beach, playground and relaxed coastal atmosphere. Yet for all its tranquillity, Beachfield is remarkably well connected.

The villages of Shanagarry, Ladysbridge and Ballycotton are minutes away, while Castlemartyr and Midleton with its excellent schools, shops,

restaurants and commuter rail service to Cork City are a short drive up the road. Cork City itself is within easy reach via the N25, placing the city, Cork Airport, and everything in between comfortably within a daily commute.

Few locations offer this balance: the peace of coastal village life with the convenience of town and city so close at hand.

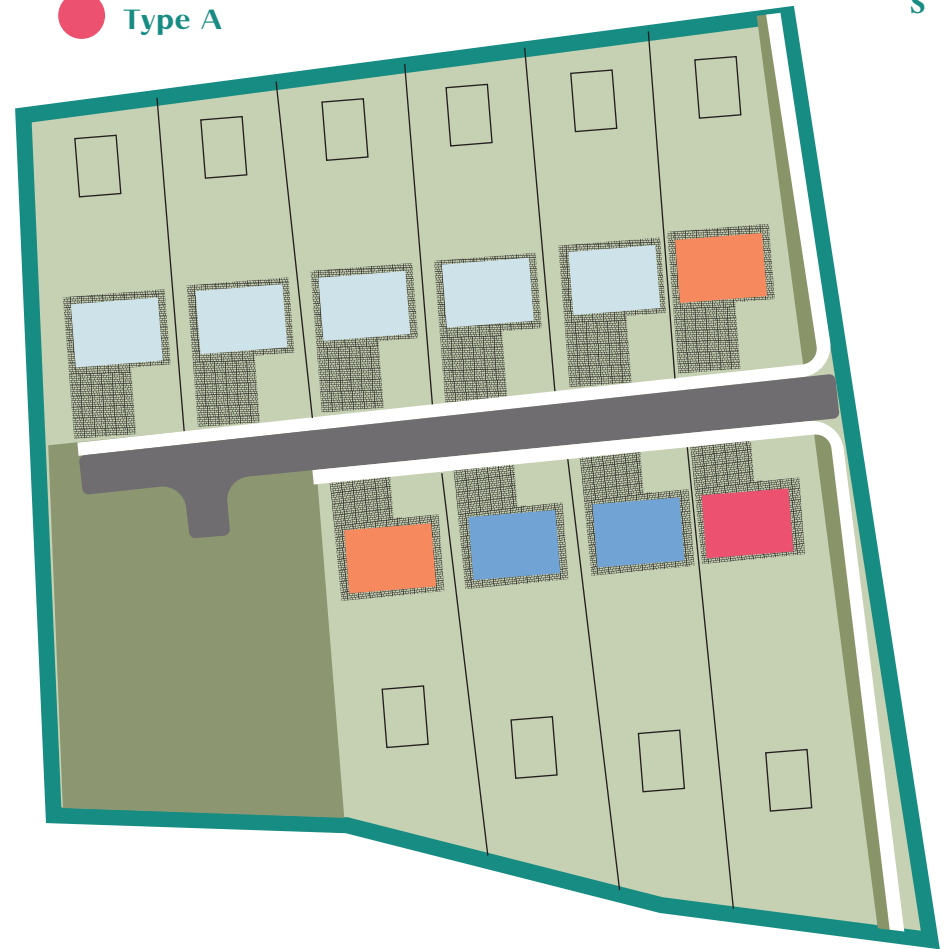
Ballycotton & the Cliff Walk	Shanagarry	Castlemartyr	Midleton	Cork City	Cork Airport
					
5 minutes	5 minutes	10 minutes	15 minutes	35 minutes	40 minutes

Site Map

Beachfield has been thoughtfully laid out to make the most of its coastal setting. **Each home occupies its own private site with individual driveway parking**, ensuring space, privacy and a sense of openness throughout the development.

Wide plots and generous rear gardens give every home room to breathe, while the orientation of the houses has been carefully considered to capture light and views.

- Type B mirrored
- Type B
- Type A mirrored
- Type A

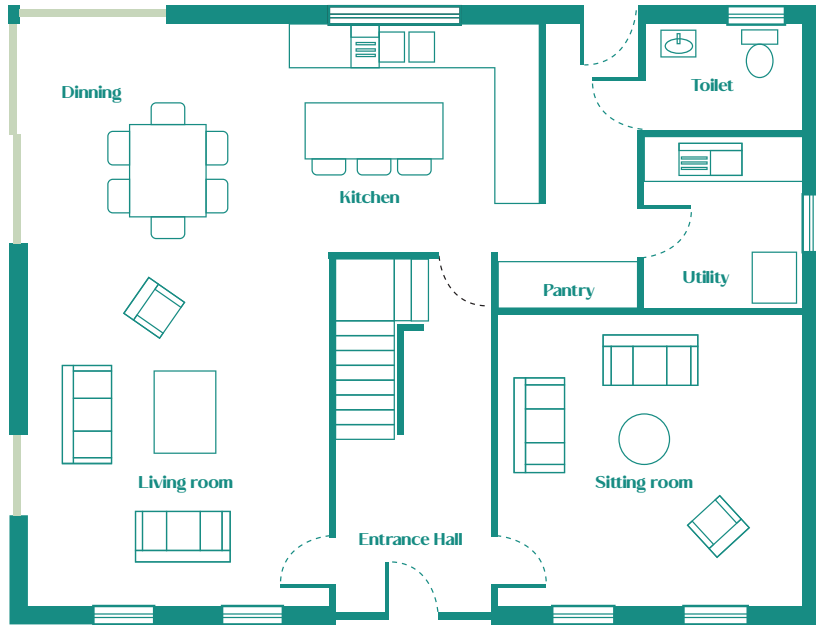




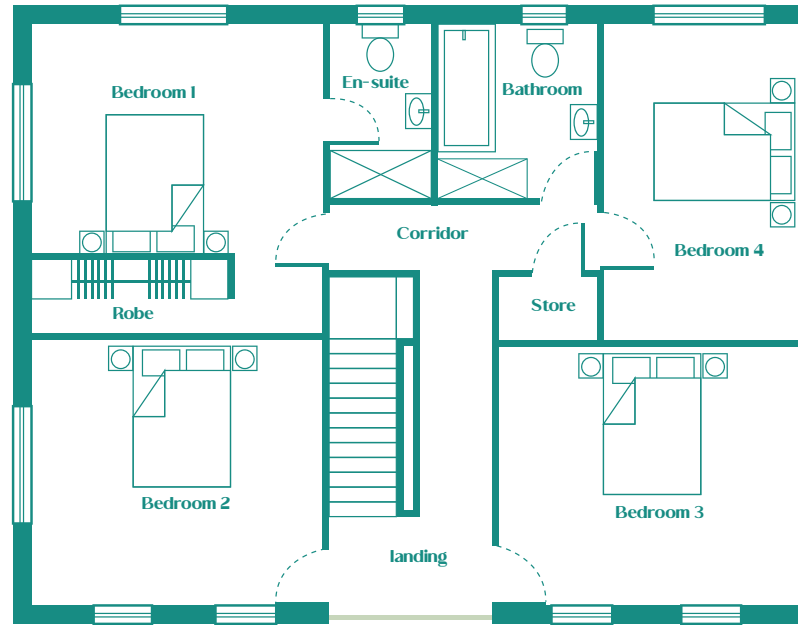
House Types

Floor plans

Type A



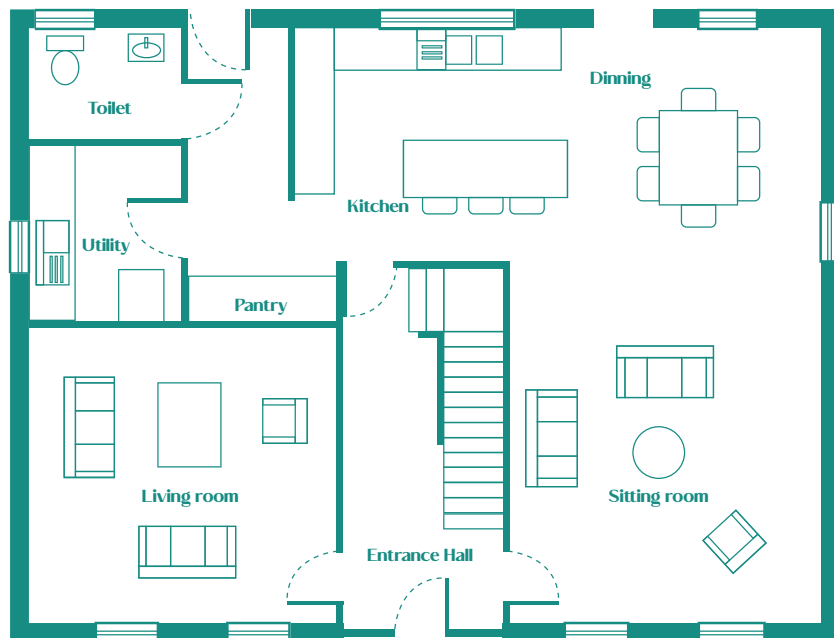
Ground Floor
Floor Area: 190 sq.m. / 2,045 sq. ft.



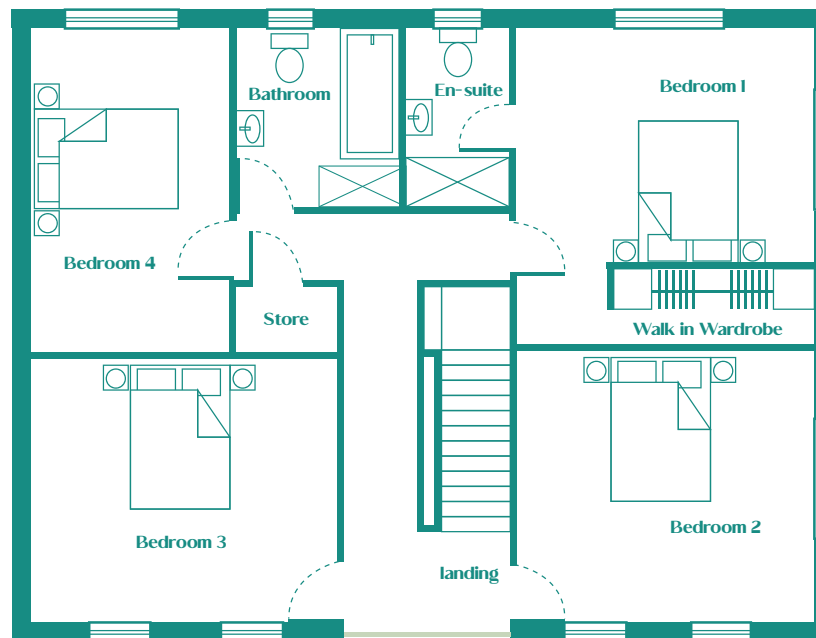
First Floor

Floor plans

Type A(m)



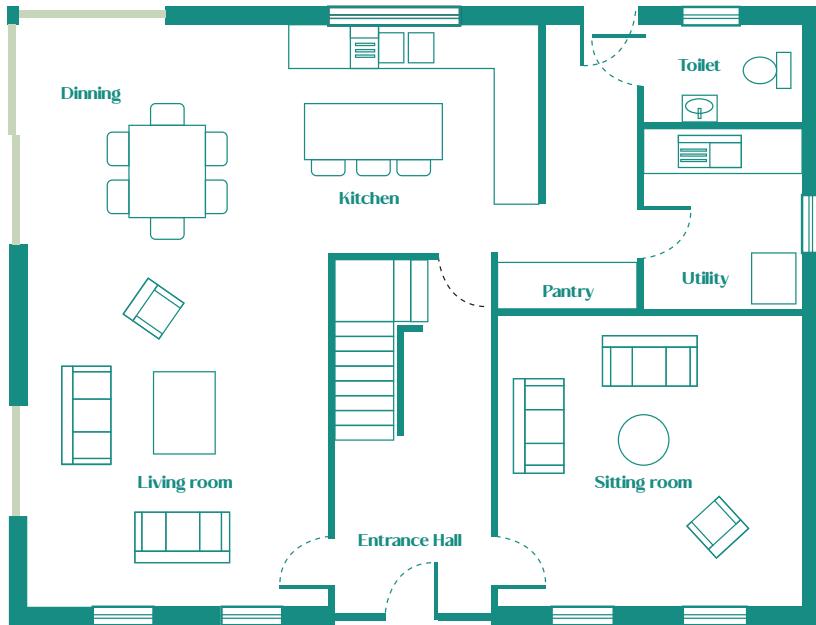
Ground Floor
Floor Area: 190 sq.m. / 2,045 sq. ft.



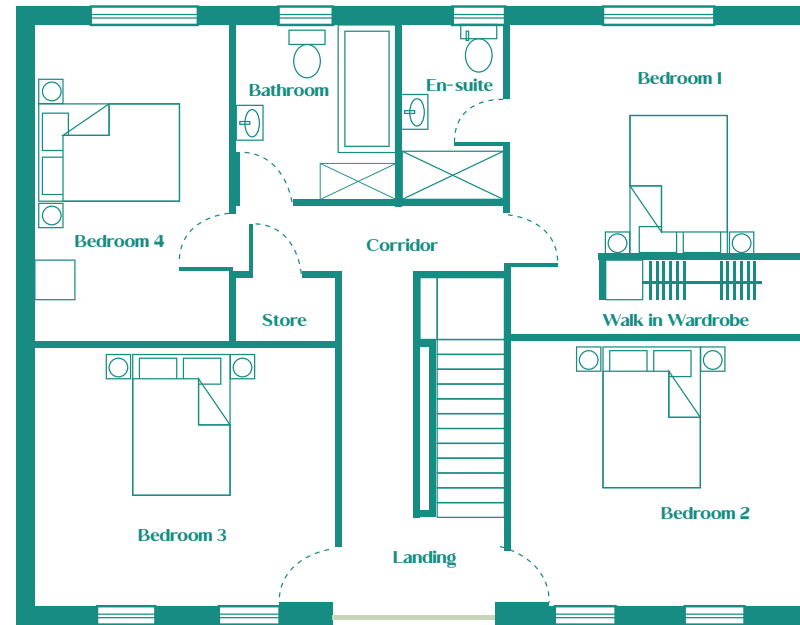
First Floor

Floor plans

Type B



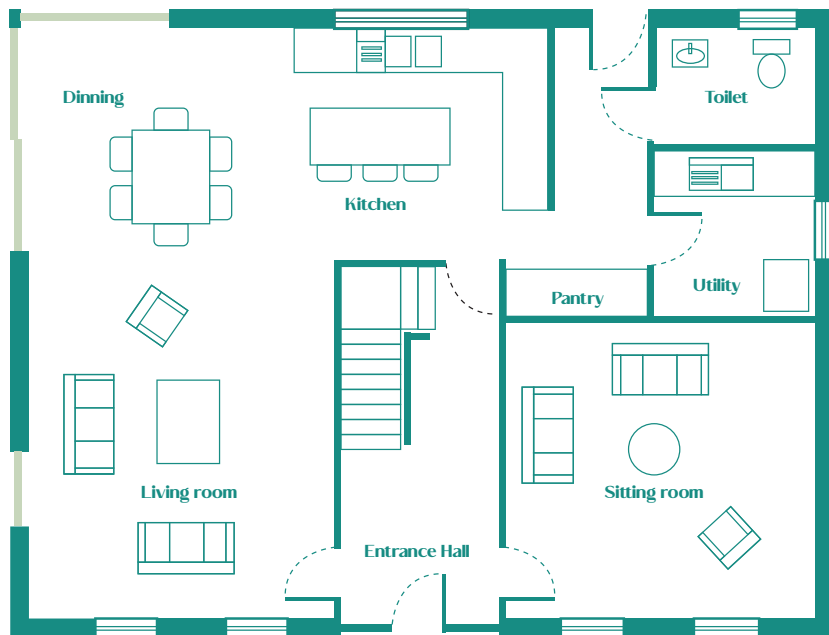
Ground Floor
Floor Area: 190 sq.m. / 2,045 sq. ft.



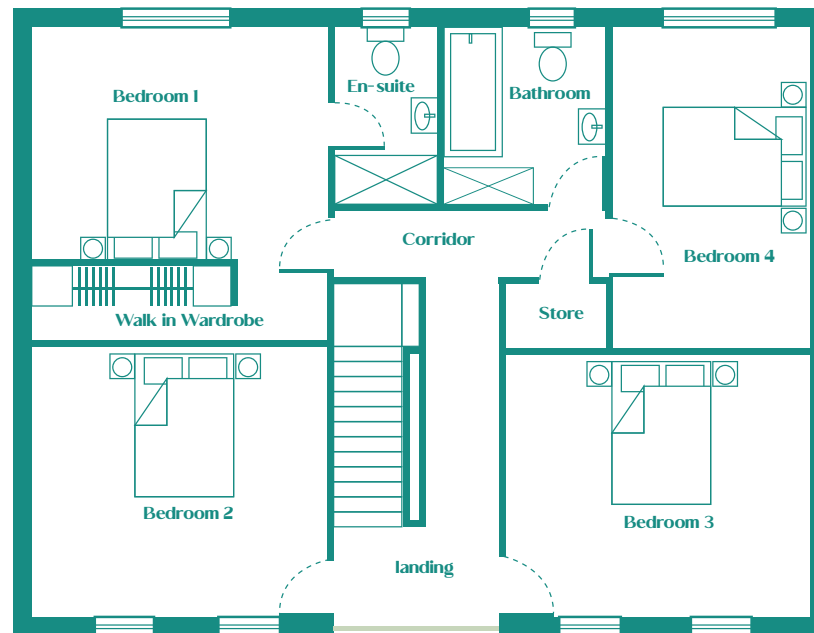
First Floor

Floor plans

Type B(m)



Ground Floor
Floor Area: 190 sq.m. / 2,045 sq. ft.



First Floor



Features and Specifications

ENERGY EFFICIENCY

- A2 BER energy rating; all homes incorporate sustainable and renewable technology, resulting in lower energy costs.
- High levels of floor, wall and roof insulation throughout, offering superior thermal and acoustic performance.
- Airtight construction detailing to ensure minimal heat loss through the building fabric.
- Energy-saving LED light fittings throughout.

INTERIOR FINISHES

- Walls and ceilings are finished smooth and painted throughout with a vinyl matte paint finish.
- Shaker doors internally with contemporary ironmongery.
- Contemporary skirting boards and architraves with satinwood paint finish.
- Concrete first floor and concrete stairs, providing superior acoustic performance and solidity between floors.
- Kitchen included, designed and fitted by Chris Keating.
- Full glazing to kitchen/dining area, flooding the heart of the home with natural light.

EXTERNAL FEATURES

- Elegant architectural selected render finish.
- uPVC high-performance double glazed windows with low U-value for energy efficiency.
- uPVC composite front door with multi-point locking system.
- uPVC glazed patio doors to private rear gardens with concrete post and timber panel fencing.
- External lighting to front and rear doors.
- Paved front driveways to accommodate individual parking for two cars (where applicable).
- Individual wastewater treatment system for each dwelling.



Features and Specifications

MECHANICAL, ELECTRICAL & MEDIA

- Air-to-water heat pump unit complete with intuitive user interface.
- Underfloor heating throughout both the ground and first floors, with thermostatically controlled zones providing consistent, comfortable temperature control across the entire home.
- Future-proofed for electric car charging point for own curtilage parking (where applicable).
- High-speed diverse fibre broadband network infrastructure.

BATHROOMS & ENSUITES

- Bathroom sanitary ware included.
- Shower enclosure complete with pressurised water supply.
- Pressurised hot and cold water throughout.
- Elegant contemporary sanitary ware with chrome fittings.
- Dual-flush water-efficient toilets throughout.

SECURITY & SAFETY

- Smoke, heat and carbon monoxide detectors fitted in line with current regulations.
- Superior locking system to all ground floor windows and doors.
- Safety restrictors provided on upper floor windows.

ACCESSIBILITY

- The development is designed to comply with all requirements of TGD Part M — Access and Use.
- Additionally, the design follows the guidance set down in Building for Everyone: A Universal Design Approach.

WARRANTY COVER

- HomeBond 10-year structural warranty.



Amenities

Garryvoe Beach On your doorstep, Garryvoe Beach is one of East Cork's best-loved family beaches, with sweeping views of Ballycotton Island and lighthouse. With a public car park, playground nearby and lifeguards on duty during the bathing season, it's a beach for every day of the year summer swims, winter walks and everything in between.

The Garryvoe Hotel The village's landmark four-star hotel sits right on the seafront, home to the Samphire restaurant, the Lighthouse Bistro and the Cave Bar perfect for everything from Sunday lunch overlooking the bay to a relaxed evening out just minutes from your front door. Its leisure centre and pool are a wonderful local amenity for residents year-round.

The Coastal Cabin For sea swimmers and sauna lovers, the Coastal Cabin beachside sauna at Garryvoe Beach has become a local institution a hot sauna with views of Ballycotton Lighthouse, paired with a refreshing dip in the sea. Wellness, quite literally, at the end of the road.





Amenities

The Village Greengrocer, Castlemartyr A Good Food Ireland-approved food hall and deli in nearby Castlemartyr, renowned for its fresh local fruit and vegetables, in-house baking, homemade jams and chutneys, local seafood and artisan Irish produce. Everyday shopping done the old-fashioned way fresh, local and full of character.

Castlemartyr Resort Ten minutes away, the five-star Castlemartyr Resort is set on 220 acres around an 18th-century manor house and the ruins of an 800-year-old castle. Home to Terre, the two-Michelin-star restaurant, along with a luxurious spa, health club and an inland links golf course world-class dining, wellness and golf, all a short drive from home.

And **beyond Ballycotton village** and its famous cliff walk, Shanagarry's craft and pottery heritage, the renowned Ballymaloe House and Cookery School, and Midleton's shops, schools, restaurants and rail link to Cork City—East Cork's finest, all within easy reach.



Lifestyle

Life at Beachfield moves to a different rhythm. It's a morning dip in the sea before work, and a sauna at the water's edge as the sun goes down.

It's Saturday mornings on the beach with the dog, and the cliff walk at Ballycotton on a bright Sunday afternoon. It's fresh local produce from the farmers and food makers East Cork is famous for, lunch overlooking the bay, and a Michelin-starred dinner ten minutes from your front door when the occasion calls for it.

For families, it's the freedom of village life the beach, the playground, the space to grow with excellent schools, sports clubs and amenities close by in Midleton and the surrounding villages.

For commuters, it's the best of both worlds: a coastal home with the city within easy reach by road or rail.

This is the East Cork lifestyle at its very best and at Beachfield, it isn't a holiday. It's home.



Contact details

HEGARTY PROPERTIES

Phone 021 4639411
E-mail newhomes@hegartyproperties.ie
Location 83 Main St, Middleton, Co. Cork, P25 R8E8
website www.hegartyproperties.ie



Developer

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