



PINEHURST

ENNISKERRY, CO WICKLOW



WINTERBROOK

www.pinehurst.ie



WELCOME TO
PINEHURST

*Nature, Community, and
Connectivity in Harmony*

Pinehurst is a private enclave of four beautifully crafted homes, nestled in the heart of Enniskerry village. Surrounded by the rolling hills of County Wicklow and the iconic Sugarloaf Mountain, this exclusive development offers a rare opportunity to enjoy countryside living with all the benefits of modern connectivity.



A NOTE FROM THE ARCHITECT

The design of these contemporary five-bedroom dwellings exhibits a clean, confident minimalism rooted in traditional rural forms, with crisp white render and steeply pitched slate roofs referencing vernacular gables.

The restrained material palette, white render, bronze framed glazing, and muted bronze accents, helps to unify the various volumes into a cohesive whole. The driveway and landscaped foreground are intentionally understated, allowing the building's sculptural massing to stand out without excessive ornamentation.

These dwellings are part of a small-scale development comprising four similar five-bedroom homes, suggesting a strong emphasis on architectural harmony across the site. The consistent form, finish, and spatial rhythm reinforce a sense of identity and quality within the development. The carefully positioned windows offer both privacy and generous daylight, while the recessed and framed entrance creates a welcoming and sheltered approach. Overall, the project demonstrates a thoughtful blend of rural sensitivity and contemporary living, suited to modern family life in a semi-suburban or edge-of-village context.'

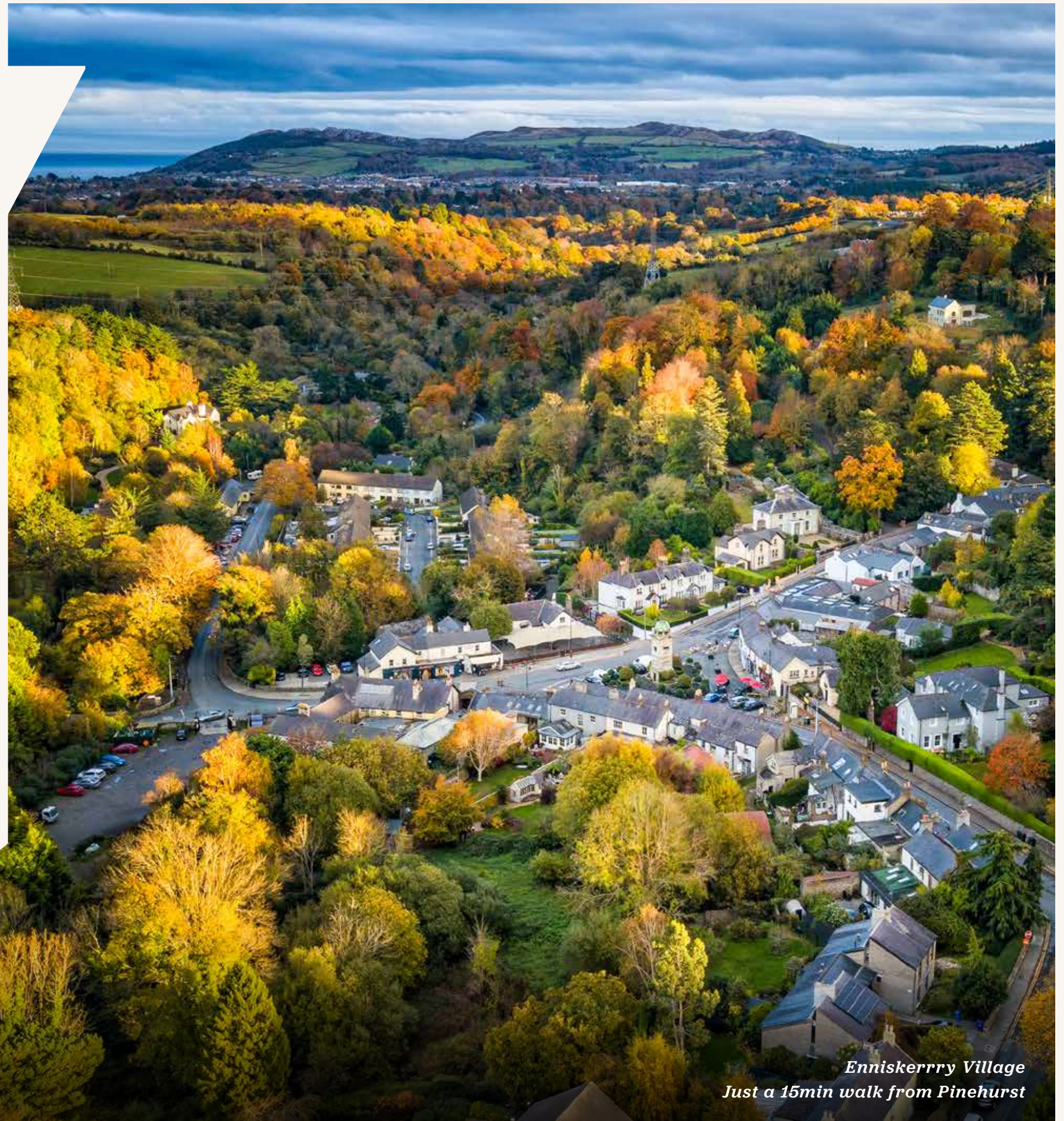
NATURE AT ITS BEST,
EXPERIENCED IN
SWEEPING PANORAMAS

A VILLAGE FULL OF CHARM NESTLED AMONGST THE GARDEN OF IRELAND

Enniskerry is a village steeped in character, where heritage and hospitality meet in perfect harmony.

The cobbled streets and stone-fronted buildings are home to artisan cafés, boutique shops, and a warm, welcoming community. Enjoy a homemade treat at Poppies Café, indulge in authentic Italian flavours at Emilia's, or relax with a pint at The Enniskerry Inn. Just minutes away, the Powerscourt Estate offers world-class gardens, Ireland's highest waterfall, and two championship golf courses set against a backdrop of breathtaking scenery.

Whether you're enjoying a quiet coffee in the village square or exploring nearby forest trails, Enniskerry offers a lifestyle that's both relaxed and enriching.



Enniskerry Village
Just a 15min walk from Pinehurst



LIVE LOCAL

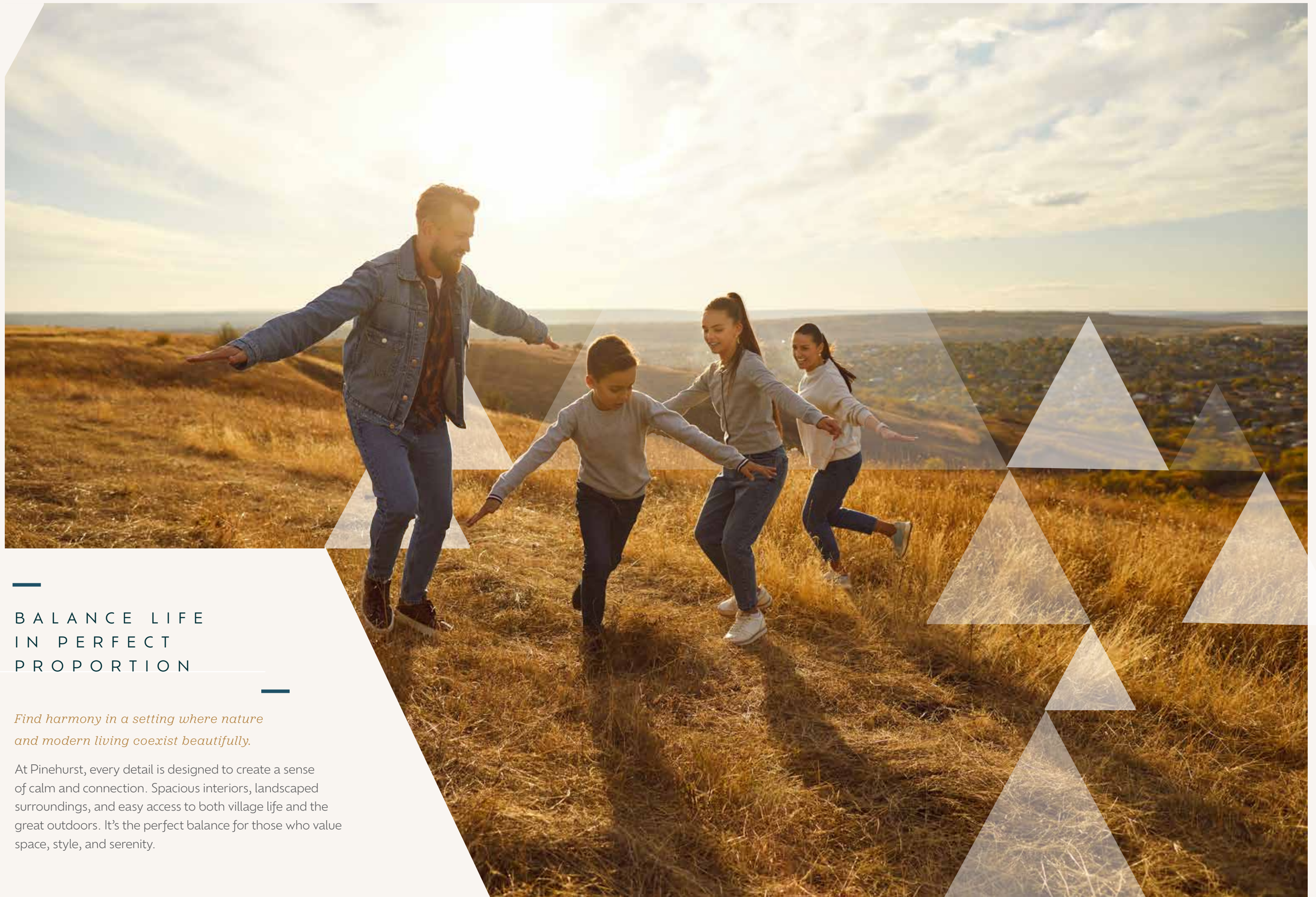
A Fantastic Selection of Local Amenities

Step outside and discover a world of choice. From artisan cafés and boutique stores to vibrant sports clubs and scenic trails, Enniskerry offers everything you need to experience the perfect blend of nature and convenience. Enjoy a leisurely coffee in the village square, explore forest walks, or unwind with a round of golf at Powerscourt, all just minutes from your door.



A Fantastic Selection of Local Cafes & Restaurants

- OH SO
- POPPIES
- BEAR PAW
- AVOCA
- KINGFISHERS
- EMILIES
- THE ENNISKERRY INN
- JOHNNY FOXES
- SIKA RESTURANT
- THE SALLY GAP BAR & BRASSERIE



BALANCE LIFE IN PERFECT PROPORTION

*Find harmony in a setting where nature
and modern living coexist beautifully.*

At Pinehurst, every detail is designed to create a sense of calm and connection. Spacious interiors, landscaped surroundings, and easy access to both village life and the great outdoors. It's the perfect balance for those who value space, style, and serenity.



ACTIVE LIVING IN THE GARDEN OF IRELAND

For People Craving an Active Lifestyle

Outdoor enthusiasts will find endless opportunities nearby. From hiking in Glendalough and cycling through forest trails to golfing at Powerscourt and sailing along the coast, the area offers something for every interest. Families can enjoy a wide range of sports clubs, equestrian centres, and wellness retreats, all within easy reach.

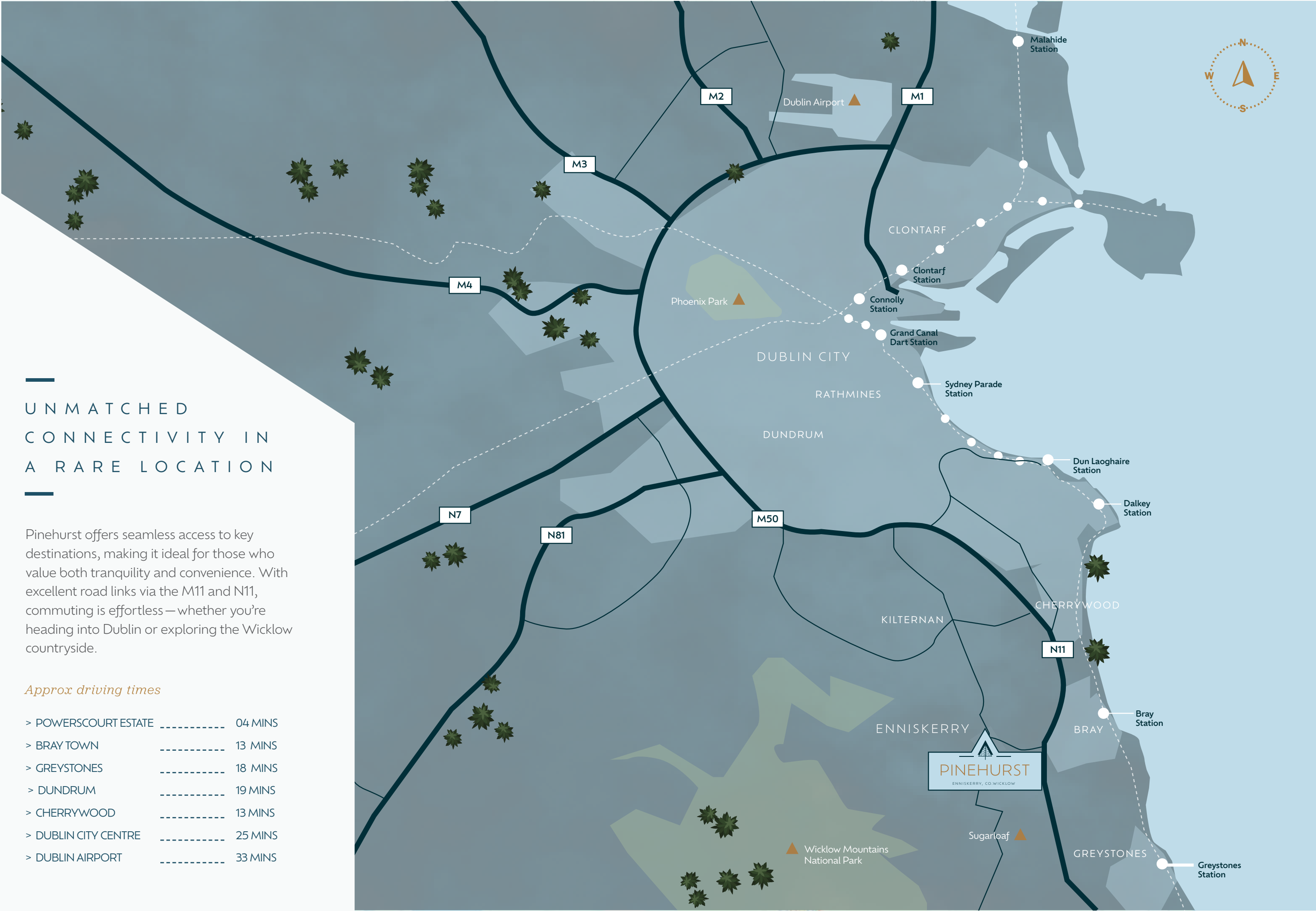
For those seeking balance, Pinehurst offers the perfect blend of nature, leisure, and accessibility.

UNMATCHED
CONNECTIVITY IN
A RARE LOCATION

Pinehurst offers seamless access to key destinations, making it ideal for those who value both tranquility and convenience. With excellent road links via the M11 and N11, commuting is effortless – whether you’re heading into Dublin or exploring the Wicklow countryside.

Approx driving times

> POWERSCOURT ESTATE	04 MINS
> BRAY TOWN	13 MINS
> GREYSTONES	18 MINS
> DUNDRUM	19 MINS
> CHERRYWOOD	13 MINS
> DUBLIN CITY CENTRE	25 MINS
> DUBLIN AIRPORT	33 MINS





A CLOSER LOOK

Education

1. Enniskerry Montessori & Afterschool Care
2. Enniskerry National School
3. Powerscourt National School
4. St. Gerard's Jr & Sr School;
5. John Scottus Jr & Sr School,
6. Loreto Bray
7. Presentation College Bray

Shopping & Retail

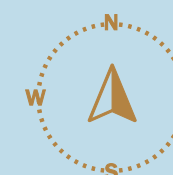
1. Enniskerry Village Store
2. Spar Enniskerry
3. Enniskerry Antiques
4. The Parting Glass
5. Avoca Powerscourt
6. Centra
7. SuperValu
8. Lidl
9. Aldi
10. Tesco

11. Sports Clubs

1. Powerscourt Leisure Club
2. Powerscourt Golf Club
3. Dun Laoghaire Golf Club
4. Enniskerry Tennis Club
5. Silverpines Equestrian
6. Enniskerry YC AFC
7. Croí Lán Sauna
8. Wicklow Archery
9. Ski Club Ireland

Trails & Hikes

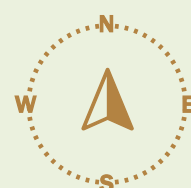
1. Knocksink Woods
2. The Bog Meadow
3. Crone Woods
4. Scalp Viewing Point
5. Carrickgollogan Forest Trail
6. Lovers Leap Walk
7. Great Sugar Loaf



SITE PLAN

A Private Enclave of Contemporary Homes

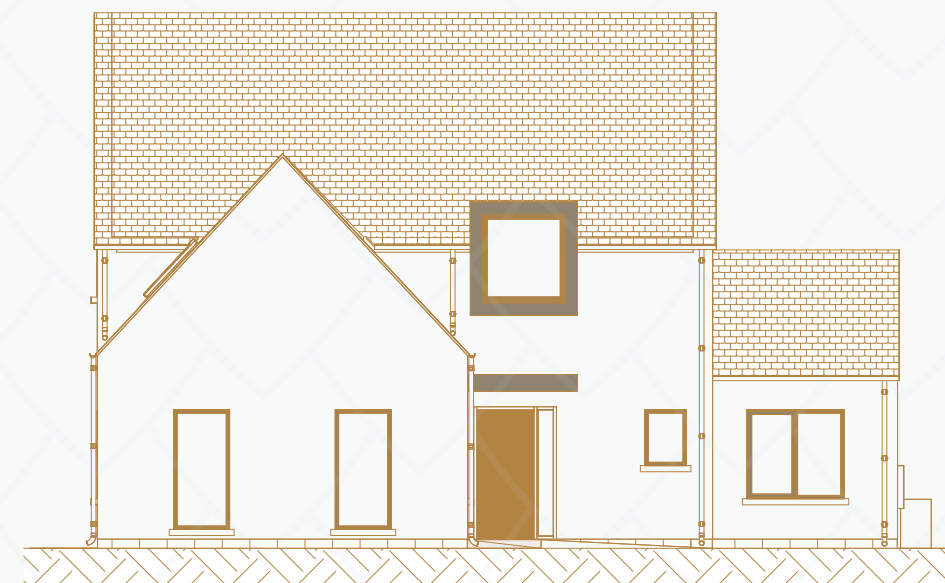
Cohesive, light-filled design that feels both rooted in place and tailored for modern life.



ELEVATIONS

5 BED DETACHED

254 sqm | 2,733 sqft



Front - East Elevations



South



West



North

For identification purposes only. Not to scale. Floor plans are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the fit-out, finishes, layout, building style, landscaping and specification at anytime without notice.

GROUND
FLOOR

149 SQM | 1,603 SQFT

- K Kitchen
- F Family Room
- D Dining Room
- G Guest Bathroom
- U Utility
- L Living Room
- H Hall
- S Study
- ST Store



FIRST
FLOOR

105 SQM | 1,130 SQFT

- L Landing
- LI Linen
- P Primary Bedroom
- PE Primary En-Suite
- B2 Bedroom 2
- E En-Suite
- B3 Bedroom 3
- B4 Bedroom 4
- B5 Bedroom 5
- BR Family Bathroom



BUILT TO THE HIGHEST SPECIFICATIONS

At Pinehurst, every detail has been considered so your home feels as good as it looks.

From flowing layouts that invite light and space, to clever storage that keeps life simple, to kitchens designed for both everyday living and special moments. Living rooms feature soaring 16ft vaulted ceilings, creating an expansive and uplifting sense of space. Every feature works in harmony.

Energy efficiency has been woven seamlessly into each home, giving you the comfort of modern living with the peace of mind that comes from sustainability. The result is a home that feels sleek, calm, and contemporary. A place where style meets ease.

SPECIFICATIONS DETAIL

Kitchen & Utility

- Elegant custom-designed kitchen in Farrow & Ball “Skimming Stone” with Silestone worktops and breakfast bar.
- High-quality Siemens appliances, including washer and dryer.
- Built-in recycling station, large soft-close drawers, and ample storage.
- Spacious utility room with sink and extra worktop space.

Doors & Finishes

- Stylish painted internal doors with bespoke antique brass fittings.
- Feature pocket doors with opaque glass for flexible open-plan living.
- Crisp white walls, tall skirting boards, and detailed architraves for a sleek finish.

Bathrooms

- Luxury fittings with antique brass taps and rain showers.
- Double sink in the main bathroom, plus two baths.
- Handmade Italian porcelain tiling with elegant finishes.
- Heated towel rails in a clean white design.

Wardrobes

- Bespoke shaker-style wardrobes in Farrow & Ball “Skimming Stone.”
- Thoughtfully designed storage with drawers, hanging space, and soft-close fittings.

Comfort & Energy

- Underfloor heating across the ground floor, radiators throughout the upper floor.
- Air-to-water heat pump with smart zone controls.
- High-pressure water system with heat recovery ventilation.
- Excellent energy rating (A2/A3 BER).

Electrical & Connectivity

- Wired for high-speed internet, data, and phone points.
- Feature lighting throughout, with antique brass task lighting over the island.
- Plenty of sockets for modern living.
- Electric car charging ducting and outdoor sockets.

Exterior

- Elegant light render-façade with triple-glazed alu-clad windows by NorDan.
- Solid wooden front door with side panel, five-point locking system.
- Concealed gutters and durable paving to front driveway.
- Landscaped front garden with grass and planter.
- Porcelain patio to the rear and side passage, with outdoor tap and lighting.
- Wooden side gate for easy access.

Structural Guarantee

- 10-year Homebond Structural Guarantee.



WINTERBROOK

*“We’re Dedicated to Building
Beautiful Homes, just for you.”*

Winterbrook is a forward-thinking property development company with a passion for building well-designed homes that are built to an incredibly high standard. Our emphasis is on fusing exciting architectural design with modern building methods and features to deliver standout homes for the most discerning of buyers, from growing families to those who want the very best in modern homes. We love what we do – and we’re certain that you will love our homes too!



PROFESSIONAL TEAM

Builder and Developer



WINTERBROOK

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Selling Agent



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Civil Engineer	POGA Consulting Engineers
Mechanical & Electrical Engineer	McElligott Consulting Engineers
Assigned Certifier	Homebond Technical Services Ltd.
Solicitor	PF O'Reilly Solicitors

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