

Esker House

Flexible and Scalable Living



4 Weeks

Arrival to Completion



1,715ft²

Internal Floor Area

Schedule



Entry Lobby/
Sunroom



Open Plan
Kitchen/Dining/Living



4 Bedrooms



Separate
Sitting Room



4 Bathrooms



Utility

Base Specification & Inclusions

Customers can adapt the specification and finishes to suit their needs

- ✓ External Wall U-Value 0.19W/m²K
- ✓ Heat Recovery Ventilation & Central Oil Heating (options available)
- ✓ External Doors & uPVC Double Glazing (options available)
- ✓ Custom Fitted Kitchen & Utility (excludes appliances)
- ✓ Sanitary ware and tiled floors to all bathrooms
- ✓ All interior wall, floor & ceiling finishes; just add furniture!!!
- ✓ All second fix joinery; skirting, architrave, doors etc. (options available)
- ✓ All second fix electrical & plumbing works
- ✓ All exterior finishes (stonework at additional cost)
- ✓ Slated Roof with all guttering and downpipes (options available)

Fully fitted and ready to furnish¹ from €259,000 incl. VAT

¹Excludes site works, foundations and professional fees



Esker House

BUILD. LIVE. GROW.

It is in our nature as humans to change. Esker House truly capitalises on the versatile and efficient nature of the BuildWright system, delivering a smart home which can be easily expanded in line with spatial requirements.

The multi-wing format of this home adds more than just character, it creates the possibility of firstly building a compact and comfortable two-bedroom home before later expanding into a four-bedroom format as needs require.

Each wing of the build can be executed with the minimal disruption that BuildWright customers have come to expect. Three weeks from foundation stage to handover for each phase or alternatively tackling everything in one fell swoop and in the impressive time-frame of 4 weeks.

Two Bedroom Layout - Left Wing Only (850ft²)

Kitchen, Dining & Living (41.9m²)

Generously proportioned, the L shaped layout allows for both segregation and connection between the Kitchen and Living areas. Accessed directly into the dining area, this layout enables a flexible space for both solace and socialising.

Utility Room (5.1m²)

Convenient and practical located just off the kitchen, this utility room offers plenty of storage with external access.

Bathroom 1 (4.6m²)

Retreat and unwind in serenity within this bathroom. Completely accessible and adaptable to the client's needs.

First Bedroom (14.6m²)

Spacious double bedroom with a large window allowing in ample natural light located just of the Bathroom for easy access.

Second Bedroom / Home office (7.7m²)

With plentiful daylight, this single bedroom would make perfect guest room or office for those working from home. With a multi-functional furniture layout, the client could have the best of both worlds!



Four Bedroom Layout - Both Wings (1,715ft²)

Existing Dwelling (79.0m²)

The left wing of the home remains largely unchanged hosting the kitchen, living and dining spaces together with the utility room, two bedrooms and bathroom. Some subtle rearrangement of furniture can capitalise on the additional space provided by the new extension.

Entrance Lobby & Sun Lounge (21.5m²)

Centrally located between both wings this large entrance lobby acts as a separate room. Expansive glazing welcomes guests, while creating a suntrap for the client to enjoy the brightness and warmth without the harsh realities of the Irish climate.

Sitting Room (18.0m²)

Capturing views of the external landscape through its corner window. This substantial and stylish sitting room offers a beautiful space to enjoy the evenings, either a quiet night in or a special occasion, this space will be a great addition to the home.

Master Bedroom & En-Suite (22.3m²)

Generous Master Bedroom with an en-suite and the option for a built-in wardrobe. The large windows frame views surrounding the property and let in generous amounts of natural daylight.

Second Bedroom (15.0m²)

Another well sized double bedroom with easy access to the main bathroom. A small corridor has been formed to create a more natural separation between the bedrooms and communal spaces.

Family Bathroom (8.3m²)

With a range of possibilities available this bathroom is spacious and adaptable to the clients need creating a tailored sanctuary to unwind and relax.

BUILD SMART. BUILD WRIGHT.

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