



KIRBY'S MEADOW

— at —

MOYLINNEY MILL

— MUCKAMORE • CO. ANTRIM —



KIRBY'S MEADOW

This charming area is lauded for its beautiful green spaces



KIRBY'S MEADOW

Welcome to the FINAL PHASE
of 3 detached family homes
at Kirby's Meadow



1

MASSEREENE
GOLF CLUB

Long established 18-hole course, circa 1895, featuring scenic views, a pro shop & an upscale restaurant

2

ANTRIM CASTLE
GARDENS

Historic gardens offering scenic paths for walking & cycling, plus an art gallery and a coffee shop.

3

ORIEL GALLERY,
CLOTWORTHY HOUSE

Located in Clotworthy House, a state of the art gallery features a year round programme of exhibitions.

4

MUCKAMORE CRICKET &
LAWN TENNIS CLUB

The clubhouse and grounds are some of the best in Northern Ireland. Providing a foundation stone for the community.



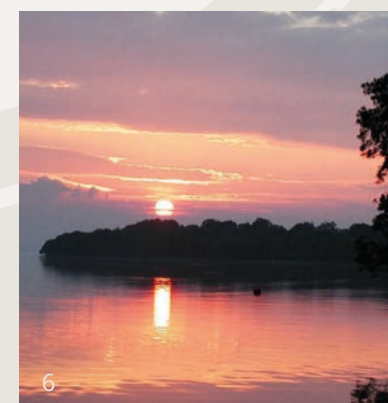
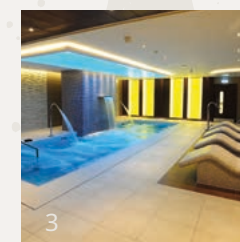
KIRBY'S MEADOW

Castle Gardens
one of
Antrim's hidden
gems



KIRBY'S MEADOW

Education, entertainment,
leisure and shopping.
Antrim has it all.



1. Antrim Grammar School
2. Muckamore Cricket Club
3. Antrim Forum Leisure Centre
4. Rea's Wood
5. The Ornamental Gardens
6. Lough Shore
7. Clotworthy House
8. Antrim Round Tower



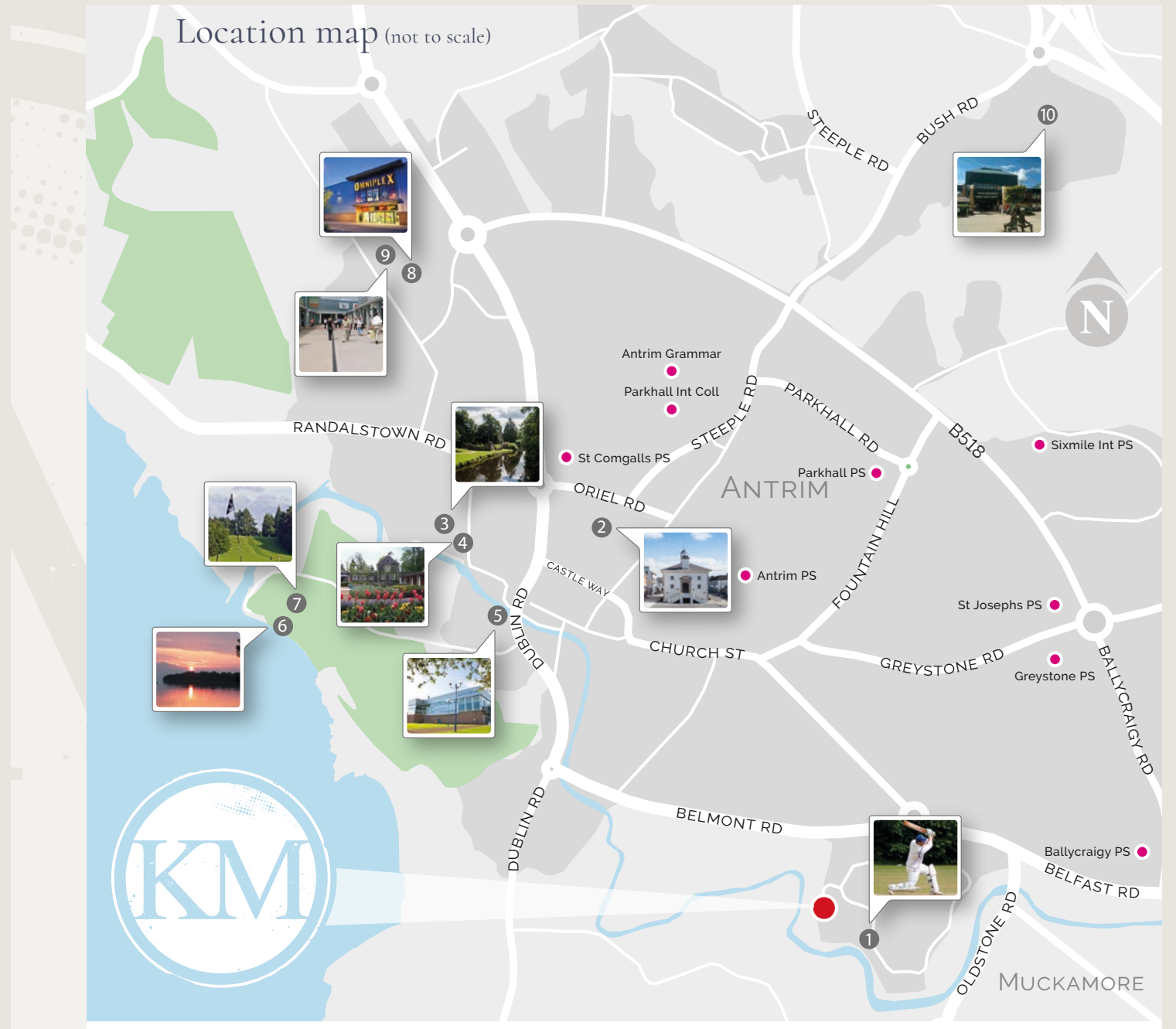
KIRBY'S MEADOW



KIRBY'S MEADOW

Carefully considered
architecture in a
small quiet corner
of Muckamore





THE LOCAL AREA

1 Muckamore Cricket / Padel / Tennis..... 0.1 miles	5 Antrim Forum 1.4 miles	9 The Junction 3.0 miles
2 Town Centre..... 1.0 miles	6 Lough Shore Park 2.4 miles	10 Antrim Area Hospital..... 3.2 miles
3 Castle Gardens 1.6 miles	7 Massereene Golf Club 2.1 miles	
4 Clotworthy House 1.6 miles	8 Antrim Omniplex..... 3.0 miles	

THE SCHOOL RUN

Ballycraigie Primary School 0.3 miles	Six Mile Integrated Primary School 1.9 miles	St Comgall's Primary School 2.0 miles
Greystone Primary School 1.3 miles	Parkhall Primary School 1.8 miles	Antrim Grammar School 2.3 miles
St Joseph's Primary School 1.6 miles	Antrim Primary School 2.5 miles	Parkhall Integrated College 2.2 miles

OUT OF TOWN CONNECTIONS

Templepatrick..... 4.4 miles	Glengormley 11 miles	Ballymena 13 miles
Ballyclare..... 9.8 miles	Belfast City 18 miles	Lisburn City 16 miles



KIRBY'S MEADOW

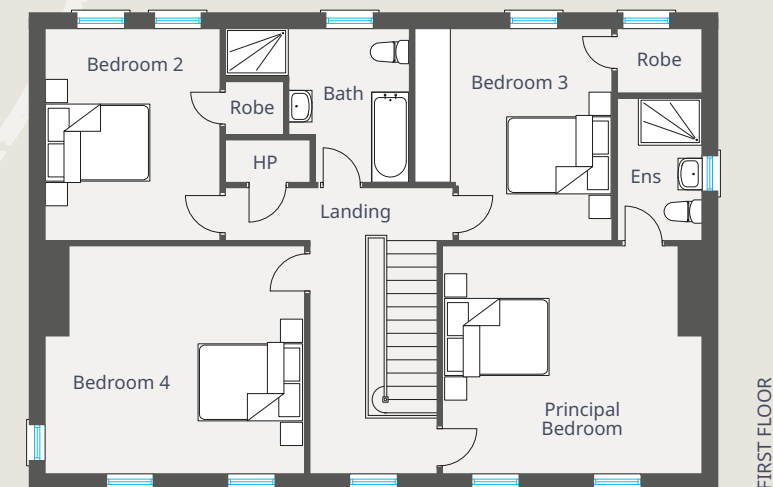
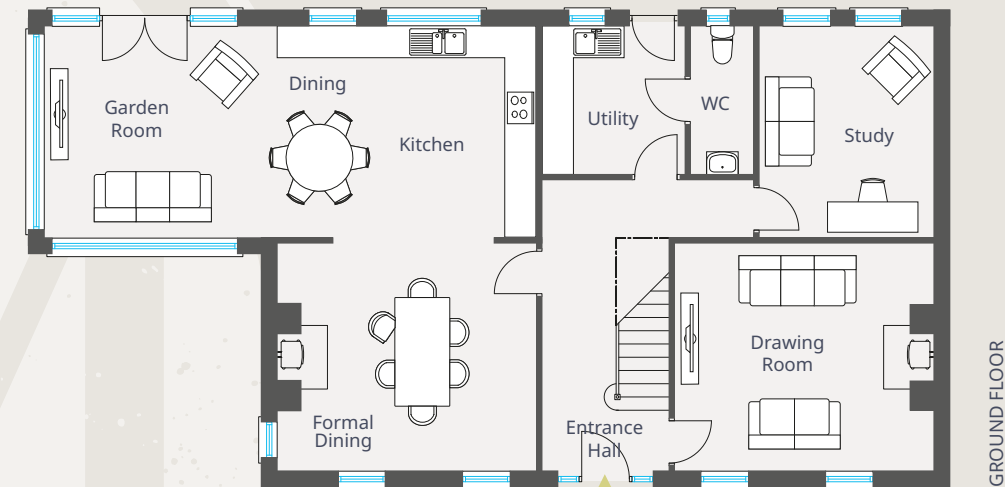
THE REDFORD - SITE 1 4 BEDROOM DETACHED

Floor area: 2432 sq ft (inc Garden Room)

Floor area: 2242 sq ft (exc Garden Room)



KIRBY'S MEADOW



GROUND FLOOR	ft in	metres	FIRST FLOOR	ft in	metres
Entrance Hall			Principal Bedroom.....	16'1" x 14'1"	4.90 x 4.30
Drawing Room.....	16'1" x 14'1"	4.90 x 4.30	Ensuite	8'10" x 5'3"	2.70 x 1.60
Kitchen Dine Garden.....	30'6" x 13'2"	9.30 x 4.00	Bedroom 2.....	13'2" x 10'9"	4.00 x 3.30
Formal Dining	16'1" x 14'1"	4.90 x 4.30	Bedroom 3.....	13'2" x 12'2"	4.00 x 3.70
Study	13'2" x 10'9"	4.00 x 3.30	Bedroom 4.....	16'1" x 14'1"	4.90 x 4.30
Utility.....	9'2" x 8'10	2.80 x 2.70	Bathroom (max)	11'6" x 9'6"	3.50 x 2.90



KIRBY'S MEADOW

THE WHITTLE - SITE 2, 4 BEDROOM DETACHED

Floor area: 2449 sq ft (inc Garden Room), Floor area: 2242 sq ft (exc Garden Room)

6 BEDROOM DETACHED (with second floor, optional extra)

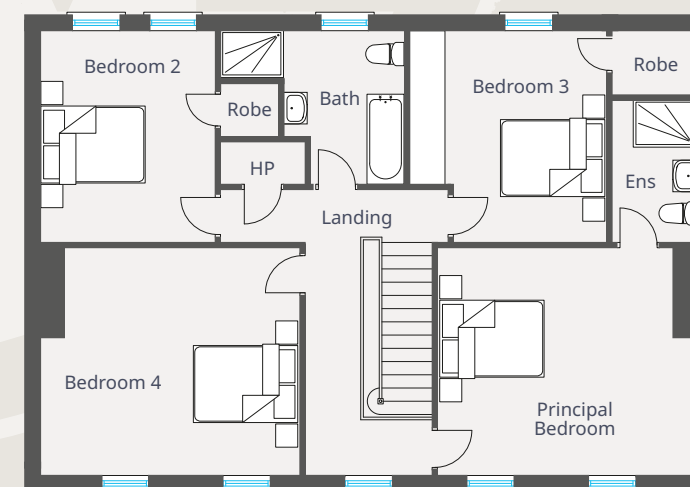
Floor area: 3103 sq ft (inc Garden Room)



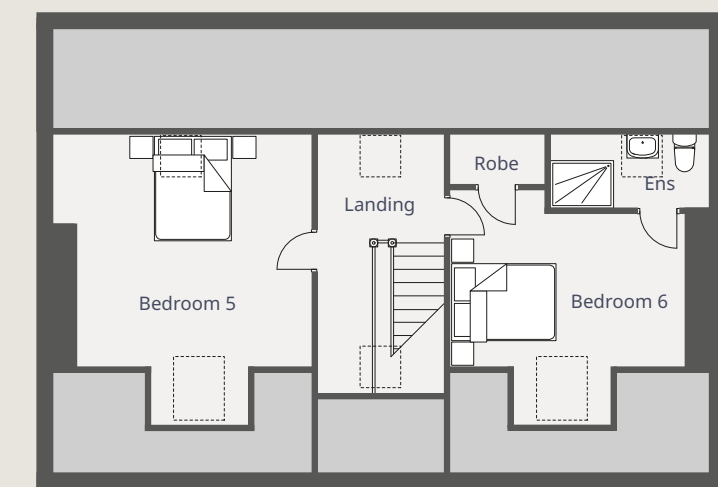
KIRBY'S MEADOW



FIRST FLOOR



SECOND FLOOR (OPTIONAL EXTRA)



GROUND FLOOR	ft in	metres
Entrance Hall		
Drawing Room.....	16'1" x 14'1"	4.90 x 4.30
Kitchen.....	15'1" x 13'2"	4.60 x 4.00
Garden Room.....	15'4" x 14'5"	4.70 x 4.40
Formal Dining	16'1" x 14'1"	4.90 x 4.30
Study.....	13'2" x 10'9"	4.00 x 3.30
Utility.....	9'10 x 9'2"	3.00 x 2.80

FIRST FLOOR	ft in	metres
Principal Bed	16'1" x 14'1"	4.90 x 4.30
Ensuite	8'10" x 5'3"	2.70 x 1.60
Bedroom 2.....	13'2" x 10'9"	4.00 x 3.30
Bedroom 3.....	13'2" x 12'2"	4.00 x 3.70
Bedroom 4.....	16'1" x 14'1"	4.90 x 4.30
Bathroom (max)	11'6" x 9'6"	3.50 x 2.90

SECOND FLOOR	ft in	metres
(OPTIONAL EXTRA)		
Bedroom 5 (max) ..	14'7" x 14'5"	4.45 x 4.40
Bedroom 6 (max) ..	14'7" x 9'6"	4.45 x 2.90
Ensuite	9'10" x 4'6"	3.00 x 1.40



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THE THOMPSON - SITE 3, 4 BEDROOM DETACHED

Floor area: 2450 sq ft (inc Garden Room), Floor area: 2242 sq ft (exc Garden Room)

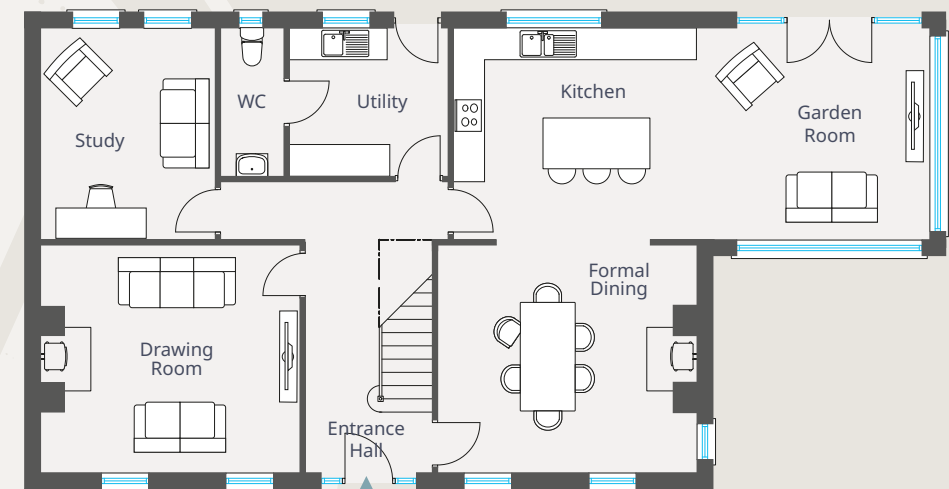
6 BEDROOM DETACHED (with second floor, optional extra)

Floor area: 3076 sq ft (inc Garden Room)

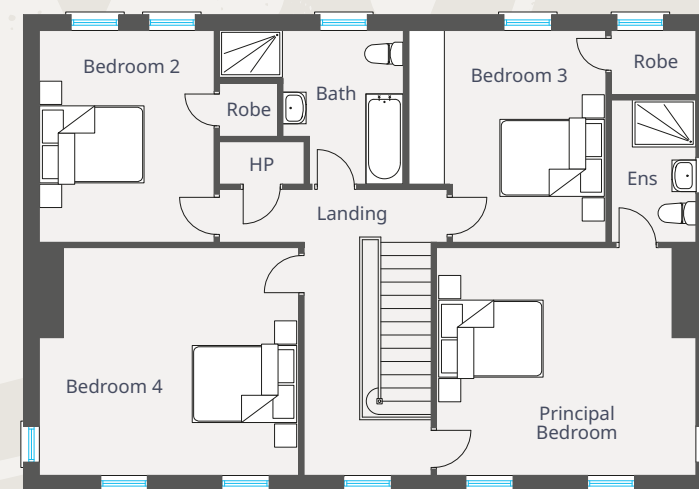


KIRBY'S MEADOW

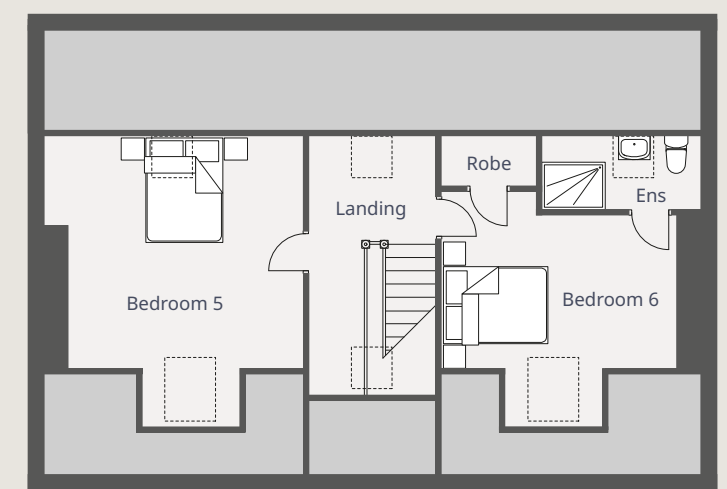
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR (OPTIONAL EXTRA)



GROUND FLOOR	ft in	metres
Entrance Hall		
Drawing Room	16'1" x 14'1"	4.90 x 4.30
Kitchen Garden. 29'6" x 13'2"	9.00 x 4.00	
Formal Dining	16'1" x 14'1"	4.90 x 4.30
Study	13'2" x 10'9"	4.00 x 3.30
Utility	9'10" x 9'2"	3.00 x 2.80

FIRST FLOOR	ft in	metres
Principal Bed	16'1" x 14'1"	4.90 x 4.30
Ensuite	8'10" x 5'3"	2.70 x 1.60
Bedroom 2	13'2" x 10'9"	4.00 x 3.30
Bedroom 3	13'2" x 12'2"	4.00 x 3.70
Bedroom 4	16'1" x 14'1"	4.90 x 4.30
Bathroom (max)	11'6" x 9'6"	3.50 x 2.90

SECOND FLOOR	ft in	metres
(OPTIONAL EXTRA)		
Bedroom 5 (max) ..	14'7" x 14'5"	4.45 x 4.40
Bedroom 6 (max) ..	14'7" x 9'6"	4.45 x 2.90
Ensuite	9'10" x 4'6"	3.00 x 1.40



KIRBY'S MEADOW

Designed for living

KITCHENS & UTILITY ROOMS

- Contemporary kitchen with choice of luxury kitchen units, door handles and worktops
- Integrated appliances in kitchen to include electric hob, electric oven, extractor hood, fridge freezer and dishwasher
- Plumbed for washer dryer
- Recessed energy efficient LED spotlights to ceilings
- Choice of floor tiling to kitchen and utility
- Fully tiled splashback for kitchen with choice of tiles

BATHROOMS, ENSUITES & WCs

- Contemporary white sanitary ware with chrome fittings
- Recessed energy efficient LED spotlights to ceilings in bathroom and ensuite
- Choice of floor tiling
- Multi board (choice of colours) finish around shower enclosures
- Thermostatically controlled showers
- Tiled splashback around bath and sinks

INTERNAL FEATURES

- Oak handrail to stairs with white painted redwood spindles
- Interior painted finish to all walls (Sail White), ceilings and woodwork
- Pre finished interior doors
- Bevelled skirting and architrave
- Choice of carpets to drawing room, stairs, landing, bedrooms and study
- Choice of tiling to hall floor
- Mains supply smoke, carbon monoxide and heat detectors
- Comprehensive range of electrical sockets, switches, TV and telephone points
- USB charging sockets to kitchen and bedrooms
- Wired for satellite TV
- Wired for security alarm
- Gas fired central heating
- Wood burning stove to drawing room
- These homes feature exceptionally high specification floor, walls and roof space insulation, which is significantly higher than the approved building control regulations, making them extremely energy efficient.

EXTERNAL FEATURES

- 10 year warranty
- Front gardens turfed and rear gardens topsoiled
- Contemporary Grey PVC windows
- Grey PVC composite front door
- Garden room
- Garage available as optional extra (where applicable)
- PVC fascia and soffits
- Seamless aluminium guttering

THE DEVELOPER RESERVES THE RIGHT TO CHANGE THE SPECIFICATION AT ANY TIME.

Images shown for illustration purposes only



Enjoy the peaceful
ambience of this private,
mature parkland setting

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP21. Configures of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking. The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.

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