



ESTD 2020

# ASHBOURNE MANOR

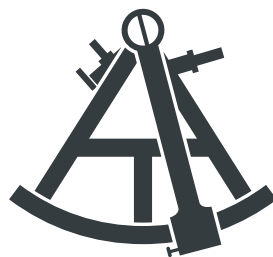
---

CARRICKFERGUS

**A stylish selection of 3 & 4 bedroom detached  
and semi-detached family homes**



ESTD 2020



ESTD 2020

# SUPERIOR FAMILY HOMES FOR MODERN DAY LIVING.

Enjoy the tranquillity of a waterfront view just 20 minutes  
from Belfast City Centre.

Set in the stunning beauty of the north shore of Belfast Lough,  
Carrickfergus is Co. Antrim's oldest town. Enriched in history with  
Carrickfergus Castle being the most prominent landmark and widely  
known as one of the best-preserved Norman castles in Ireland.

The collection at Ashbourne Manor includes three and four bedroom  
detached and semi-detached homes built of traditional construction.

Finished in brick or render, many of these stunning homes feature  
attractive stonework. Every house design exudes style and quality set  
into carefully thought-out streetscapes.

A full-page background image of a sunset over the ocean. The sky is filled with orange, yellow, and blue clouds, with the sun low on the horizon. The ocean is dark with white foam from waves crashing against rocks in the foreground.

“

The sound of water  
is worth more than all  
the poets' words.

Octavio Paz

”



# STUNNING FAMILY HOMES WITH MODERN CONTEMPORARY TURNKEY FINISH.

From superior internal and external finishes to the magnificent choice of quality bathrooms, kitchens, tiling and flooring, every Lotus home is built with comfort, style and elegance in mind. No two homes will be finished the same as you stay at the forefront of finishing your new home to reflect your own style and tailor it to make your dream home.

*“Our selection of quality turnkey partners  
will help you add the finishing touches  
to create your perfect new home”*







# IT'S ALL ABOUT THE LOCATION.

It's said to be all about the location when choosing your family home. That's certainly true at Ashbourne Manor, you really do have everything you need close by. The setting of this striking new development offers homebuyers the perfect opportunity to enjoy the richness of living beside the water's edge, close to all local amenities. So, whether you prefer a leisurely stroll along the magnificent lough shoreline or enjoy more active pursuits there is definitely something for everyone in the idyllic location.

A vibrant mixture of coffee houses and places to eat offering a choice and a friendly service are all on your doorstep. Carrickfergus has many primary and secondary schools catering for all levels of educational needs, as well as a range of sporting and recreational clubs.





# GETTING OUT & ABOUT.

From city shopping in Belfast, to family days out at Belfast Zoo; from strolls around the Marina, to events in the SSE Arena, just take a short drive and you're there.

With Belfast International Airport 30 minutes away and Belfast City Airport 20 minutes away, the world really is on your doorstep. Local train and bus services run regularly for those who want to choose to leave the car at home.

LOCATION	DISTANCE	TIME*
Trooperslane Railway Platform	0.5 miles	2 mins
M&S Food Hall	0.8 miles	2 mins
Carrickfergus Marina	1.4 miles	3 mins
Carrickfergus Castle	1.6 miles	4 mins
Marine Gardens	1.9 miles	5 mins
Amphitheatre Wellness Centre	2.1 miles	6 mins
Carrickfergus Golf Club	2.1 miles	6 mins
Carrickfergus Town Centre	2.2 miles	6 mins
Belfast Zoo	6.1 miles	13 mins
Belfast Castle	7.9 miles	19 mins
Belfast City Centre	9.1 miles	20 mins
SSE Arena	9.1 miles	16 mins
George Best Belfast City Airport	10.8 miles	17 mins
Belfast International Airport	17.2 miles	30 mins

\* Travel times via car

# SPECIFICATIONS

## INTERNAL AND EXTERNAL

### EXTERNAL FEATURES

10 Year structural warranty cover

Double glazed high performance lockable UPVC windows

GRP Composite front doors with a 5-point system

Mains gas central heating system with a high energy efficiency boiler

High Thermal Insulation & Energy Efficiency Rating

Front and rear gardens top soiled and seeded

Tarmac driveway

Timber fencing to rear garden boundaries

Paved Patio area to rear

Traditional masonry construction with self coloured render or brick and stonework to selected house types

Feature lighting to front door

### INTERNAL FEATURES

Electric focal feature fire

Comprehensive range of electrical sockets throughout, including TV and telephone points

Wired for satellite point

Painted internal doors with chrome ironmongery

Painted moulded skirting, architraves, stair handrails & balustrades

All internal walls and ceilings painted throughout

Smoke, Heat and CO2 detectors as standard

### KITCHENS & UTILITY ROOMS

A choice of fully fitted kitchens and utility rooms (where applicable)

Integrated appliances where applicable including built-in oven and hob, extractor hood, dishwasher, fridge freezer

Washer Dryer or free-standing washing machine depending on house type

Feature downlighters

### BATHROOMS, ENSUITES & WCS

Contemporary white sanitary ware and chrome fittings

Shower bath with thermostatic shower and shower screen (except where separate shower is provided in main bathroom)

All en-suites have thermostatic showers

### FLOOR COVERINGS & TILES

Ceramic floor tiling to kitchen/dining, utility room, hall, bathroom, en-suite and WC

Ceramic wall tiling between units to kitchen and utility

Full height tiling around bath and to shower enclosures where applicable

Splash back tiling to all wash hand basins

Carpets and underlay to lounge, bedrooms, stairs and landings

---

### MANAGEMENT COMPANY

A management company has been formed and each purchaser will become a shareholder. An annual charge will be payable to the management company to allow for all common areas to be maintained.

Disclaimer: Lotus Homes reserve the right to vary specifications to a similar or higher standard.





# ATTENTION TO DETAIL

The collection of new homes at Ashbourne Manor offers homebuyers a choice of 13 exceptional house layouts. Each property is designed to reflect the needs of modern family living with well thought out room layouts, considered floor plans and high specification finishes throughout, plus a meticulous attention to detail that is the cornerstone of every Lotus home.

Many of the house types also offer the additional extra of an optional spacious sunroom, perfect for sharing with friends and family, or providing that extra bit of living space. Whatever your needs you'll find your perfect home at Ashbourne Manor.







# SITE MAP



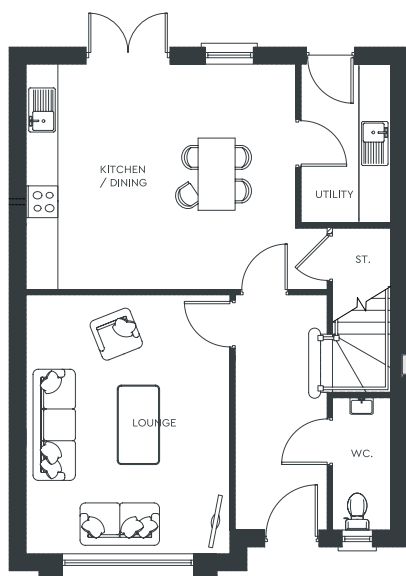
## SITE MAP KEY

- The CRANA
- The FINN
- The REELAN
- The GLENELLY
- The FAUGHAN
- The ROE
- The BANN
- The AVOCA
- The CALLAN
- The DUN
- The LAGAN
- The CLANRYE
- The GLYDE

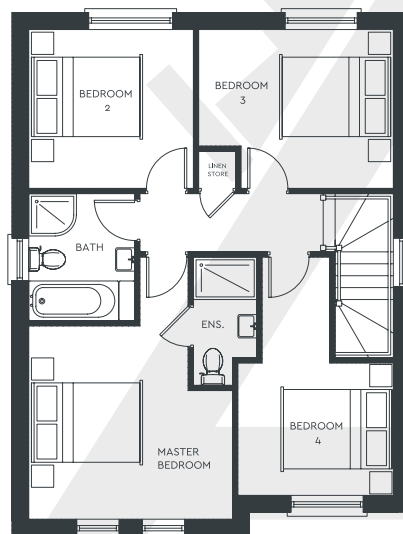
# The CRANA

1342 sq.ft.

4 Bed, Detached  
Sites: 6, 8, 9, 12 & 15



Ground Floor



First Floor

## ROOM SIZES

Lounge	16'1" x 12'8"	4.89m x 3.85m
Kitchen/Dining	16'9" x 14'0"	5.09m x 4.25m
Utility	9'10" x 5'7"	3.00m x 1.69m
W.C.	8'2" x 3'7"	2.50m x 1.1m

Master Bedroom	12'8" x 12'0"	3.85m x 3.64m
Ensuite	7'11" x 3'11"	2.42m x 1.2m
Bedroom 2	10'2" x 9'10"	3.11m x 3.0m
Bedroom 3	12'1" x 9'10"	3.67m x 3.0m
Bedroom 4	14'9" x 9'6"	4.5m x 2.9m
Bathroom	7'10" x 6'7"	2.4m x 2.0m
Total	1,342 sq.ft.	124.68 sq.m.





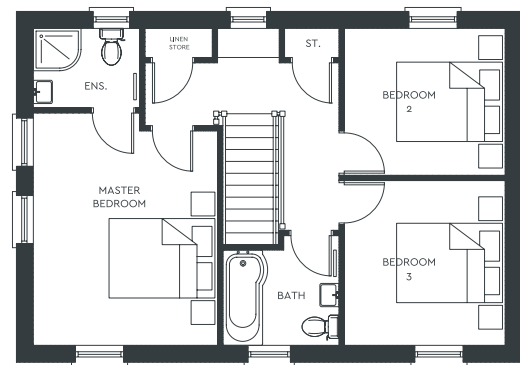
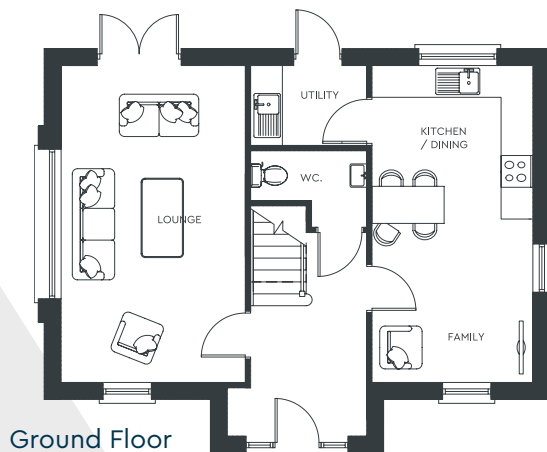
# The FINN

1177 sq.ft.

3 Bed, Detached  
Site: 83



(Inset Image)  
3 Bed, Detached  
Site: 1



## ROOM SIZES

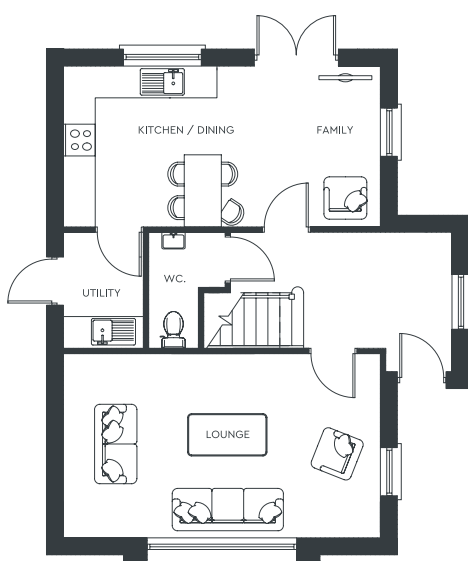
Lounge	19'8" x 11'5"	5.98m x 3.48m
Kitchen/Dining	19'8" x 10'0"	5.98m x 3.04m
Utility	7'2" x 4'11"	2.19m x 1.51m
W.C.	7'2" x 3'1"	2.19m x 0.94m

Master Bedroom	14'5" x 11'5"	4.38m x 3.48m
Ensuite	6'7" x 4'11"	2.01m x 1.5m
Bedroom 2	10'0" x 9'1"	3.04m x 2.77m
Bedroom 3	10'0" x 10'2"	3.04m x 3.11m
Bathroom	7'2" x 6'10"	2.19m x 2.07m
Total	1,177 sq.ft.	109.35 sq.m.

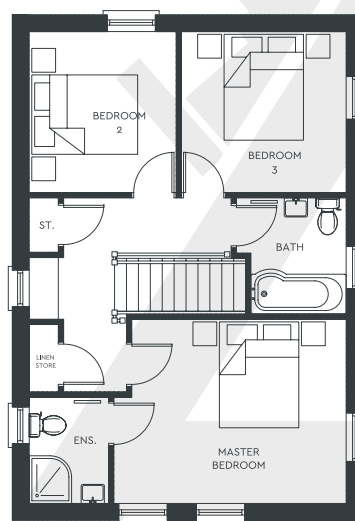
# The REELAN

1187 sq.ft.

3 Bed, Detached  
Sites: 7, 10, 11 & 88



Ground Floor



First Floor

## ROOM SIZES

Lounge	19'8" x 11'5"	5.98m x 3.48m
Kitchen/Dining	19'8" x 10'0"	5.98m x 3.04m
Utility	7'2" x 4'11"	2.19m x 1.51m
W.C.	7'2" x 3'1"	2.19m x 0.94m

Master Bedroom	14'5" x 11'5"	4.38m x 3.48m
Ensuite	6'7" x 4'11"	2.01m x 1.5m
Bedroom 2	10'0" x 9'1"	3.04m x 2.77m
Bedroom 3	10'0" x 10'2"	3.04m x 3.11m
Bathroom	7'2" x 6'10"	2.19m x 2.07m
Total	1,187 sq.ft.	110.28 sq.m.

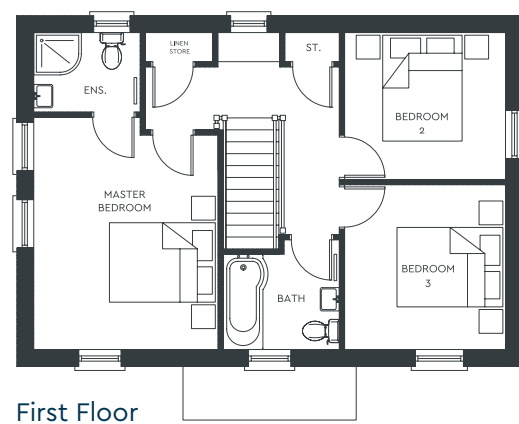
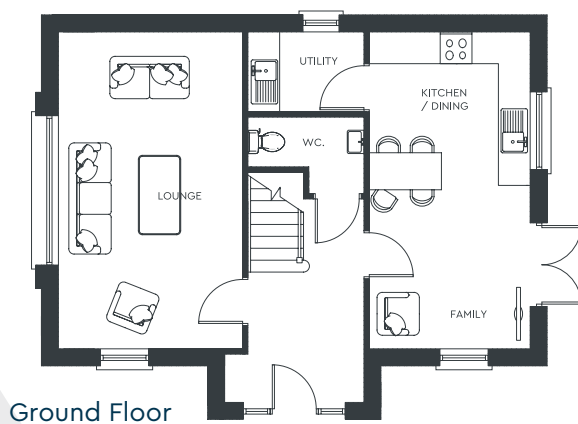




# The GLENELLY

1177 sq.ft.

3 Bed, Detached  
Sites: 18 & 66



## ROOM SIZES

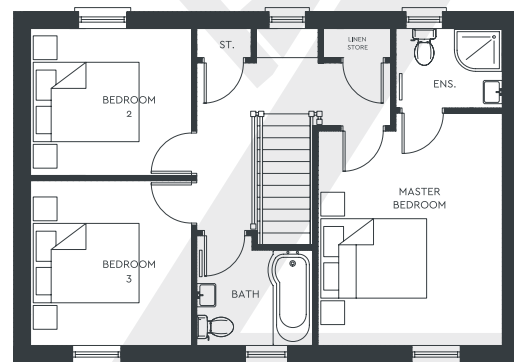
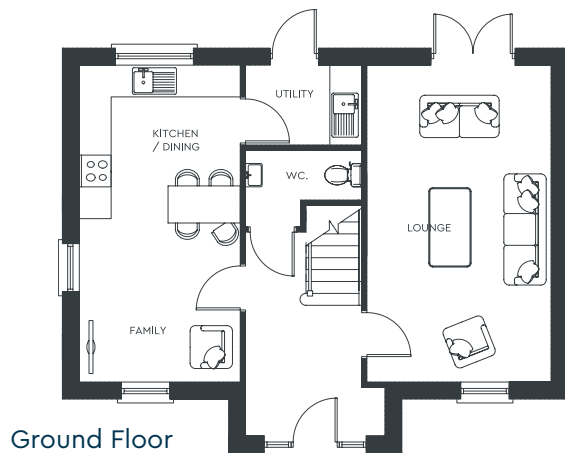
Lounge	19'8" x 11'5"	5.98m x 3.48m
Kitchen/Dining	19'8" x 10'0"	5.98m x 3.04m
Utility	7'2" x 4'11"	2.19m x 1.51m
W.C.	7'2" x 3'1"	2.19m x 0.94m

Master Bedroom	14'5" x 11'5"	4.38m x 3.48m
Ensuite	6'7" x 4'11"	2.01m x 1.5m
Bedroom 2	10'0" x 9'1"	3.04m x 2.77m
Bedroom 3	10'0" x 10'2"	3.04m x 3.11m
Bathroom	7'2" x 6'10"	2.19m x 2.07m
Total	1,177 sq.ft.	109.35 sq.m.

# The FAUGHAN

1177 sq.ft.

3 Bed, Detached  
Sites: 2 & 3



## ROOM SIZES

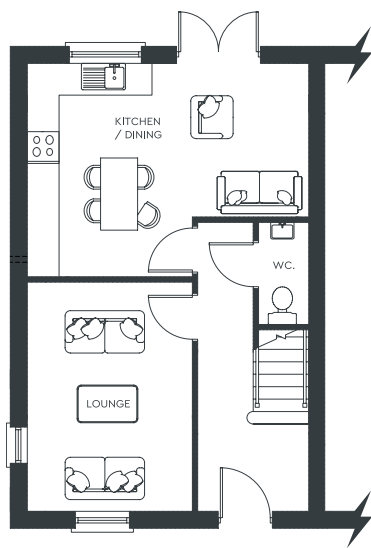
Lounge	19'8" x 11'5"	5.98m x 3.48m	Master Bedroom	14'5" x 11'5"	4.38m x 3.48m
Kitchen/Dining	19'8" x 10'0"	5.98m x 3.04m	Ensuite	6'7" x 4'11"	2.01m x 1.5m
Utility	7'2" x 4'11"	2.19m x 1.51m	Bedroom 2	10'0" x 9'1"	3.04m x 2.77m
W.C.	7'2" x 3'1"	2.19m x 0.94m	Bedroom 3	10'0" x 10'2"	3.04m x 3.11m
			Bathroom	7'2" x 6'10"	2.19m x 2.07m
			Total	1,177 sq.ft.	109.35 sq.m.



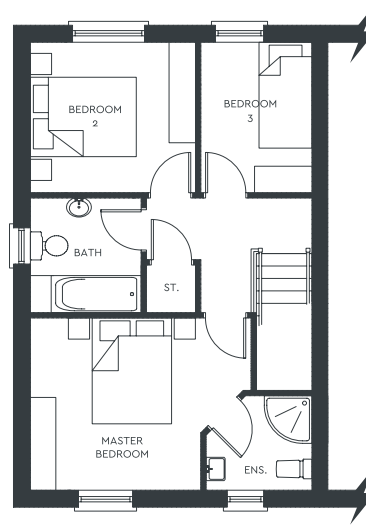
# The ROE

968 sq.ft.

3 Bed, Semi-detached  
Sites: 12a, 14, 16, 17,  
77, 78, 81 & 82



Ground Floor



First Floor

## ROOM SIZES

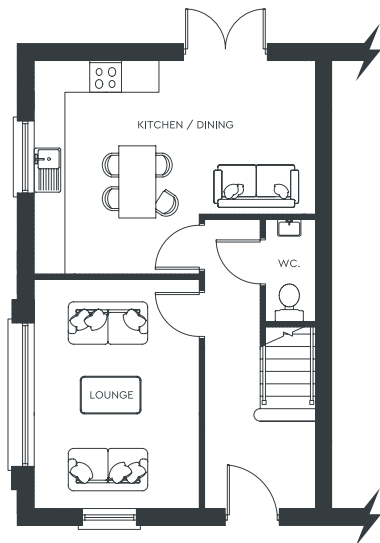
Lounge	14'2" x 10'3"	4.33m x 3.11m
Kitchen/Dining	17'6" x 13'3"	5.31m x 4.03m
W.C.	6'4" x 3'1"	1.92m x 0.94m

Master Bedroom	13'8" x 10'8"	4.16m x 3.25m
Ensuite	6'7" x 5'10"	2.0m x 1.78m
Bedroom 2	10'3" x 9'4"	3.11m x 2.84m
Bedroom 3	9'4" x 6'11"	2.84m x 2.1m
Bathroom	7'1" x 6'10"	2.16m x 2.09m
Total	968 sq.ft.	89.93 sq.m.

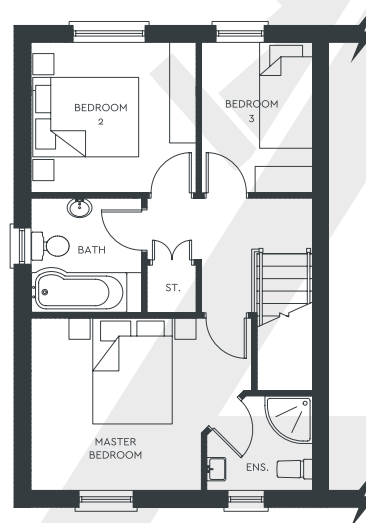
# The BANN

968 sq.ft.

3 Bed, Semi-detached  
Site: 73



Ground Floor



First Floor

## ROOM SIZES

Lounge	14'2" x 10'3"	4.33m x 3.11m
Kitchen/Dining	17'6" x 13'3"	5.31m x 4.03m
W.C.	6'4" x 3'1"	1.92m x 0.94m

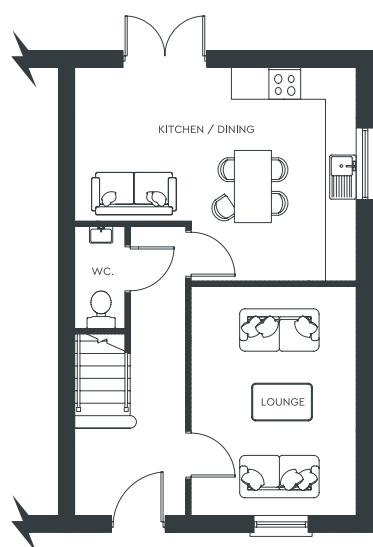
Master Bedroom	13'8" x 10'8"	4.16m x 3.25m
Ensuite	6'7" x 5'10"	2.0m x 1.78m
Bedroom 2	10'3" x 9'4"	3.11m x 2.84m
Bedroom 3	9'4" x 6'11"	2.84m x 2.1m
Bathroom	7'1" x 6'10"	2.16m x 2.09m
Total	968 sq.ft.	89.93 sq.m.



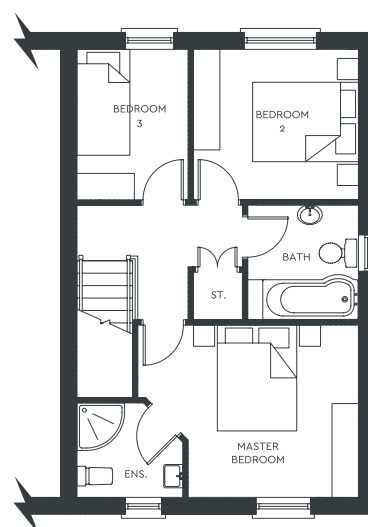
# The AVOCA

968 sq.ft.

3 Bed, Semi-detached  
Site: 74



Ground Floor



First Floor

## ROOM SIZES

Lounge	14'2" x 10'3"	4.33m x 3.11m
Kitchen/Dining	17'6" x 13'3"	5.31m x 4.03m
W.C.	6'4" x 3'1"	1.92m x 0.94m

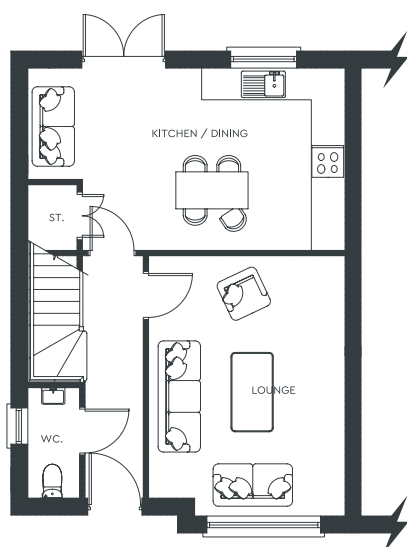
Master Bedroom	13'8" x 10'8"	4.16m x 3.25m
Ensuite	6'7" x 5'10"	2.0m x 1.78m
Bedroom 2	10'3" x 9'4"	3.11m x 2.84m
Bedroom 3	9'4" x 6'11"	2.84m x 2.1m
Bathroom	7'1" x 6'10"	2.16m x 2.09m
Total	968 sq.ft.	89.93 sq.m.



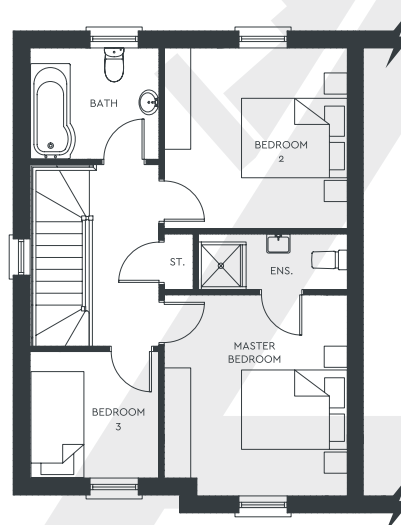
# The CALLAN

1067 sq.ft.

3 Bed, Semi-detached  
Sites: 69, 70, 75, 76,  
86 & 87



Ground Floor



First Floor

## ROOM SIZES

Lounge	16'2" x 12'2"	4.91m x 3.71m
Kitchen/Dining	19'8" x 11'4"	5.99m x 3.44m
W.C.	6'10" x 3'3"	2.08m x 0.98m

Master Bedroom	12'5" x 11'4"	3.79m x 3.46m
Ensuite	9'3" x 3'5"	2.81m x 1.05m
Bedroom 2	11'4" x 11'2"	3.46m x 3.41m
Bedroom 3	8'0" x 7'10"	2.43m x 2.39m
Bathroom	8'0" x 6'11"	2.43m x 2.10m
Total	1,067 sq.ft.	99.13 sq.m.

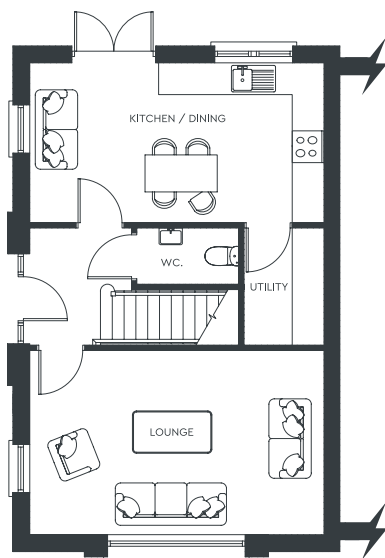




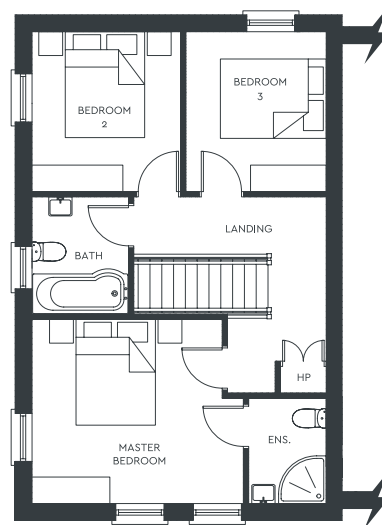
# The DUN

1066 sq.ft.

3 Bed, Semi-detached  
Sites: 5, 68, 72, 79 & 84



Ground Floor



First Floor

## ROOM SIZES

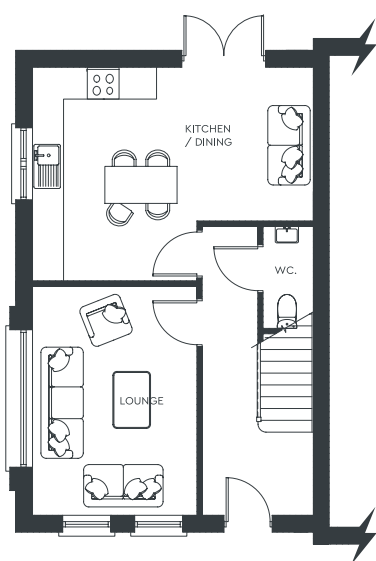
Lounge	18'3" x 11'5"	5.55m x 3.48m
Kitchen/Dining	18'3" x 9'11"	5.55m x 3.02m
Utility	7'3" x 4'11"	2.21m x 1.51m
W.C.	6'4" x 3'6"	1.92m x 1.06m

Master Bedroom	13'1" x 11'5"	3.99m x 3.48m
Ensuite	6'6" x 4'10"	1.99m x 1.46m
Bedroom 2	9'11" x 9'2"	3.02m x 2.80m
Bedroom 3	9'11" x 8'8"	3.02m x 2.65m
Bathroom	7'3" x 6'0"	2.21m x 1.82m
Total	1,066 sq.ft.	99.03 sq.m.

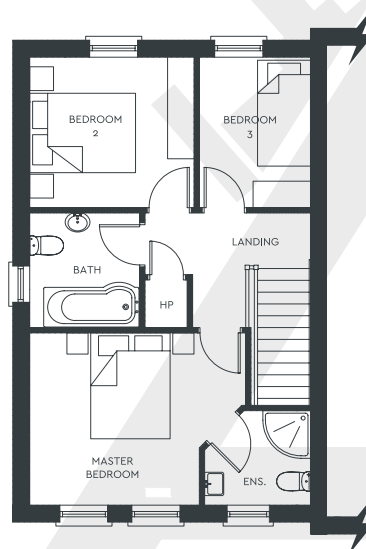
# The LAGAN

966 sq.ft.

3 Bed, Semi-detached  
Site: 71



Ground Floor



First Floor

## ROOM SIZES

Lounge	14'2" x 10'2"	4.33m x 3.10m
Kitchen/Dining	17'5" x 13'3"	5.30m x 4.03m
W.C.	6'4" x 3'1"	1.92m x 0.94m

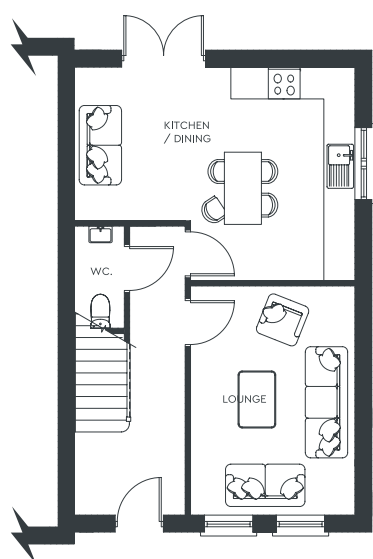
Master Bedroom	13'5" x 10'8"	4.08m x 3.25m
Ensuite	6'7" x 5'10"	2.0m x 1.78m
Bedroom 2	10'2" x 9'4"	3.10m x 2.84m
Bedroom 3	9'4" x 6'11"	2.84m x 2.10m
Bathroom	7'1" x 6'10"	2.16m x 2.07m
Total	966 sq.ft.	89.74 sq.m.



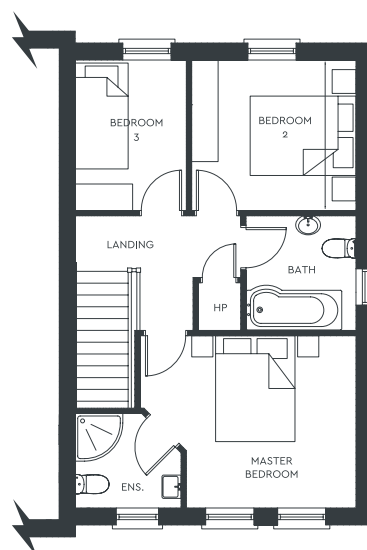
# The CLANRYE

966 sq.ft.

3 Bed, Semi-detached  
Sites: 67, 80 & 85



Ground Floor



First Floor

## ROOM SIZES

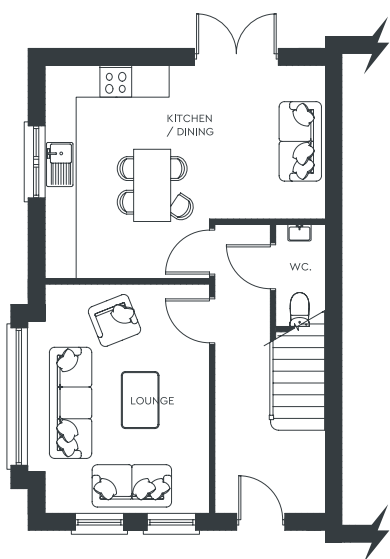
Lounge	14'2" x 10'2"	4.33m x 3.10m
Kitchen/Dining	17'5" x 13'3"	5.30m x 4.03m
W.C.	6'4" x 3'1"	1.92m x 0.94m

Master Bedroom	13'5" x 10'8"	4.08m x 3.25m
Ensuite	6'7" x 5'10"	2.0m x 1.78m
Bedroom 2	10'2" x 9'4"	3.10m x 2.84m
Bedroom 3	9'4" x 6'11"	2.84m x 2.10m
Bathroom	7'1" x 6'10"	2.16m x 2.07m
Total	966 sq.ft.	89.74 sq.m.

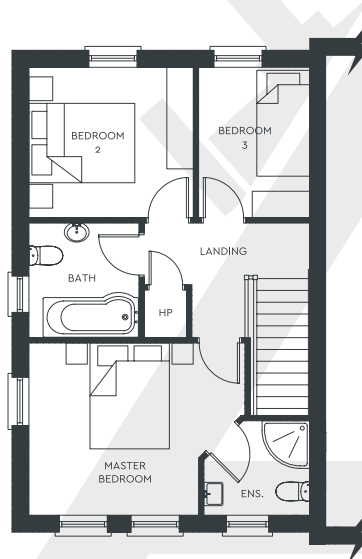
# The GLYDE

976 sq.ft.

3 Bed, Semi-detached  
Site: 4



Ground Floor



First Floor

## ROOM SIZES

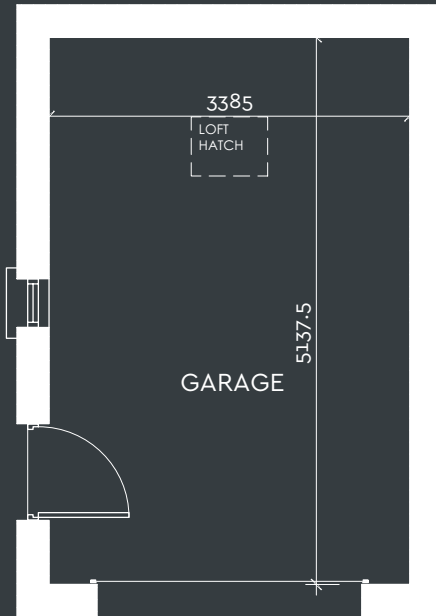
Lounge	14'2" x 11'3"	4.33m x 3.43m
Kitchen/Dining	17'5" x 13'3"	5.30m x 4.03m
W.C.	6'4" x 3'1"	1.92m x 0.94m

Master Bedroom	13'5" x 10'8"	4.08m x 3.25m
Ensuite	6'7" x 5'10"	2.0m x 1.78m
Bedroom 2	10'2" x 9'4"	3.10m x 2.84m
Bedroom 3	9'4" x 6'11"	2.84m x 2.10m
Bathroom	7'1" x 6'10"	2.16m x 2.07m
Total	976 sq.ft.	90.67 sq.m.

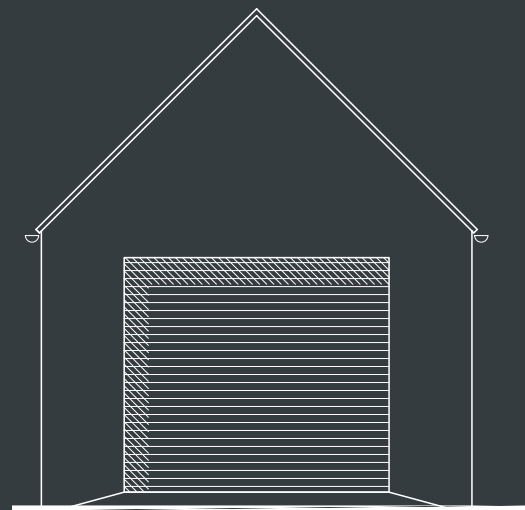
# OPTIONAL EXTRAS

## GARAGES

Single Garage





Front Elevation



### HOUSETYPES WITH GARAGE OPTIONS

Garages are finished in self coloured render on all plots

 The CRANA  
Sites 6, 8, 9, 12 & 15


 The FAUGHAN  
Sites 2 & 3


 The CALLAN  
Sites 69, 70, 75, 76 & 87

 The FINN  
Sites 1 & 83

 The ROE  
Sites 16, 17, 77, 81 & 82

 The DUN  
Sites 68, 72, 79 & 84

 The REELAN  
Sites 7, 10, 11 & 88

 The BANN  
Site 73

 The LAGAN  
Site 71

 The GLENELLY  
Sites 18 & 66

 The AVOCA  
Site 74

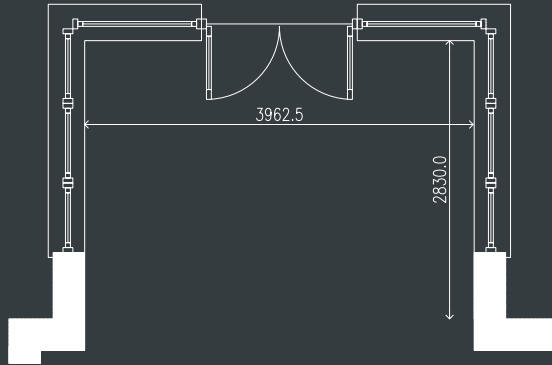
 The CLANRYE  
Sites 67, 80 & 85

 The GLYDE  
Site 4

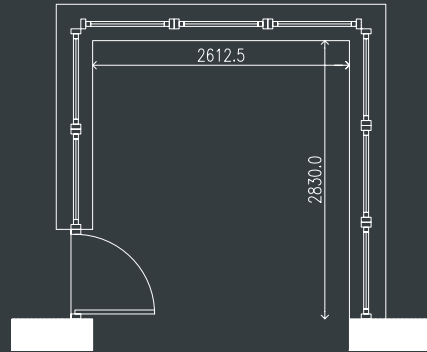
# OPTIONAL EXTRAS

## SUNROOMS

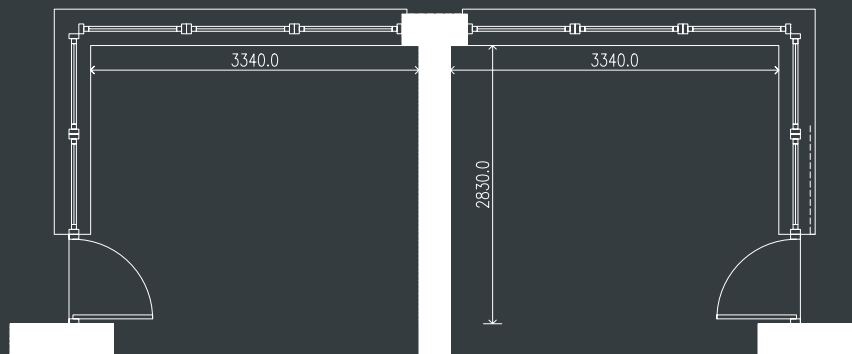
**Type A**



**Type B**



**Type C**



## HOUSETYPES WITH SUNROOM OPTIONS



**The CRANA Type A**  
Sites 8 & 15



**The LAGAN Type B**  
Site 71



**The ROE Type C**  
Sites 12a, 14, 16, 17,  
77, 78, 81 & 82



**The FINN Type B**  
Site 1



**The CLANRYE Type B**  
Sites 67, 80 & 85



**The AVOCA Type C**  
Site 74



**The FAUGHAN Type B**  
Sites 2 & 3



**The BANN Type C**  
Site 73



**The CALLAN Type B**  
Sites 69, 70, 75, 76,  
86 & 87





ESTD 2020



SELLING AGENT



10 High Street, Carrickfergus, BT38 7AF

**TEL: 028 9335 1727**

[www.reedsrains.co.uk](http://www.reedsrains.co.uk)

SELLING AGENT



525 Lisburn Road, Belfast, BT9 7GQ

**TEL: 028 9066 8888**

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

NOTE: These particulars are issued on the understanding that they will not be construed as forming part of any contract. They are for guidance purposes only. Measurements are proposed and may vary during the construction process and maps are not drawn to scale. The developer reserves the right to make alterations to the design and specification in the overall interest of the development. 3D illustrations and photographs are for illustrative purpose only.

Lotus Homes (UK) Limited The Factory, 184 Newry Road, Banbridge, Co. Down, BT32 3NB.