



ESTD 2020

ASHBOURNE MANOR

CARRICKFERGUS

PHASE II

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



ESTD 2020



“

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

Octavio Paz

”

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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.



CONTEMPORARY TURNKEY FINISH.

The collection offers homebuyers a choice of 9 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.

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 tailoring your new home to reflect your own style and tailor it to make your dream 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 this 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 excellent 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.

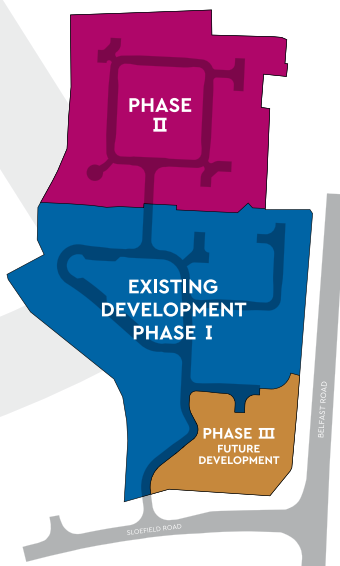
LOCATION	DISTANCE	TIME*
Trooperslane Railway Platform	0.5 miles	2 mins
M&S Food Hall	0.8 miles	2 mins
Carrickfergus Marina	1.4 miles	3 mins
Carrickfergus Castle	1.6 miles	4 mins
Marine Gardens	1.9 miles	5 mins
Amphitheatre Wellness Centre	2.1 miles	6 mins
Carrickfergus Golf Club	2.1 miles	6 mins
Carrickfergus 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



SITE MAP

PHASE II



SITE MAP KEY

- **The REELAN**
3 Bed Detached - 1187 sq.ft.
- **The FINN**
3 Bed Detached - 1177 sq.ft.
- **The GLENELLY**
3 Bed Detached - 1177 sq.ft.
- **The ENLER**
3 Bed Detached - 970 sq.ft.

- **The CALLAN**
3 Bed Semi-detached - 1067 sq.ft.
- **The MAYNE**
3 Bed Semi-detached - 970 sq.ft.
- **The ROE**
3 Bed Semi-detached - 968 sq.ft.
- **The BANN**
3 Bed Semi-detached - 968 sq.ft.
- **The AVOCA**
3 Bed Semi-detached - 968 sq.ft.

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

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

High speed fibre optic broadband available

Mains gas central heating system with a high energy efficiency boiler

High thermal insulation & energy efficiency rating

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.

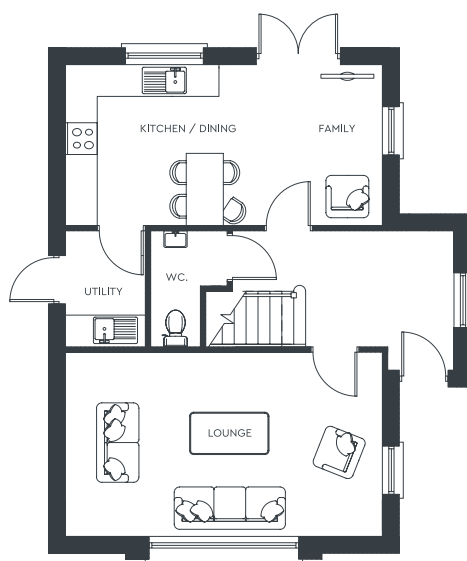
Disclaimer: Lotus Homes reserve the right to vary specifications to a similar or higher standard.



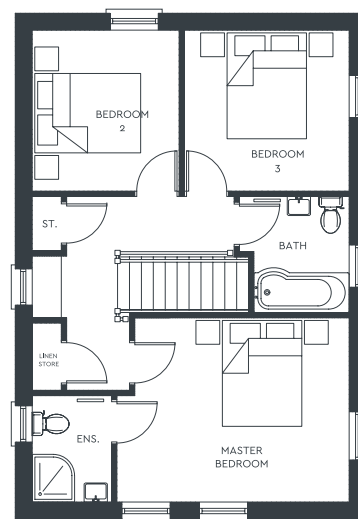
The REELAN

1187 sq.ft.

3 Bed, Detached
Sites: 24 & 27



Ground Floor



First Floor

ROOM SIZES

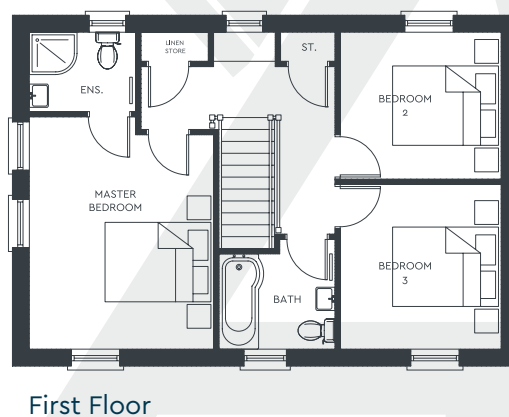
Lounge	19'8" x 11'5"	5.98m x 3.48m
Kitchen/Dining	19'8" x 10'0"	5.98m x 3.04m
Utility	7'2" x 4'11"	2.19m x 1.51m
W.C.	7'2" x 3'1"	2.19m x 0.94m

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	10'2" x 10'0"	3.11m x 3.04m
Bathroom	7'2" x 6'10"	2.19m x 2.07m
Total	1,187 sq.ft.	110.28 sq.m.

The FINN

1177 sq.ft.

3 Bed, Detached
Sites: 54 & 63



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	10'2" x 10'0"	3.11m x 3.04m
Bathroom	7'2" x 6'10"	2.19m x 2.07m
Total	1,177 sq.ft.	109.35 sq.m.



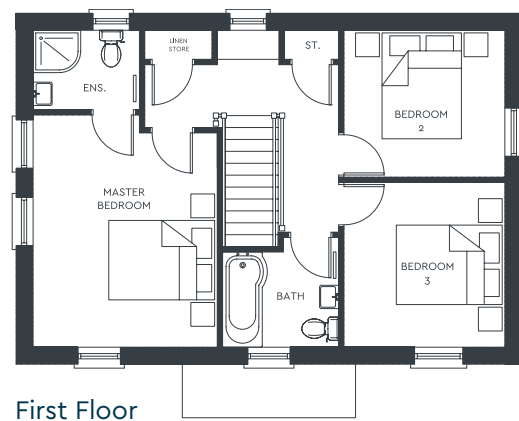
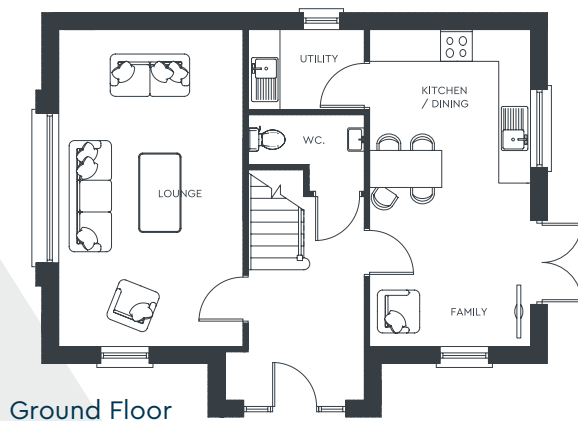
The GLENELLY

1177 sq.ft.

3 Bed, Detached
Sites: 39, 42, 43, 58 & 59



(Inset Image)
3 Bed, Detached
Sites: 19 & 53



ROOM SIZES

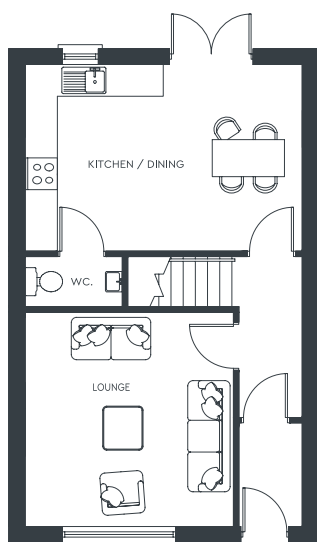
Lounge	19'8" x 11'5"	5.98m x 3.48m
Kitchen/Dining	19'8" x 10'0"	5.98m x 3.04m
Utility	7'2" x 4'11"	2.19m x 1.51m
W.C.	7'2" x 3'1"	2.19m x 0.94m

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	10'2" x 10'0"	3.11m x 3.04m
Bathroom	7'2" x 6'10"	2.19m x 2.07m
Total	1,177 sq.ft.	109.35 sq.m.

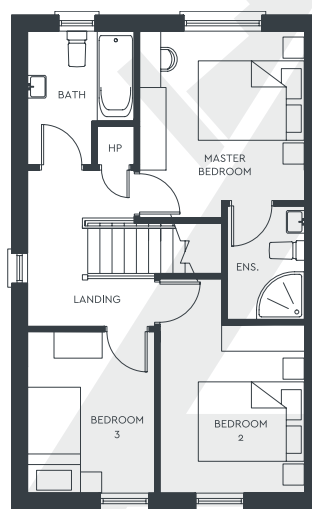
The ENLER

970 sq.ft.

3 Bed, Detached
Sites: 36, 48, 55 & 60



Ground Floor



First Floor

ROOM SIZES

Lounge	13'2" x 12'10"	4.0m x 3.9m
Kitchen/Dining	17'0" x 11'6"	5.2m x 3.5m
W.C.	5'11" x 3'1"	1.80m x 0.95m

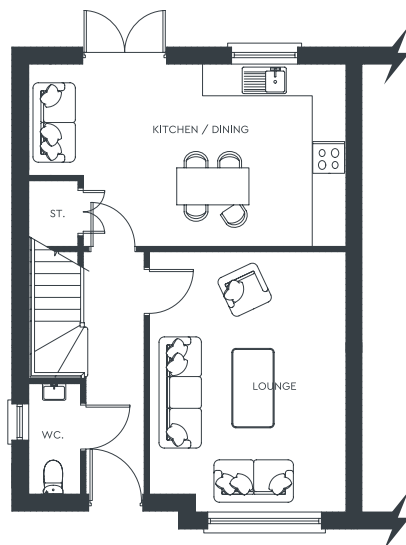
Master Bedroom	11'6" x 10'2"	3.5m x 3.1m
Ensuite	6'11" x 4'7"	2.1m x 1.4m
Bedroom 2	13'2" x 8'10"	4.0m x 2.7m
Bedroom 3	9'10" x 7'10"	3.0m x 2.3m
Bathroom	8'2" x 6'7"	2.5m x 2.0m
Total	970 sq.ft.	90.11 sq.m.



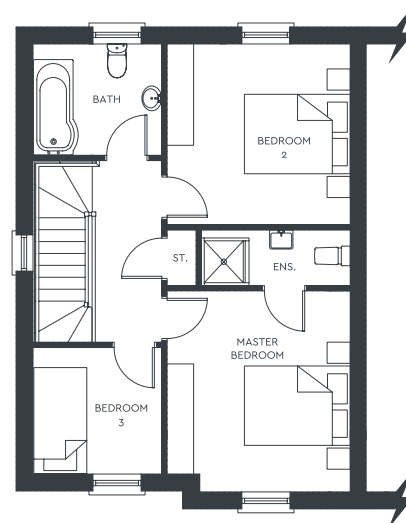
The CALLAN

1067 sq.ft.

3 Bed, Semi-detached
Sites: 30, 31, 46, 47,
64 & 65



Ground Floor



First Floor

ROOM SIZES

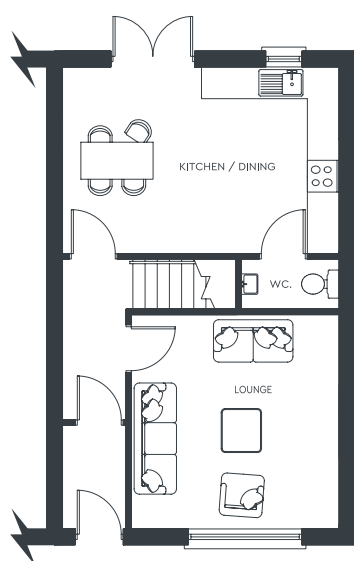
Lounge	16'2" x 12'2"	4.91m x 3.71m
Kitchen/Dining	19'8" x 11'4"	5.99m x 3.44m
W.C.	6'10" x 3'3"	2.08m x 0.98m

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.

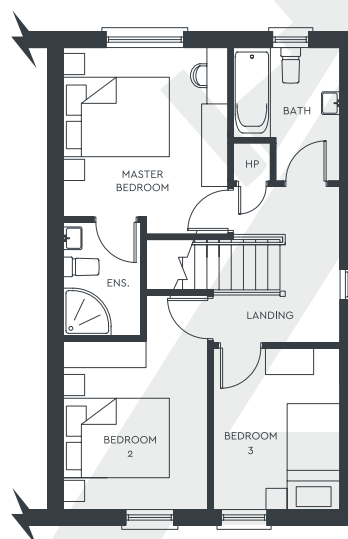
The MAYNE

970 sq.ft.

3 Bed, Semi-detached
Sites: 34, 35, 49, 50,
56, 57, 61 & 62



Ground Floor



First Floor

ROOM SIZES

Lounge	13'2" x 12'10"	4.0m x 3.9m
Kitchen/Dining	17'0" x 11'6"	5.2m x 3.5m
W.C.	5'11" x 3'1"	1.80m x 0.95m

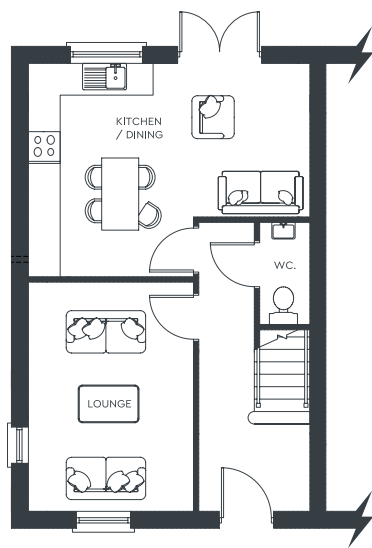
Master Bedroom	11'6" x 10'2"	3.5m x 3.1m
Ensuite	6'11" x 4'7"	2.1m x 1.4m
Bedroom 2	13'2" x 8'10"	4.0m x 2.7m
Bedroom 3	9'10" x 7'10"	3.0m x 2.3m
Bathroom	8'2" x 6'7"	2.5m x 2.0m
Total	970 sq.ft.	90.11 sq.m.



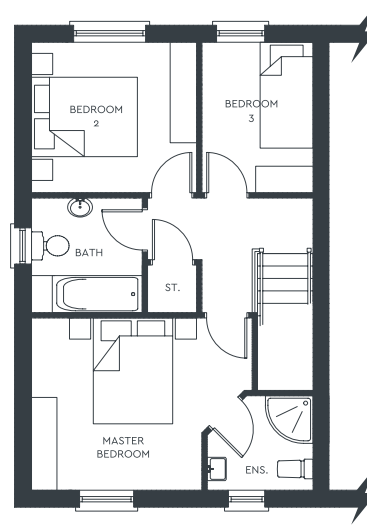
The ROE

968 sq.ft.

3 Bed, Semi-detached
Sites: 22, 23, 25, 26,
37, 38, 40, 41, 44 & 45



Ground Floor



First Floor

ROOM SIZES

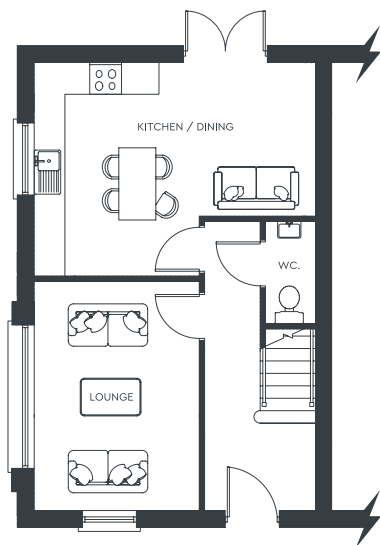
Lounge	14'2" x 10'3"	4.33m x 3.11m
Kitchen/Dining	17'6" x 13'3"	5.31m x 4.03m
W.C.	6'4" x 3'1"	1.92m x 0.94m

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.

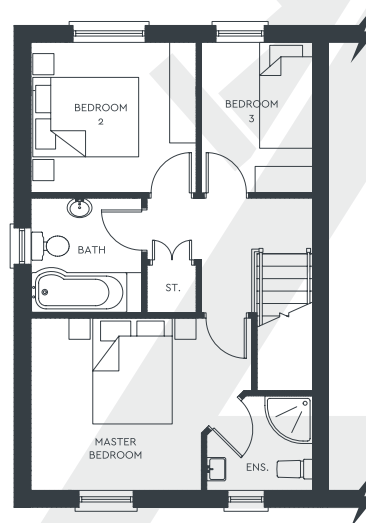
The BANN

968 sq.ft.

3 Bed, Semi-detached
Sites: 21, 29, 32 & 51



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

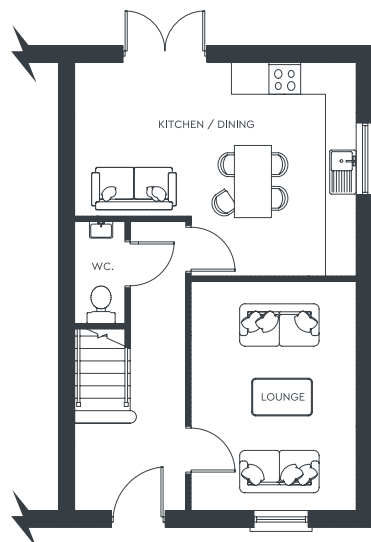
Master Bedroom	13'8" x 10'8"	4.16m x 3.25m
Ensuite	6'7" x 5'10"	2.0m x 1.78m
Bedroom 2	10'3" x 9'4"	3.11m x 2.84m
Bedroom 3	9'4" x 6'11"	2.84m x 2.1m
Bathroom	7'1" x 6'10"	2.16m x 2.09m
Total	968 sq.ft.	89.93 sq.m.



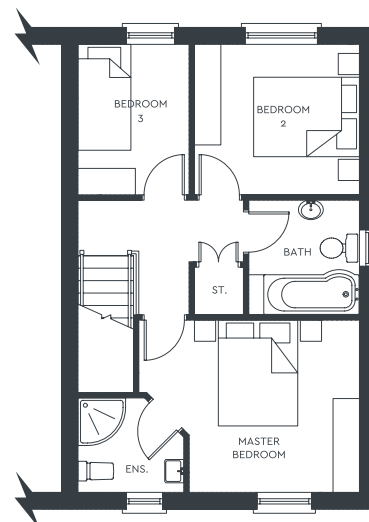
The AVOCA

968 sq.ft.

3 Bed, Semi-detached
Sites: 20, 28, 33 & 52



Ground Floor



First Floor

ROOM SIZES

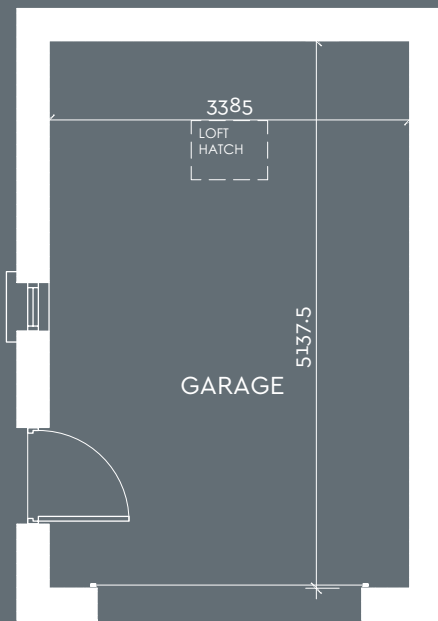
Lounge	14'2" x 10'3"	4.33m x 3.11m
Kitchen/Dining	17'6" x 13'3"	5.31m x 4.03m
W.C.	6'4" x 3'1"	1.92m x 0.94m

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.

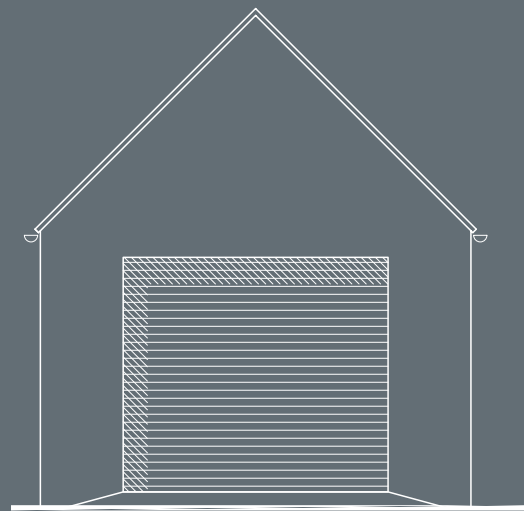
OPTIONAL EXTRAS

GARAGES

Single Garage



Front Elevation



HOUSE TYPES WITH STANDARD GARAGE OPTIONS

Garages are finished in self coloured render on all plots



The FINN
Sites 54 & 63



The ROE
Sites 22, 37, 38 & 40



The CALLAN
Sites 31, 46, 47
64 & 65



The GLENELLY
Sites 19, 39, 42, 43
53, 58 & 59



The BANN
Sites 21, 32 & 51



The MAYNE
Sites 34 & 50



The AVOCA
Sites 33 & 52



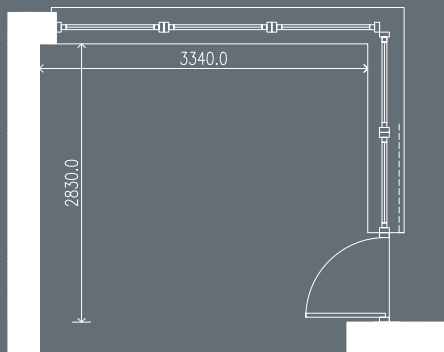
The ENLER
Sites 48

HOME OFFICE SOLUTIONS AVAILABLE
Please ask for details

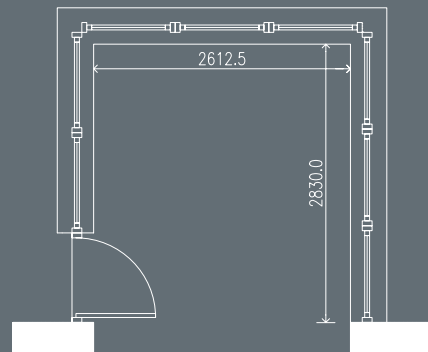
OPTIONAL EXTRAS

SUNROOMS

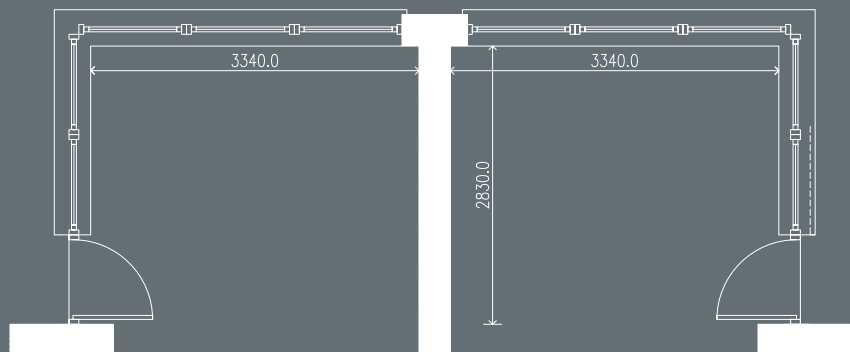
Type A



Type B




Type C



HOUSE TYPES WITH SUNROOM OPTIONS


PLEASE NOTE: The 'handing' of each sunroom is site specific.

 The ROE - Type C
Sites 22, 37, 38, 40, 41,
44 & 45

 The AVOCA - Type C
Sites 20, 33 & 52

 The MAYNE - Type A
Sites 34, 35, 49, 50, 56,
57, 61 & 62

 The BANN - Type C
Sites 21, 32 & 51

 The CALLAN - Type B
Sites 30, 31, 46, 47,
64 & 65

 The ENLER - Type A
Sites 36, 48, 55 & 60

DEVELOPER



Another quality development
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SELLING AGENTS



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www.reedsrains.co.uk



525 Lisburn Road, Belfast, BT9 7GQ

TEL: 028 9066 8888

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.



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