



**KNOCKTARNA MANOR**

**COLERAINE**



*A Tranquil Setting for  
your Luxury Home.*



# LIFE CAN TAKE YOU TO EXCEPTIONAL PLACES

*“Welcome to Knocktarna Manor, a small development of 6 exclusive homes by Modern Spec Ltd. Quietly nestling just off the Mountsandel Road within this well established and unique location, these contemporary designed homes by Moore Design offer impressive modern family living.”*

Knocktarna Manor presents a wonderful opportunity to purchase a brand new home on a spacious plot, with a fantastic semi-rural location that is convenient to Coleraine’s vibrant town centre, yet set in tranquil and idyllic surroundings.

Each property is carefully and uniquely designed with modern day family living in mind, providing spacious open plan layouts and impressive interior and exterior features. Generous PC sums will give you the option to tailor the finish that will result in a home that is truly a “one off”.

The new owners will have exclusive access to the adjoining recreational lands, boasting a winding pathway through mature woodlands and wild flower

meadows which meander towards the River Bann’s water’s edge.

With excellent transport links throughout all of Northern Ireland and the spectacular Causeway Coast on your doorstep this really is a location that has it all. This is an area famous for its stunning coastlines, amazing sandy beaches, world class Golf facilities, and iconic sites such as The Giants Causeway and Mussenden Temple, to name a few.

With over 25 years of customer satisfaction and expertise you can be assured that the owners, Modern Spec Ltd, will create an exceptionally high standard finish for your dream home!



# THE AREA



# THE INTERIOR & EXTERIOR



## YOUR BACK GARDEN





PHOTOS FROM A RECENT PROJECT





## EXTERNAL SPECIFICATIONS

### TO INCLUDE:

- Exclusive access to the adjoining woodlands leading to the River Bann
- Large Individual sites
- Garage on all plots
- Driveways finished in tarmac/paving
- Development will be enhanced with trees, landscape planting, walling and decorative railings
- Traditionally all built solid with facing brick/block, solid concrete floors giving great sound proofing, fire protection and heat retention.
- Development will benefit by having gas piped to all homes, giving the luxury of cost effective heating and instant hot water at all times
- Paved Pathways
- Patio Area
- Lawns sown/laid out in grass
- Quality uPVC/Wood finished windows and doors
- Seamless Guttering
- Enclosed Rear Gardens with Gate
- Exterior Lights
- Outside Tap

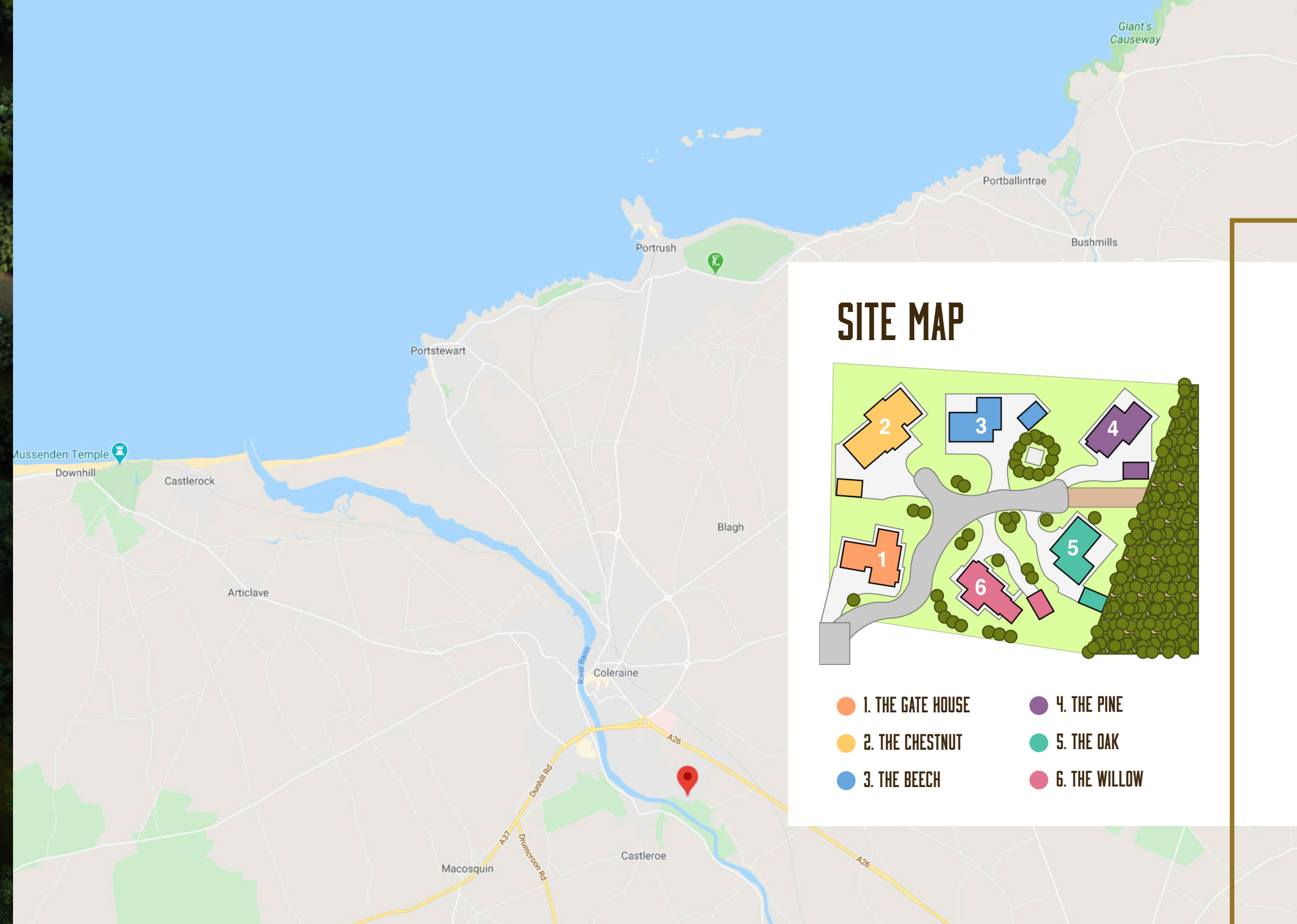
## PERSONAL CHOICE FINISHES

### TO INCLUDE:

- Fully fitted Kitchen and Utility
- Solid Fuel Stove in Family rooms
- Modern Fire in Lounges
- Fully fitted Quality Sanitary Ware and Fittings
- Tiling to Kitchen/Utility, Hall and Bathrooms
- Floor Coverings Throughout.
- Quality Doors, Ironmongery, Skirting and Architraves
- Good provision of Electrical Points
- Intruder Alarm Fitted as Standard
- Walls, Ceilings and Woodwork Painted throughout

## 10 YEAR STRUCTURAL WARRANTY





# SITE MAP



1. THE GATE HOUSE

2. THE CHESTNUT

3. THE BEECH

4. THE PINE

5. THE OAK

6. THE WILLOW

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# THE GATE HOUSE

4 BEDROOM DETACHED - SITE 1  
2190 Sq Ft (Including Garage)



## GROUND FLOOR

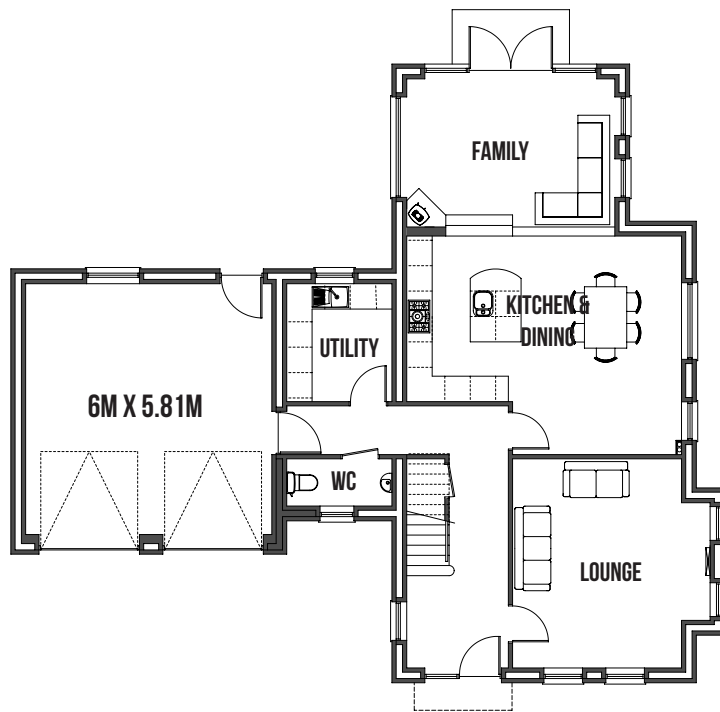
Kitchen Dining:	6.49m x 5.16m
Family:	4.91m x 3.50m
Utility:	2.78m x 2.48m
WC:	2.48m x 1.11m
Lounge:	4.94m x 4.66m

## FIRST FLOOR

M-Bedroom/En-Suite:	4.50m x 3.47m
Bedroom 2:	3.59m x 3.40m
Bedroom 3:	3.35m x 2.91m
Office/Bedroom 4:	3.40m x 2.80m
Bathroom:	2.85m x 2.10m

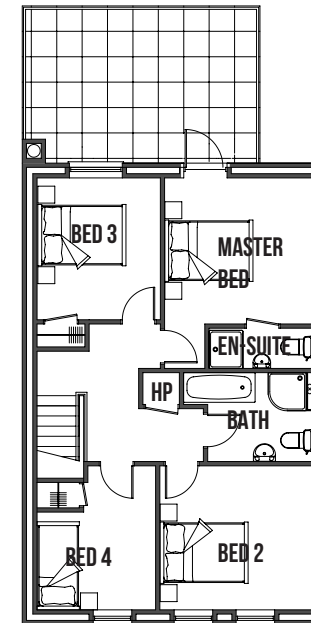


## THE GATE HOUSE



GARAGE

GROUND FLOOR



FIRST FLOOR

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# THE CHESTNUT

**5 BEDROOM DETACHED - SITE 2**

2163 Sq Ft (Not including Attic Storage)



## GROUND FLOOR

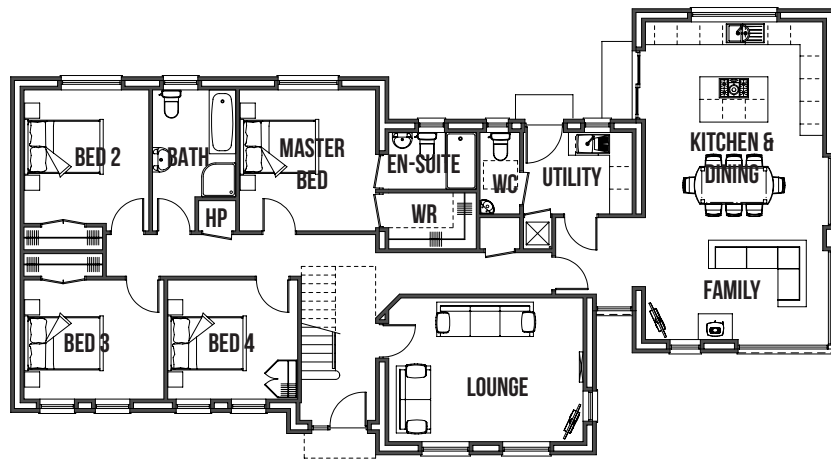
Kitchen Dining & Family:	8.40m x 4.69m
Utility:	2.87m x 2.15m
WC:	2.15m x 1.05m
Lounge:	5.14m x 3.80m
Master Bedroom:	3.72m x 3.60m
En-Suite/Walk-In WR:	2.97m x 2.31m
Bedroom 2:	3.72m x 3.30m
Bedroom 3:	3.70m x 3.15m
Bedroom 4:	3.43m x 3.15m
Bathroom/HP:	3.72m x 2.20m

## FIRST FLOOR

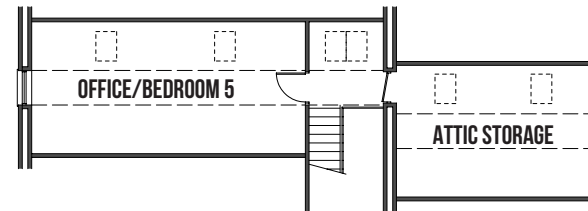
Office/Bedroom 5:	7.24m x 3.48m
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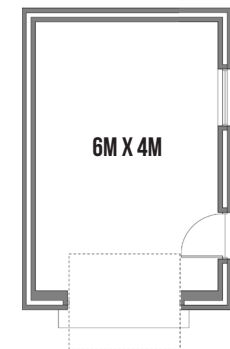
## THE CHESTNUT



GROUND FLOOR



FIRST FLOOR



GARAGE



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# THE BEECH

4 BEDROOM DETACHED - SITE 3  
2100 Sq Ft



## GROUND FLOOR

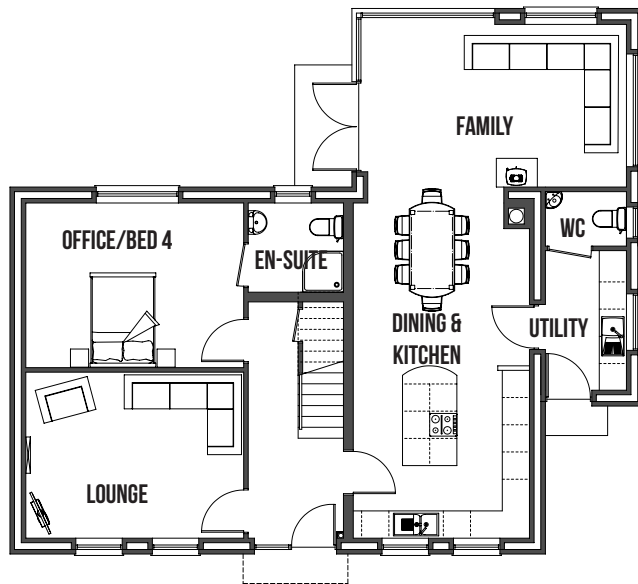
Kitchen Dining:	7.39m x 3.88m
Family:	5.70m x 3.58m
Utility:	3.07m x 1.78m
WC:	1.78m x 1.20m
Lounge:	4.80m x 3.66m
Office/Bedroom 4:	4.80m x 3.63m
En-Suite:	2.10m x 1.96m

## FIRST FLOOR

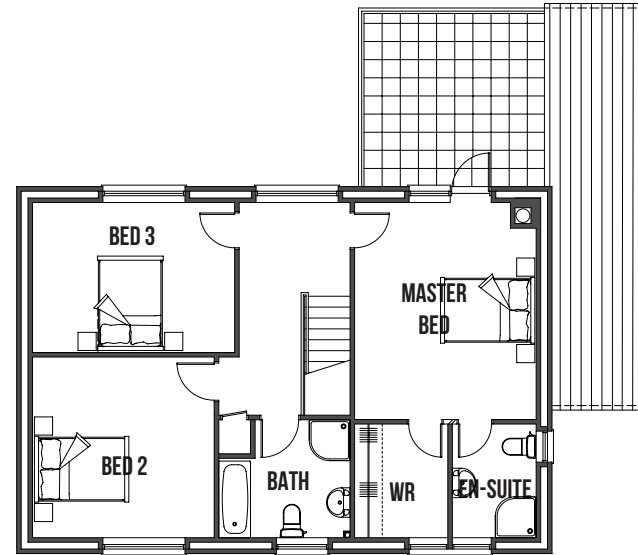
Master Bedroom:	4.78m x 4.00m
En-Suite/Walk-In WR:	4.00m x 2.50m
Bedroom 2:	4.00m x 3.98m
Bedroom 3:	4.45m x 3.30m
Bathroom/HP:	2.89m x 2.60m



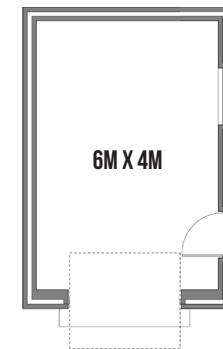
## THE BEECH



GROUND FLOOR



FIRST FLOOR



GARAGE

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# THE PINE

4 BEDROOM DETACHED - SITE 4  
2060 Sq Ft

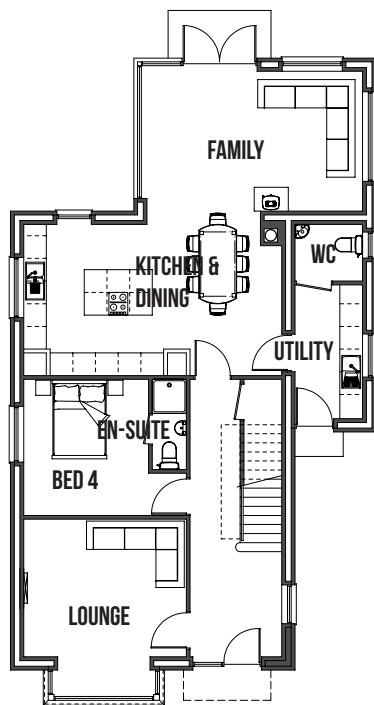


## GROUND FLOOR

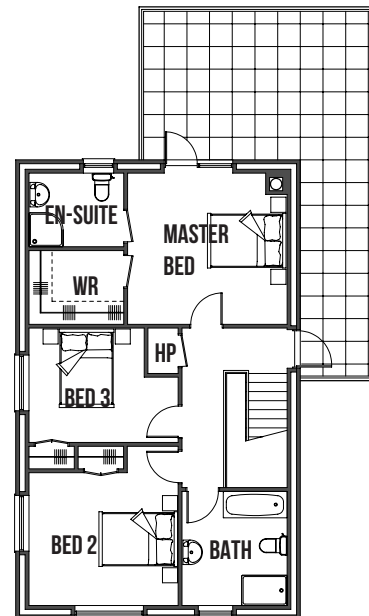
Kitchen Dining:	6.82m x 4.00m
Family:	5.70m x 3.70m
Utility:	3.54m x 1.78m
WC:	1.78m x 1.50m
Lounge:	4.54m x 4.30m
Office/Bedroom 4 & En-Suite:	4.30m x 3.60m

## FIRST FLOOR

Master Bedroom:	4.22m x 4.00m
En-Suite/Walk-In WR:	4.00m x 2.50m
Bedroom 2:	4.21m x 3.94m
Bedroom 3:	3.94m x 3.02m
Bathroom:	3.02m x 2.78m

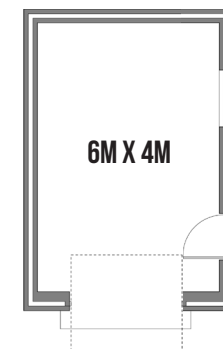


GROUND FLOOR



FIRST FLOOR

## THE PINE



GARAGE

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# THE OAK

4 BEDROOM DETACHED - SITE 5  
2100 Sq Ft



## GROUND FLOOR

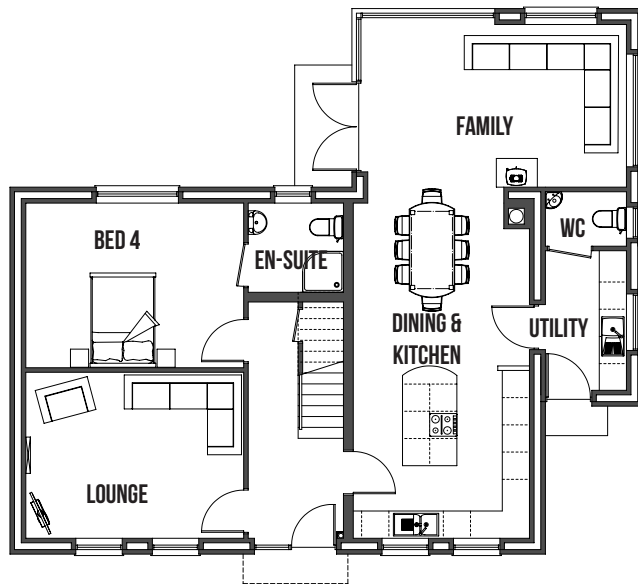
Kitchen Dining:	7.39m x 3.88m
Family:	5.70m x 3.58m
Utility:	3.07m x 1.78m
WC:	1.78m x 1.20m
Lounge:	4.80m x 3.66m
Office/Bedroom 4:	4.80m x 3.63m
En-Suite:	2.10m x 1.96m

## FIRST FLOOR

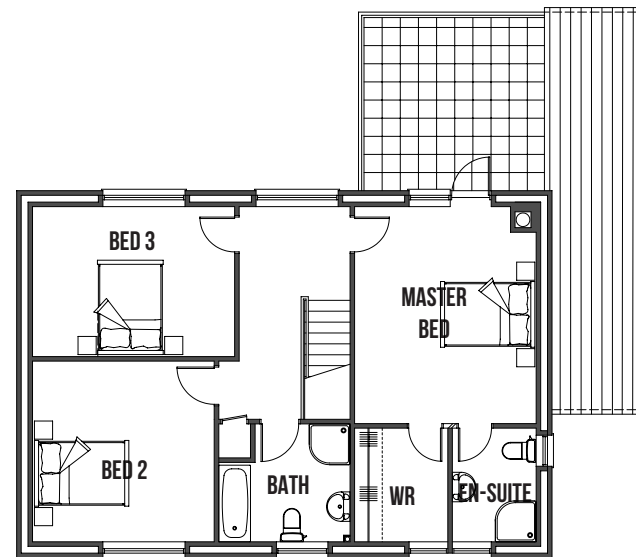
Master Bedroom:	4.78m x 4.00m
En-Suite/Walk-In WR:	4.00m x 2.50m
Bedroom 2:	4.00m x 3.98m
Bedroom 3:	4.45m x 3.30m
Bathroom/HP:	2.89m x 2.60m



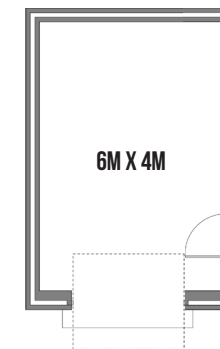
## THE OAK



GROUND FLOOR



FIRST FLOOR



GARAGE

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# THE WILLOW

4 BEDROOM DETACHED - SITE 6  
1800 Sq Ft

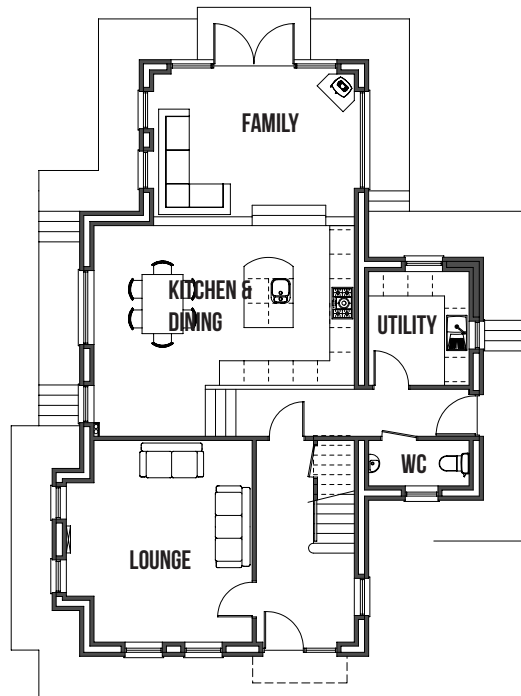


## GROUND FLOOR

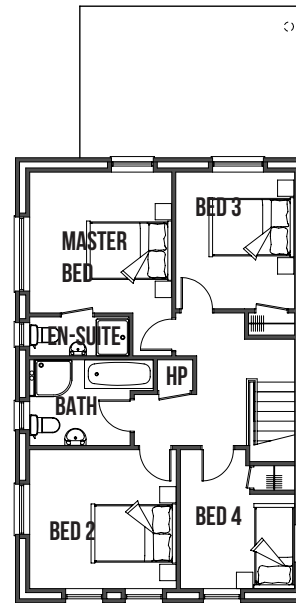
Kitchen Dining:	6.37m x 5.16m
Family:	4.91m x 3.50m
Utility:	2.78m x 2.46m
WC:	2.46m x 1.11m
Lounge:	4.94m x 4.55m

## FIRST FLOOR

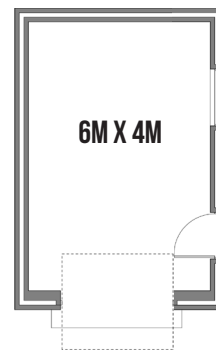
M-Bedroom/En-Suite:	4.50m x 3.47m
Bedroom 2:	3.59m x 3.40m
Bedroom 3:	3.35m x 2.91m
Office/Bedroom 4:	3.40m x 2.80m
Bathroom:	2.85m x 2.10m



GROUND FLOOR



FIRST FLOOR



GARAGE

THE WILLOW

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COLERAINE



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