



# LONGSTONE HILL

RATHFRILAND

AN EXCLUSIVE SELECTION OF 5 FAMILY HOMES  
WITH STUNNING TURNKEY FINISH



**O'HAGAN**  
GROUP LIMITED







# EXCLUSIVE RANGE OF MODERN FAMILY HOMES

An unparalleled selection of three and four bedroom homes, finished to an outstanding specification.

Building on the success of our already established developments, our latest project leads our experience and expertise back to the picturesque hamlet of Barnmeen, situated on the outskirts of Rathfriland. Set against a backdrop of rolling green hills, Longstone Hill offers the discerning buyer a stylish, ecologically friendly living space, incorporating the best in technology and innovation, which when combined, provide the perfect blend of comfort, convenience and contemporary living.





#### Map Locations

- A. St. Mary's primary School
- B. Rathfriland Health Centre
- C. Rathfriland High School
- D. Rathfriland Community Centre
- E. Kiltariff Hall Country House
- F. Eurospar
- G. Milestone
- H. Rathfriland Library
- I. First Rathfriland Presbyterian Church
- J. Iveagh Primary School



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## AN IDYLIC RURAL LANDSCAPE

Nestled along the outskirts of Rathfriland, Longstone Hill is arguably situated in the ideal location. Benefiting from a beautiful countryside setting, with the convenience of small-town living, just a stone's throw away, our latest development offers the discerning buyer the best of both worlds. From bakeries to butchers, sporting facilities to schools and an award-winning supermarket, there is plenty on your doorstep to fulfil your daily needs. If that's not enough, a 20 minute journey out of town will take you to the shopping hub, that is Banbridge and just 15 minutes will lead you to the wonderful City of Newry and its array of recreational amenities, including boutiques, cafes, bars, restaurants, sporting facilities and an entertainment complex.





# SPECIFICATION

## EXTERNAL FEATURES

Lawns top soiled and seeded

Rear garden to be enclosed with fencing and wrought iron railing shall be positioned at the boundaries to the front of each property ( gates to enclose the front can be arranged, at an additional cost )

UPVC Ivory double glazed windows

Outside water tap

Driveways to be finished in bitmac with paved patio area to rear of property

## INTERNAL FEATURES

Oil Fired Central Heating

Walls, ceilings, skirting and architrave painted throughout

Oak internal doors with quality ironmongery

Comprehensive range of electrical points, sockets, television and telephone points

Recessed down-lights to kitchen and bathroom

Multi-fuel stove with hearth

Entrance door with 5-point locking system

Smoke, heat and CO2 detectors







## KITCHENS & UTILITY ROOMS

High-quality units with a choice of door, handle and worktop

Integrated appliances to include cooker, extractor hood,  
fridge/freezer and dishwasher

## BATHROOMS, ENSUITES & W.C.'S

Contemporary sanitary ware with chrome fittings

Heated towel rail to bathroom and en-suite (where applicable)

## FLOOR COVERINGS & TILES

Ceramic tiled floor to hallway, kitchen/dining area, bathroom,  
en-suite and WC (where applicable)

Choice of carpet or laminate flooring to lounge, bedrooms and landing

Ceramic tiling to include full shower enclosure and half way to remaining walls

## BUILDING WARRANTY

Each home will be issued with a 10-year NHBC Structural Warranty

## ENERGY EFFICIENT HOME

High Energy Efficiency Rating (EPC Rating of B)





# THE CHESTNUT

SITE 1

4 Bed Detached - 1410 sq.ft.



Exterior house imagery in this brochure is computer generated.  
The builder reserves the right to make changes during the build process.  
Purchasers should satisfy themselves of the exact finish of their property before purchasing.





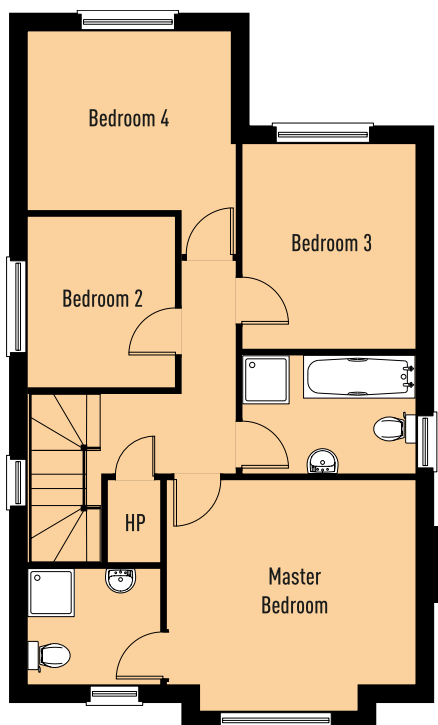
## THE CHESTNUT

4 Bed Detached - 1410 sq.ft.



### LONGSTONE HILL

RATHFRILAND

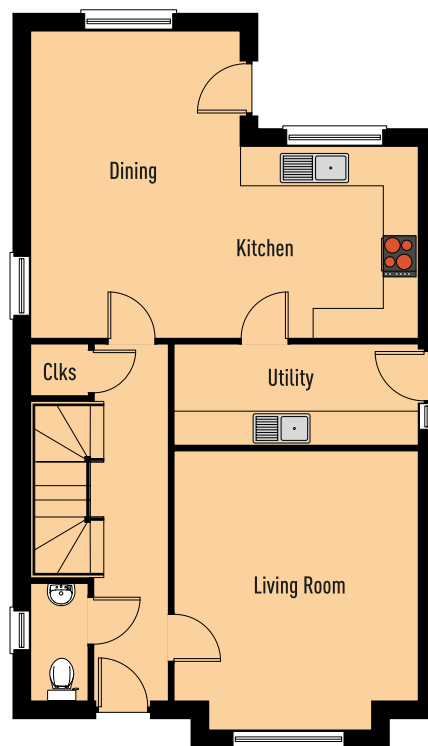


#### First Floor

Master Bedroom	12'11" x 12'7" (incl. bay) 3.95m x 3.85m
Ensuite	7'4" x 6'4" 2.24m x 1.95m
Bedroom 2	10'6" x 8'2" 3.20m x 2.50m
Bedroom 3	11'10" x 8'10" 3.60m x 2.69m
Bedroom 4	10'8" x 9'9" 3.25m x 2.98m
Bathroom	8'10" x 6'7" 2.69m x 2.00m

#### Ground Floor

Living Room	14'9" x 13'1" (incl. bay) 4.51m x 4.00m
Kitchen/Dining	20'8" x 17'4" (at widest) 6.30m x 5.29m
Utility Room	13'1" x 5'1" 4.00m x 1.55m
W.C.	6'4" x 3'1" 1.95m x 0.95m





# THE BEECH

SITES 2 & 4

3 Bed Semi detached - 1085 sq.ft.

# THE BIRCH

SITES 3 & 5

3 Bed Semi detached - 1062 sq.ft.



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## THE BEECH

3 Bed Semi-detached - 1085 sq.ft.

## THE BIRCH

3 Bed Semi-detached - 1062 sq.ft.



### The Beech First Floor

Bedroom 1	13'5" x 11'2" 4.1m x 3.41m
Ensuite	8'7" x 2'11" 2.61m x 0.9m
Bedroom 2	17'1" x 9'6" (incl. bay) 5.2m x 2.90m
Bedroom 3	10'8" x 8'5" 3.25m x 2.56m
Bathroom	8'9" x 6'7" 2.66m x 2.00m

### The Birch First Floor

Bedroom 2	15'5" x 9'6" 4.7m x 2.90m
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*All other room measurements as per  
The Beech house type above.*

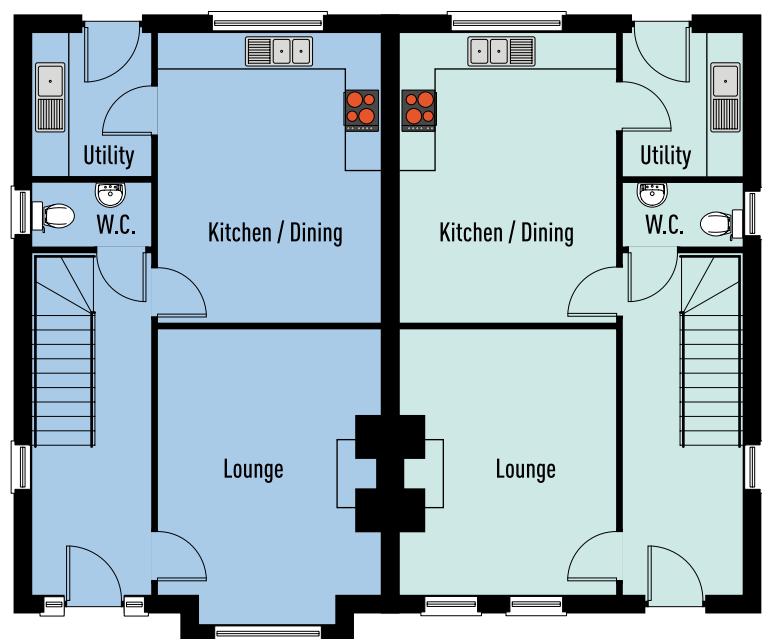
### The Beech Ground Floor

Lounge	15'1" x 11'8" (incl. bay) 4.6m x 3.56m
Kitchen/Dining	15'1" x 11'8" 4.6m x 3.56m
Utility Room	7'7" x 6'1" 2.31m x 1.85m
W.C.	6'1" x 3'9" 1.85m x 1.15m

### The Birch Ground Floor

Lounge	13'11" x 11'8" 4.25m x 3.56m
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*All other room measurements as per  
The Beech house type above.*



FOR MORE INFORMATION, CONTACT

DEVELOPER



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Site Map, Measurements and Artist's Impressions are for illustrative purposes only and may not be accurate. The builder reserves the right to change the brick and/or stone type plus the elevational finish as the site progresses. NOTE: These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease, and that all negotiations will take place through this firm. Whilst every care is taken in preparing this marketing material, the purchaser must satisfy themselves regarding the description and measurements.