



LINEN HALL
MILL HILL • CASTLEWELLAN

BEAUTIFULLY DETAILED FAMILY HOMES



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LINEN HALL

WELCOME TO LINEN HALL

- an outstanding collection of 3 and 4 bedroom homes in an idyllic location only a few minutes walk from the town centre and on the fringe of Castlewellan Forest Park.

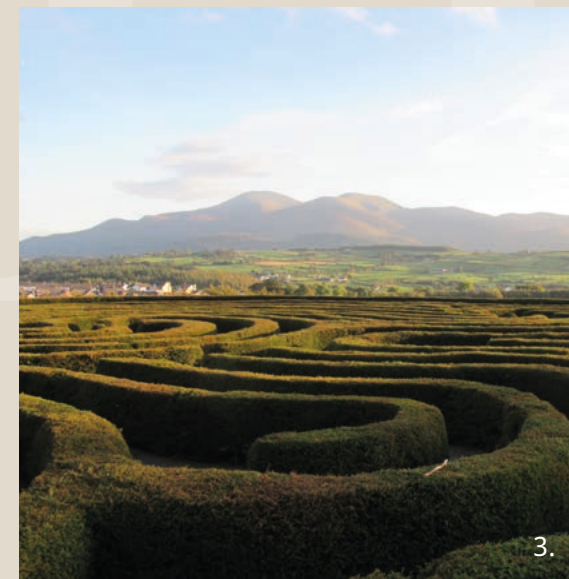
CGI shown for illustration purposes only



1.



2.



3.

IDYLLIC FAMILY LIVING

These beautifully detailed homes reflect the timeless period detailing on the outside, whilst inside they are bright and contemporary. The open plan kitchen living areas have been designed with freedom and flexibility in mind for all the family. This considered design also means that home office options are available.

The open green space will be a focal point within Linen Hall, with planting, hedging and the addition of semi mature trees, providing a place where children can play and explore.

Step outside and discover what makes this part of County Down so special - Castlewellan Forest Park, bike trails, Slievenaslat mountain, the Mourne, Castlewellan Lake and much more.

Breathe in the fresh air, discover everything that this area has to offer and become part of an established community.



4.



5.



6.

1. Bicycle Trails, Castlewellan
2. Castlewellan Castle and Lake
3. The Peace Maze, Castlewellan
4. Tollymore Forest Park
5. Castlewellan Castle Gardens
6. Murlough Nature Reserve

PERFECTLY PLACED

Site Layout & Location Map - not to scale



THE SCHOOL RUN

Annsborough Integrated Primary School.....	0.6 miles
St. Malachy's Primary School, Castlewellan	0.8 miles
Bunscoil Bheanna Boirche.....	1.0 miles
St. Malachy's High School, Castlewellan.....	1.2 miles
St. Mary's Primary School.....	4.9 miles

OUT & ABOUT

Town Centre	0.6 miles
Local Shops & Services.....	0.6 miles
Castlewellan Forest Park.....	0.7 miles
Murlough Nature Reserve	4.2 miles
Newcastle.....	4.8 miles



THE DRUMENA
4 BED DETACHED
1501 sq ft approx



THE CAIRN
4 BED DETACHED
1579 sq ft approx



THE ERIN
3&4 BED SEMI DETACHED
1395 sq ft approx



THE FRANCES
3 BED SEMI DETACHED
1269 sq ft approx



THE GOWAN
4 BED SEMI DETACHED
1520 sq ft approx



THE HAMILTON
3 BED DETACHED
1400 sq ft approx

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SITE No. 1

4 BEDROOM DETACHED FAMILY HOME

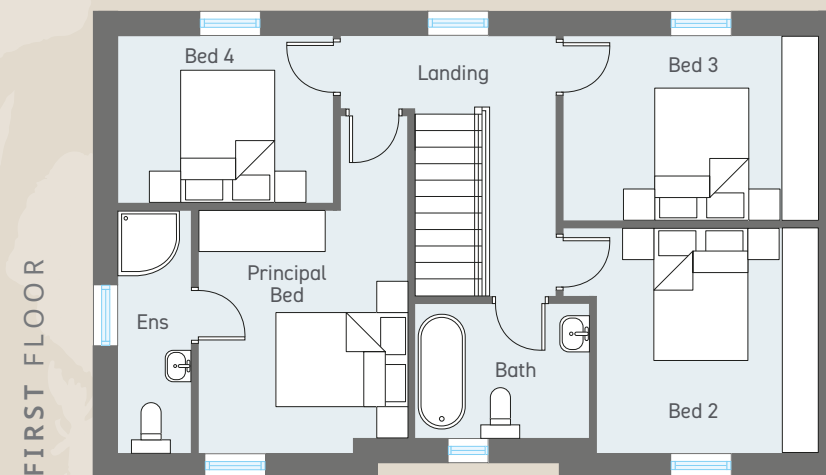
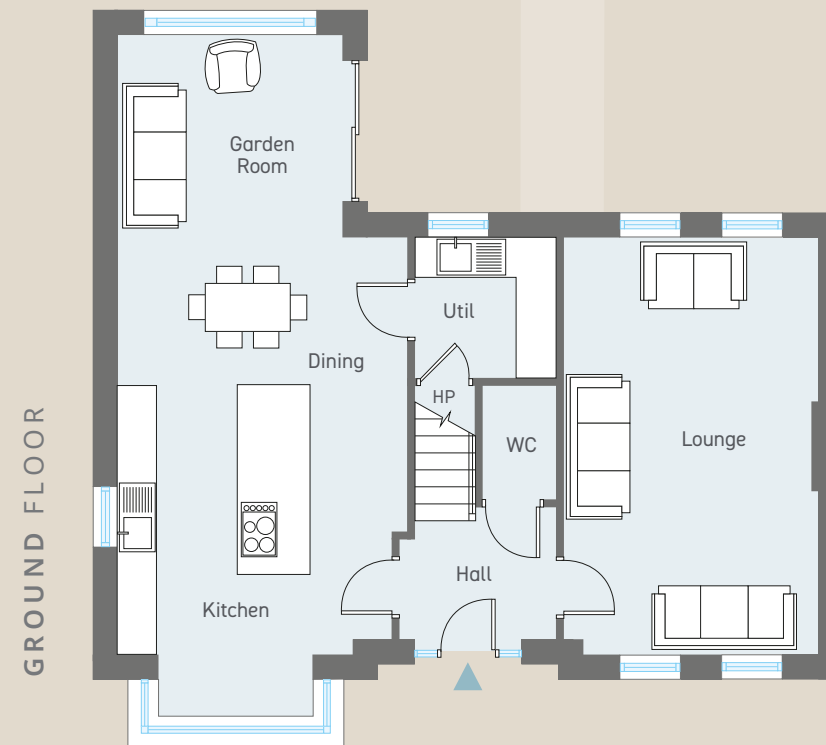
Total floor area: 1501 sq ft approx



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GROUND FLOOR

Entrance Hall with separate WC					
Lounge	ft	20'3" x 12'4"	m	6.20 x 3.79	
Kitchen Dining (plus bay)	ft	19'6" x 14'1"	m	5.96 x 4.30	
Garden Room	ft	10'10" x 9'10"	m	3.35 x 3.00	
Utility	ft	6'9" x 6'9"	m	2.10 x 2.10	

FIRST FLOOR

Principal Bedroom	ft	11'8" x 10'2"	m	3.61 x 3.10
Ensuite	ft	11'8" x 3'6"	m	3.61 x 1.10
Bedroom 2	ft	10'10" x 10'8"	m	3.35 x 3.30
Bedroom 3	ft	12'4" x 9'0"	m	3.79 x 2.75
Bedroom 4	ft	10'5" x 8'2"	m	3.20 x 2.49
Bathroom	ft	8'5" x 6'10"	m	2.59 x 2.13

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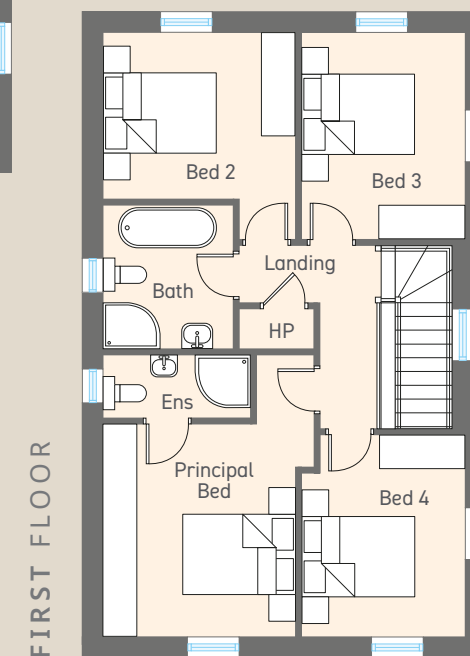
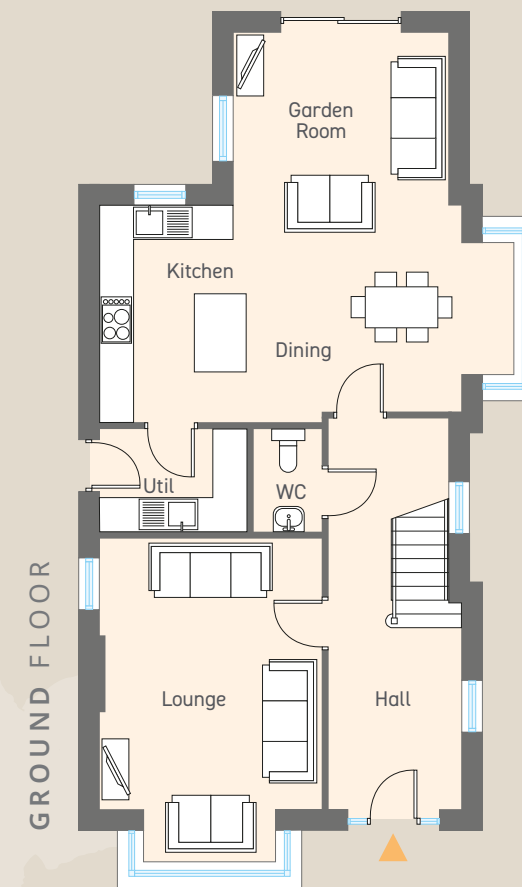
SITE No.
27

4 BEDROOM DETACHED FAMILY HOME
Total floor area: 1579 sq ft approx



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GROUND FLOOR

Entrance Hall with separate WC					
Lounge (plus bay)	ft	15'5" x 12'7"	m	4.71 x 3.87	
Kitchen Dining	ft	20'6" x 12'7"	m	6.29 x 3.88	
Garden Room	ft	12'3" x 8'7"	m	3.75 x 2.65	
Utility	ft	8'4" x 5'6"	m	2.57 x 1.70	

FIRST FLOOR

Principal Bedroom	ft	12'2" x 10'10"	m	3.70 x 3.35	
Ensuite	ft	8'4" x 3'6"	m	2.57 x 1.10	
Bedroom 2	ft	10'10" x 9'5"	m	3.35 x 2.90	
Bedroom 3	ft	11'8" x 9'4"	m	3.60 x 2.85	
Bedroom 4	ft	11'5" x 9'4"	m	3.51 x 2.85	
Bathroom	ft	8'2" x 7'5"	m	2.50 x 2.27	

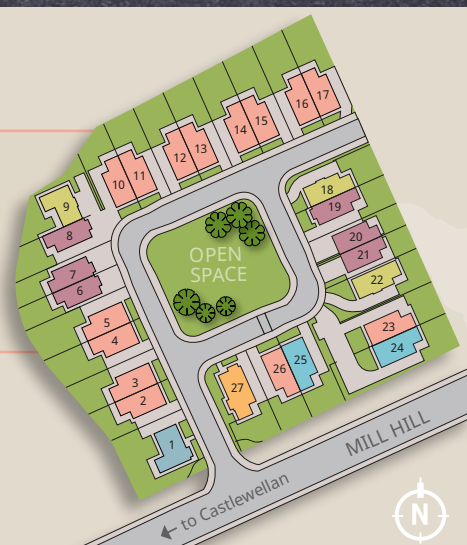
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SITE Nos.
2, 3, 4, 5, 10,
11, 12, 13, 14,
15, 16 & 17

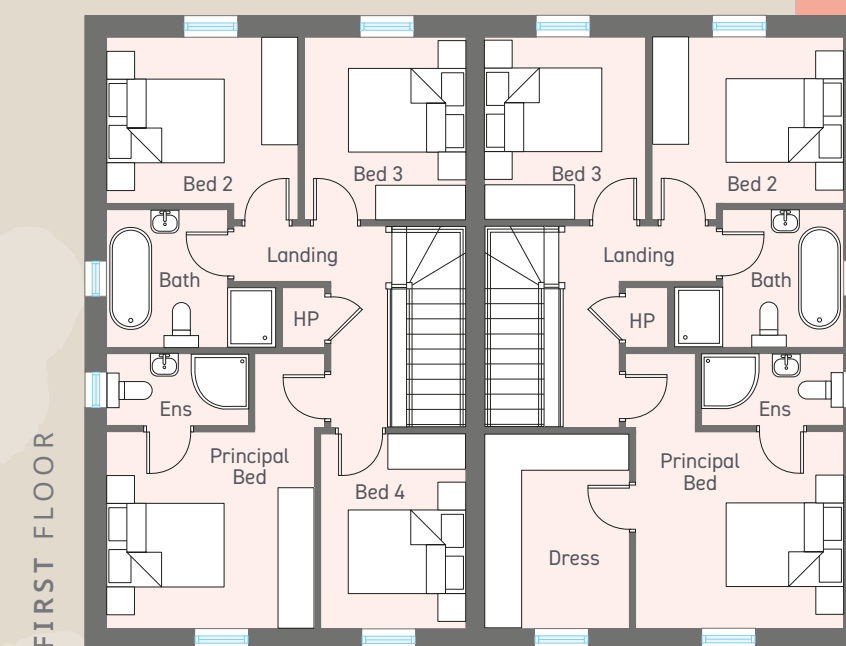
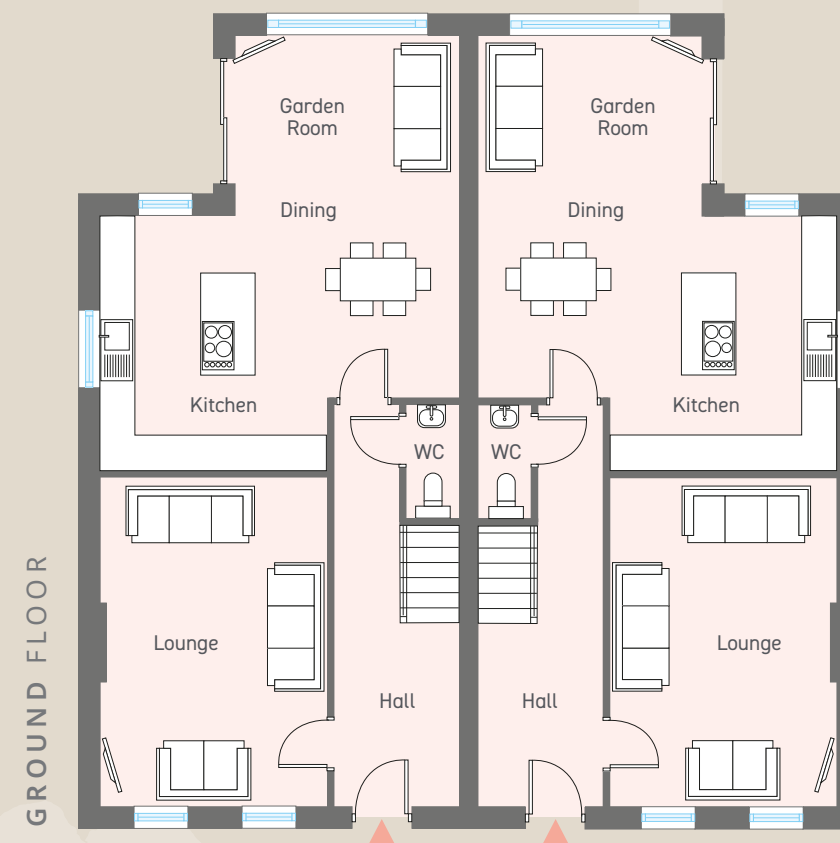
3&4 BEDROOM SEMI DETACHED FAMILY HOME
Total floor area: 1395 sq ft approx



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GROUND FLOOR

Entrance Hall with separate WC					
Lounge	ft	18'1" x 12'5"	m	5.50 x 3.80	
Kitchen Dining	ft	19'7" x 13'10"	m	6.00 x 4.26	
Garden Room	ft	12'3" x 8'7"	m	3.75 x 2.65	

FIRST FLOOR

Principal Bedroom	ft	11'4" x 10'8"	m	3.47 x 3.28	
Ensuite	ft	8'1" x 3'9"	m	2.47 x 1.20	
Bedroom 2	ft	10'5" x 9'1"	m	3.20 x 2.77	
Bedroom 3	ft	9'1" x 8'9"	m	2.77 x 2.70	
Bedroom 4 or Dressing	ft	10'7" x 7'9"	m	3.25 x 2.42	
Bathroom	ft	7'5" x 6'6"	m	2.30 x 2.02	

The Erin is available with a 3 or 4 bedroom option - subject to stage of construction

Site layout is not to scale. Floor plans are not to scale

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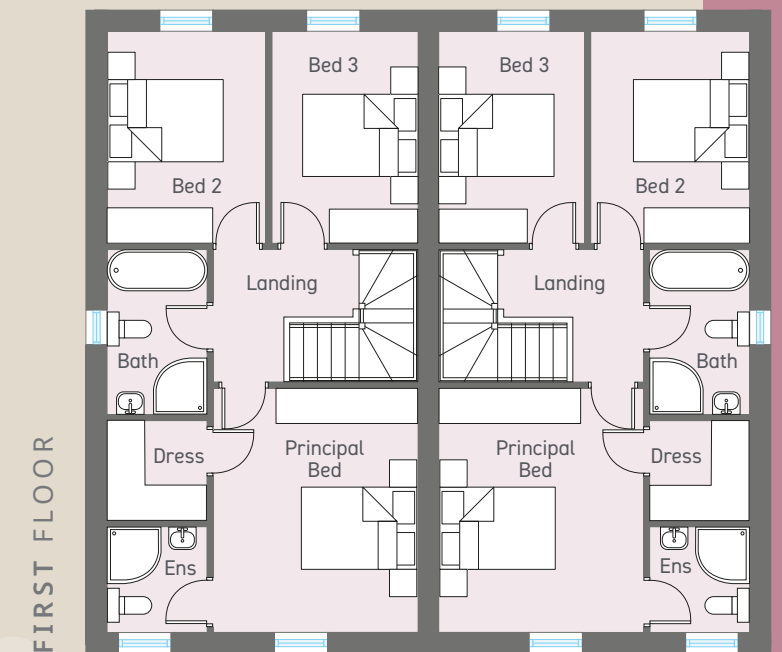
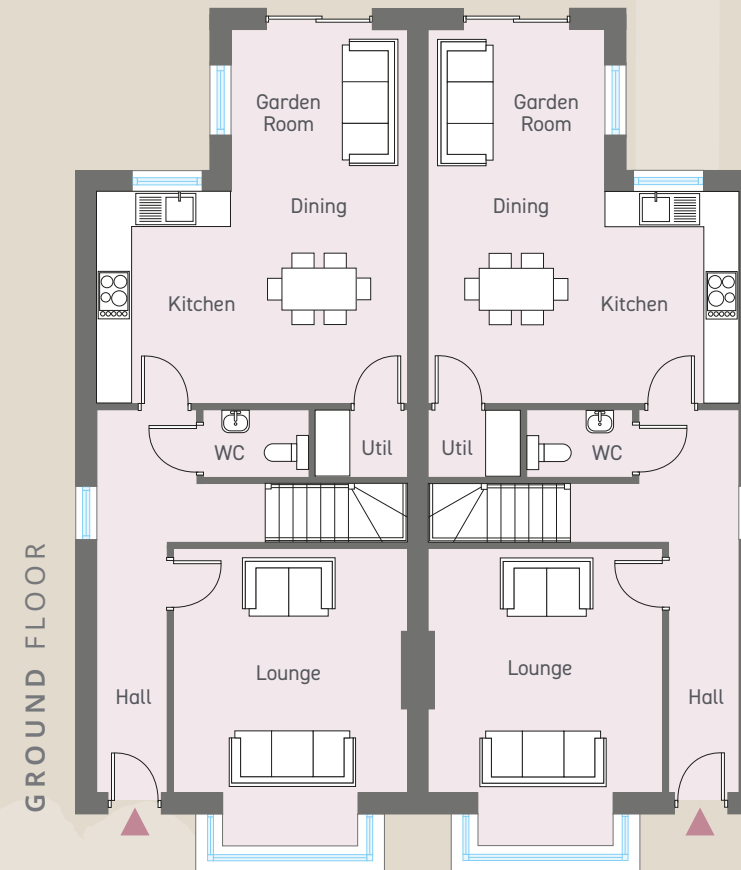
SITE Nos.
6 & 7

3 BEDROOM SEMI DETACHED FAMILY HOME
Total floor area: 1269 sq ft approx



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GROUND FLOOR

Entrance Hall with separate WC					
Lounge (plus bay)	ft	13'6" x 13'0"	m	4.15	x 3.97
Kitchen Dining	ft	17'3" x 11'6"	m	5.27	x 3.55
Garden Room	ft	9'10" x 6'4"	m	3.00	x 1.95
Utility	ft	5'2" x 4'1"	m	1.57	x 1.25

FIRST FLOOR

Principal Bedroom	ft	13'6" x 11'7"	m	4.15	x 3.57
Ensuite	ft	5'9" x 5'6"	m	1.80	x 1.70
Dressing Room	ft	5'6" x 5'6"	m	1.70	x 1.70
Bedroom 2	ft	11'8" x 8'9"	m	3.60	x 2.70
Bedroom 3	ft	11'8" x 8'5"	m	3.60	x 2.59
Bathroom	ft	9'2" x 5'6"	m	2.80	x 1.70

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Photographs are from the Linen Hall Show Home

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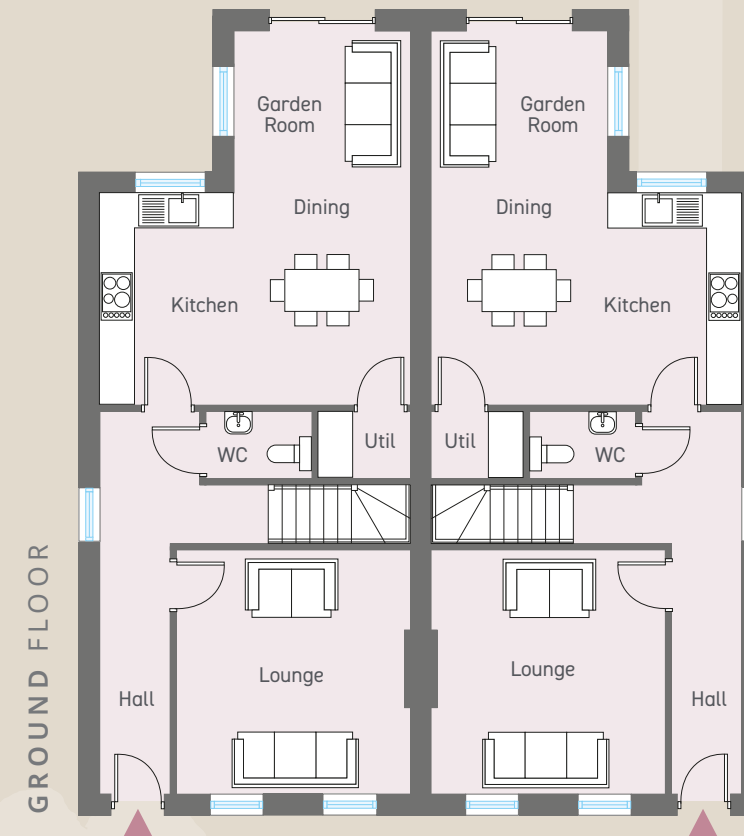
SITE Nos.
20 & 21

3 BEDROOM SEMI DETACHED FAMILY HOME
Total floor area: 1264 sq ft approx



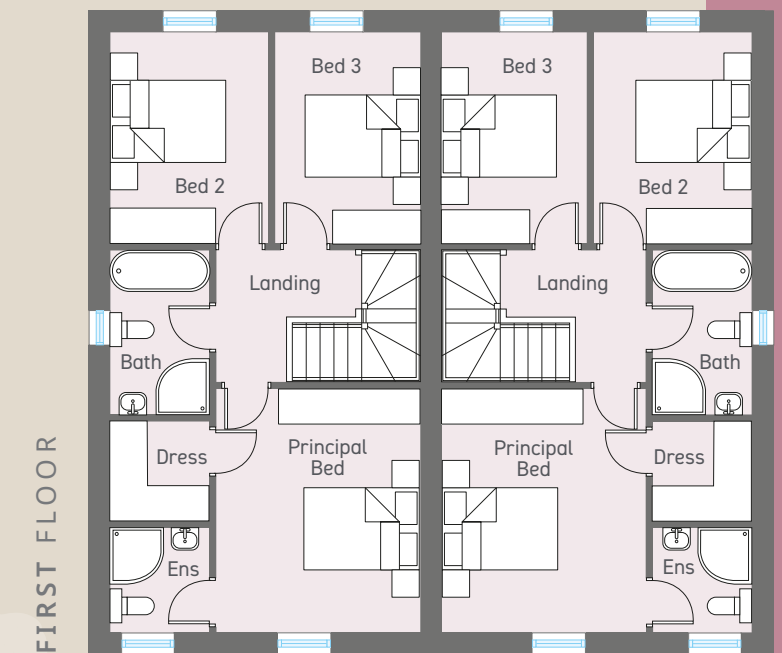
CGI shown for illustration purposes only

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GROUND FLOOR

Entrance Hall with separate WC					
Lounge	ft	13'6" x 13'0"	m	4.15 x 3.97	
Kitchen Dining	ft	17'3" x 11'6"	m	5.27 x 3.55	
Garden Room	ft	9'10" x 6'4"	m	3.00 x 1.95	
Utility	ft	5'2" x 4'1"	m	1.57 x 1.25	



FIRST FLOOR

Principal Bedroom	ft	13'6" x 11'7"	m	4.15 x 3.57	
Ensuite	ft	5'9" x 5'6"	m	1.80 x 1.70	
Dressing Room	ft	5'6" x 5'6"	m	1.70 x 1.70	
Bedroom 2	ft	11'8" x 8'9"	m	3.60 x 2.70	
Bedroom 3	ft	11'8" x 8'5"	m	3.60 x 2.59	
Bathroom	ft	9'2" x 5'6"	m	2.80 x 1.70	

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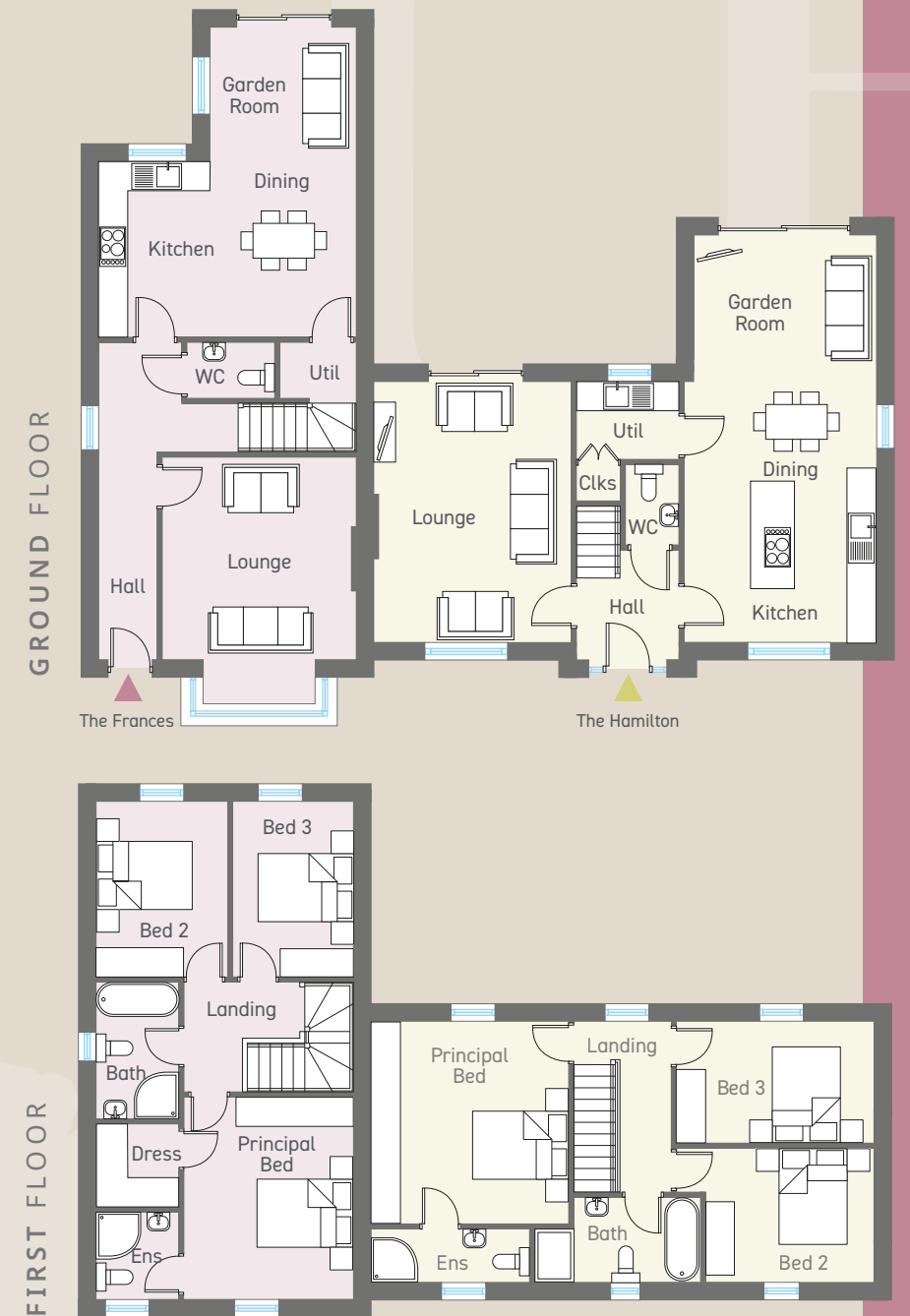
SITE Nos.
8 & 9

3 BEDROOM SEMI DETACHED FAMILY HOME
The Frances (F2): Total floor area: 1269 sq ft approx
The Hamilton (H1): Total floor area: 1315 sq ft approx



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GROUND FLOOR - The Frances (site 8)

Entrance Hall with separate WC					
Lounge (plus bay)	ft	13'6" x 13'0"	m	4.15 x 3.97	
Kitchen Dining	ft	17'3" x 11'6"	m	5.27 x 3.55	
Garden Room	ft	9'10" x 6'4"	m	3.00 x 1.95	
Utility	ft	5'2" x 4'1"	m	1.57 x 1.25	

FIRST FLOOR

Principal Bedroom	ft	13'6" x 11'7"	m	4.15 x 3.57	
Ensuite	ft	5'9" x 5'6"	m	1.80 x 1.70	
Dressing Room	ft	5'6" x 5'6"	m	1.70 x 1.70	
Bedroom 2	ft	11'8" x 8'9"	m	3.60 x 2.70	
Bedroom 3	ft	11'8" x 8'5"	m	3.60 x 2.59	
Bathroom	ft	9'2" x 5'6"	m	2.80 x 1.70	

GROUND FLOOR - The Hamilton (site 9)

Entrance Hall with separate WC					
Lounge	ft	17'6" x 13'3"	m	5.35 x 4.05	
Kitchen Dining	ft	17'6" x 12'10"	m	5.35 x 3.95	
Garden Room	ft	12'3" x 8'7"	m	3.75 x 2.65	
Utility	ft	6'9" x 6'9"	m	2.10 x 2.10	

FIRST FLOOR

Principal Bedroom	ft	13'6" x 13'3"	m	4.15 x 4.05	
Ensuite	ft	10'7" x 3'6"	m	3.25 x 1.10	
Bedroom 2	ft	11'3" x 9'0"	m	3.45 x 2.75	
Bedroom 3	ft	13'3" x 8'2"	m	4.05 x 2.50	
Bathroom	ft	8'5" x 5'8"	m	2.60 x 1.75	

Site layout is not to scale. Floor plans are not to scale

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SITE No. 23, 24, 25 & 26

4 BEDROOM SEMI DETACHED FAMILY HOME

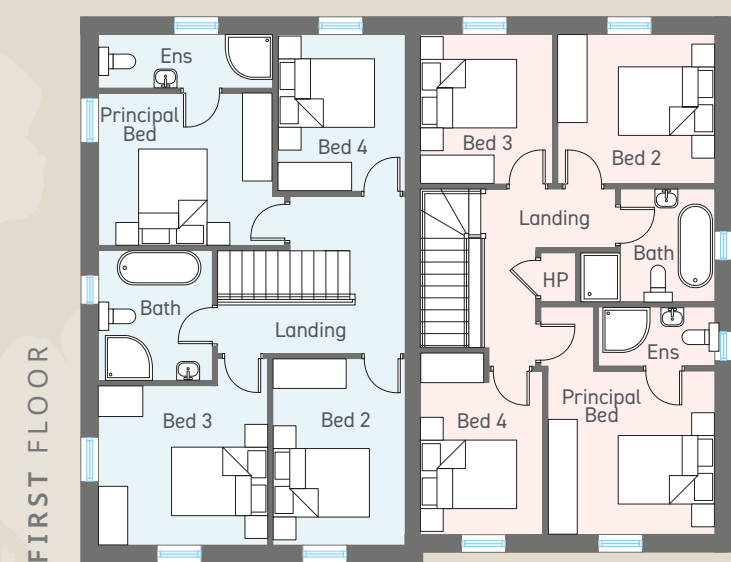
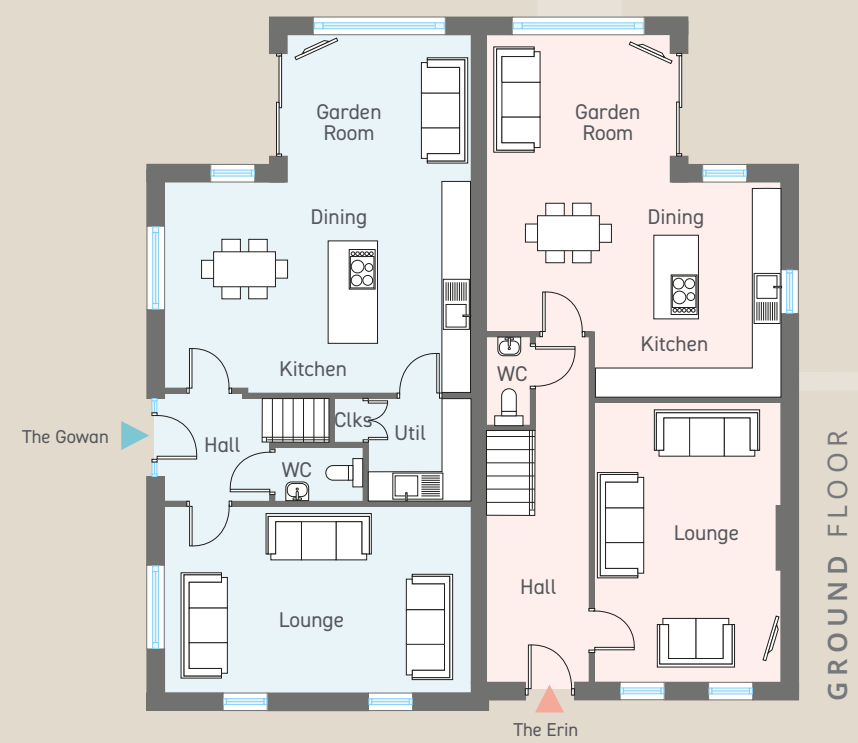
The ERIN (E1): Total floor area: 1436 sq ft approx

The GOWAN (G): Total floor area: 1520 sq ft approx



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GROUND FLOOR - The Gowan (site 25)

Entrance Hall with separate WC				
Lounge	ft	20'5" x 12'5"	m	6.25 x 3.80
Kitchen Dining	ft	13'8" x 20'5"	m	4.20 x 6.25
Garden Room	ft	12'3" x 8'7"	m	3.75 x 2.65
Utility	ft	7'2" x 6'3"	m	2.20 x 1.90

FIRST FLOOR

Principal Bedroom	ft	11'6" x 10'2"	m	3.55 x 3.10
Ensuite	ft	11'6" x 3'6"	m	3.55 x 1.10
Bedroom 2	ft	12'3" x 8'9"	m	3.75 x 2.70
Bedroom 3	ft	11'3" x 10'7"	m	3.45 x 3.25
Bedroom 4	ft	10'0" x 8'5"	m	3.05 x 2.60
Bathroom	ft	8'7" x 7'8"	m	2.65 x 2.35

GROUND FLOOR - The Erin (site 26)

Entrance Hall with separate WC				
Lounge	ft	18'7" x 12'5"	m	5.70 x 3.80
Kitchen Dining	ft	19'7" x 14'4"	m	6.00 x 4.38
Garden Room	ft	12'3" x 8'7"	m	3.75 x 2.65

FIRST FLOOR

Principal Bedroom	ft	11'2" x 10'9"	m	3.40 x 3.33
Ensuite	ft	8'1" x 3'9"	m	2.47 x 1.20
Bedroom 2	ft	10'5" x 10'0"	m	3.20 x 3.05
Bedroom 3	ft	10'0" x 8'9"	m	3.05 x 2.70
Bedroom 4	ft	10'9" x 8'2"	m	3.33 x 2.50
Bathroom	ft	8'10" x 7'5"	m	2.72 x 2.30

Note: Sites 23 and 24 are handed versions of these plans and CGIs

Site layout is not to scale. Floor plans are not to scale

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SITE No.
22

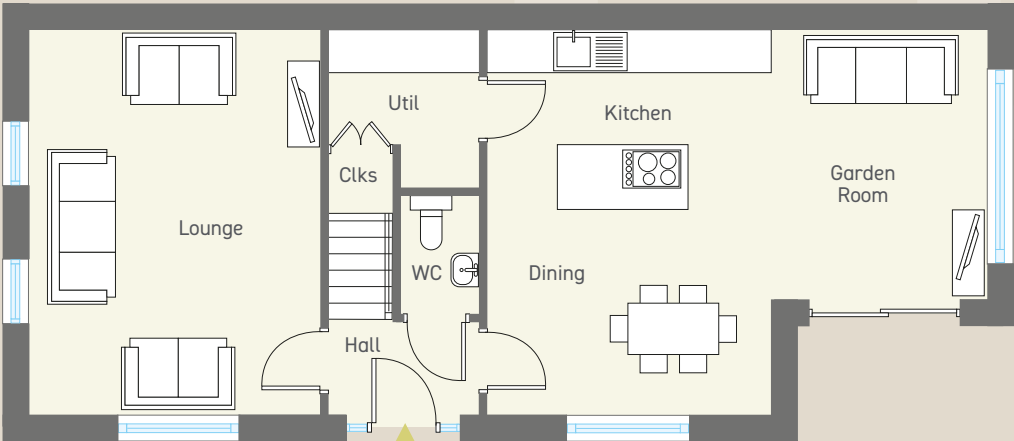
3 BEDROOM DETACHED FAMILY HOME
Total floor area: 1400 sq ft approx



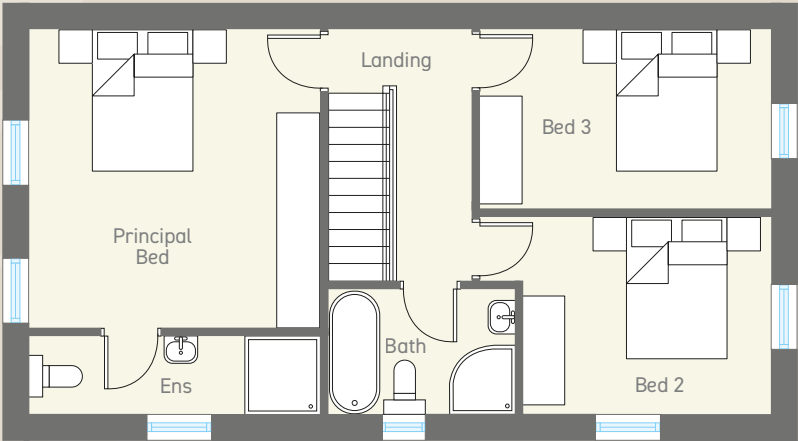
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GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Entrance Hall with separate WC				
Lounge	ft	19'4" x 13'3"	m	5.90 x 4.05
Kitchen Dining	ft	19'4" x 13'3"	m	5.90 x 4.05
Garden Room	ft	12'3" x 8'7"	m	3.75 x 2.65
Utility	ft	6'9" x 6'9"	m	2.10 x 2.10

FIRST FLOOR

Principal Bedroom	ft	15'1" x 13'3"	m	4.60 x 4.05
Ensuite	ft	13'3" x 3'10"	m	4.05 x 1.20
Bedroom 2 (max)	ft	13'3" x 9'8"	m	4.05 x 2.75
Bedroom 3	ft	13'3" x 9'4"	m	4.05 x 2.85
Bathroom	ft	8'3" x 5'10"	m	2.50 x 1.80

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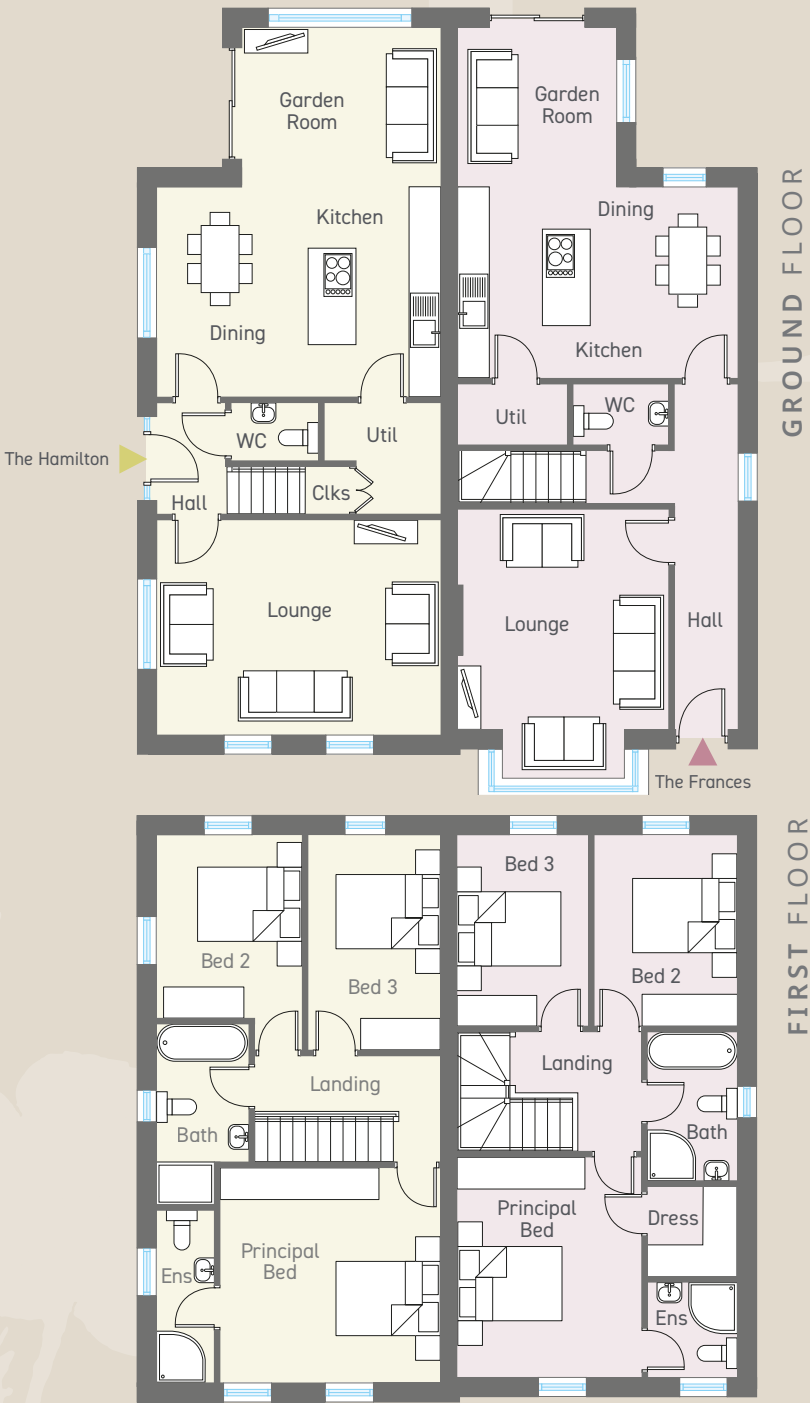
SITE Nos.
18 & 19

3 BEDROOM SEMI DETACHED FAMILY HOME
The HAMILTON (H): Total floor area: 1400 sq ft approx
The FRANCES (F1): Total floor area: 1227 sq ft approx



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GROUND FLOOR - The Hamilton (site 18)

Entrance Hall with separate WC					
Lounge	ft	19'4" x 13'3"	m	5.90	x 4.05
Kitchen Dining	ft	19'4" x 13'3"	m	5.90	x 4.05
Garden Room	ft	12'3" x 8'7"	m	3.75	x 2.65
Utility	ft	6'9" x 6'9"	m	2.10	x 2.10

FIRST FLOOR

Principal Bedroom	ft	15'1" x 13'3"	m	4.60	x 4.05
Ensuite	ft	13'3" x 3'10"	m	4.05	x 1.20
Bedroom 2 (max)	ft	13'3" x 9'8"	m	4.05	x 2.75
Bedroom 3	ft	13'3" x 9'4"	m	4.05	x 2.85
Bathroom	ft	8'3" x 5'10"	m	2.50	x 1.80

GROUND FLOOR - The Frances (site 19)

Entrance Hall with separate WC					
Lounge (plus bay)	ft	13'6" x 13'0"	m	4.15	x 3.97
Kitchen Dining	ft	17'3" x 11'6"	m	5.27	x 3.55
Garden Room	ft	9'10" x 6'4"	m	3.00	x 1.95
Utility	ft	5'2" x 4'1"	m	1.57	x 1.25

FIRST FLOOR

Principal Bedroom	ft	13'6" x 11'7"	m	4.15	x 3.57
Ensuite	ft	5'9" x 5'6"	m	1.80	x 1.70
Dressing Room	ft	5'6" x 5'6"	m	1.70	x 1.70
Bedroom 2	ft	11'8" x 8'9"	m	3.60	x 2.70
Bedroom 3	ft	11'8" x 8'5"	m	3.60	x 2.59
Bathroom	ft	9'2" x 5'6"	m	2.80	x 1.70

TOUCHES OF QUALITY

KITCHEN & UTILITY

- Impressive high quality fitted kitchen with choice of door colours and finishes
- Integrated hob, oven, extractor hood, fridge freezer and dishwasher
- Utility room plumbed for washing machine and tumble dryer
- Integrated combined washer/dryer in The Erin

BATHROOM, ENSUITE & WC

- Contemporary white sanitary ware with chrome fittings
- Chrome heated towel radiators
- Neptune leak free shower enclosure and half wall tiling around bath
- Neptune leak free shower enclosure to ensuite and tiled splashback to sink
- Thermostatically controlled shower to bathroom and ensuite

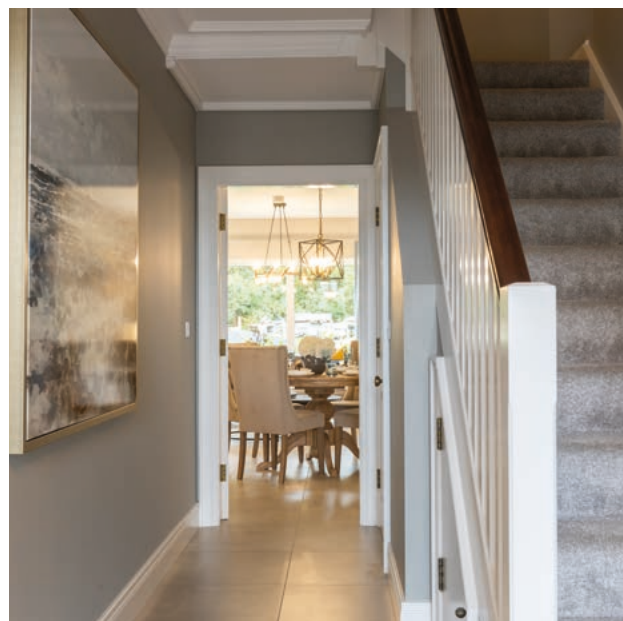
DECORATION

- Panelled oak internal doors
- Deep moulded 6 inch skirting boards and 4 inch architraves, painted white
- Oak hand rails
- Gazco LED electric fire
- Walls and ceilings base-coated throughout

FLOOR COVERINGS

- Choice of floor tiling to hall, kitchen, bathroom and ensuite
- Choice of luxury carpet to reception rooms, bedrooms, stairs and landing





EXTERNAL FINISHES

- High quality composite front doors with 5 point locking system
- Future proof fully insulated 90mm double glazed windows in uPVC frames
- Double glazed patio doors
- Outside water tap
- Front and rear gardens seeded
- Extensive landscaping, hedging and railings throughout the site
- Quality square set and block paviors and garden paths and patio areas
- Tarmac driveways
- Timber fencing and hedging to rear boundary (where applicable)

HEATING

- Gas fired central heating with energy efficient boiler
- High output thermostatically controlled radiators
- Extremely energy efficient wall and roof space insulation
- Pressurised water system

ELECTRICAL

- Wired for intruder alarm
- Mains operated smoke detectors
- Recessed down lighters to kitchen, bathroom, utility and ensuite
- Generous provision of electrical points including wiring for satellite TV
- TV points with CAT 6 cabling to all rooms
- Fibre high speed broadband available on completion

WARRANTY

- NHBC 10 year warranty



Developer



Joint Selling Agents



028 9066 8888
simonbrien.com



0345 222 1100
propertydirections.com

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