



Blackthorn Manor

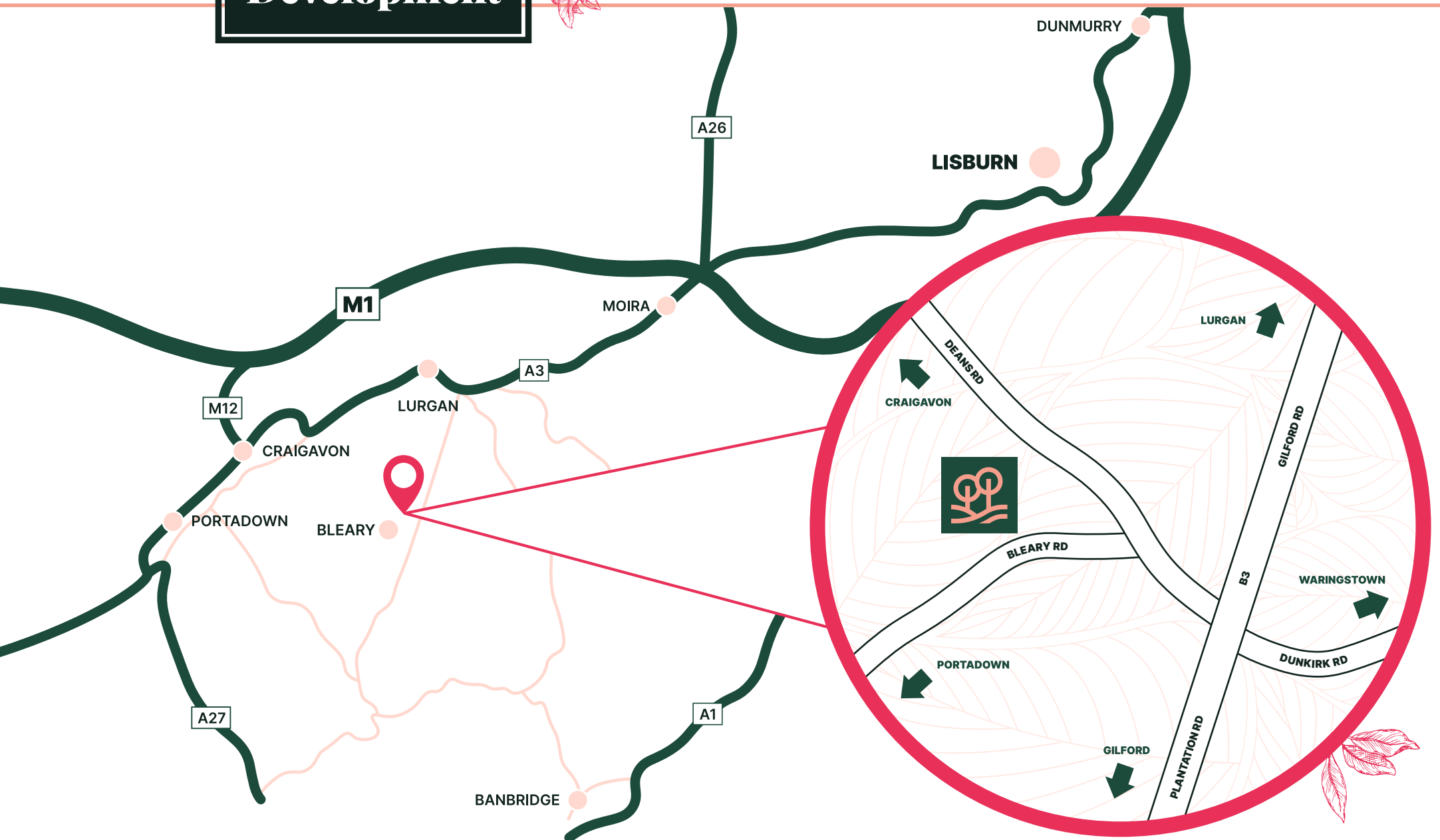
B L E A R Y

A DEVELOPMENT BY

**JH PRICE
& SONS**
QUALITY FAMILY HOMES



The Development



A STUNNING COLLECTION OF

Semi-detached & Detached Homes

Location

Set in the peace and tranquillity of beautiful County Down townland, Blackthorn Manor is less than 30 minutes from Lisburn and only 35 minutes from the centre of Belfast. This location provides the perfect opportunity to enjoy the richness of country living whilst only being a short commute away.

Welcome to **Blackthorn Manor** - a new development of distinguished detached and semi-detached homes nestled in the beautiful County Down countryside. Borrowing its name from the abundance of the local luscious shrubs, Blackthorn Manor promises to enhance this already stunning locality.

The friendly village of Bleary features its own primary school, community centre, local churches and coffee shops, making it the perfect location for those wishing to commute to Belfast, Lisburn or the surrounding towns.

This collection of new homes offers home buyers a choice of six exceptional house types that each exude style and quality. Each property is designed to reflect the needs of modern family living with spacious room layouts, considered floor plans and a meticulous attention to detail that is the hallmark of every JH Price & Sons home.

The collection includes a choice of render or brick finish. The house types also offer a spacious sunroom, perfect for that extra bit of living space, as well as a garage as standard.



1919sq ft

4 BEDROOM DETACHED

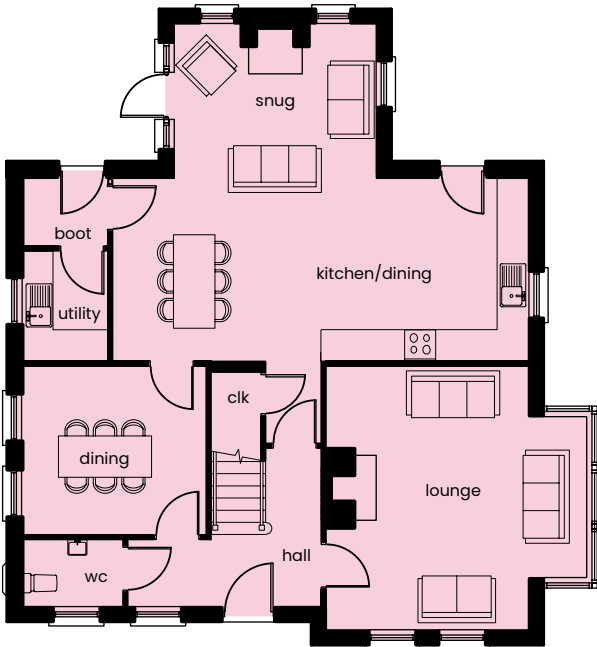
Ground Floor

Room	m	ft
Lounge	3.8 × 5.0	12'8" × 16'7"
Kitchen / Family	7.9 × 6.5	30'8" × 21'4"
Dining	3.5 × 3.2	11'7" × 10'7"
Utility	1.6 × 2.1	5'5" × 6'11"

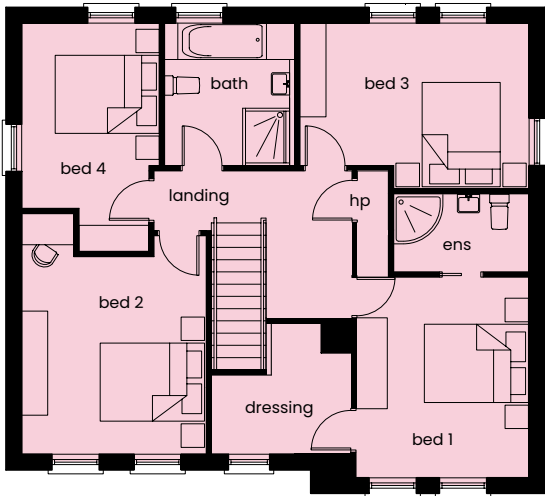
First Floor

Room	m	ft
Bedroom 1	3.3 × 3.8	10'10" × 12'7"
Dressing	2.6 × 2.5	9'9" × 8'3"
Bedroom 2	3.5 × 4.6	11'7" × 15'1"
Bedroom 3	4.4 × 3.1	14'4" × 10'5"
Bedroom 4	2.6 × 3.5	8'7" × 11'7"
Bathroom	2.5 × 2.7	8'2" × 8'11"
Ensuite	2.6 × 1.5	8'6" × 4'11"

Ground Floor



First Floor



LB 4

The Foyle



1778 sq ft
4 BEDROOM DETACHED

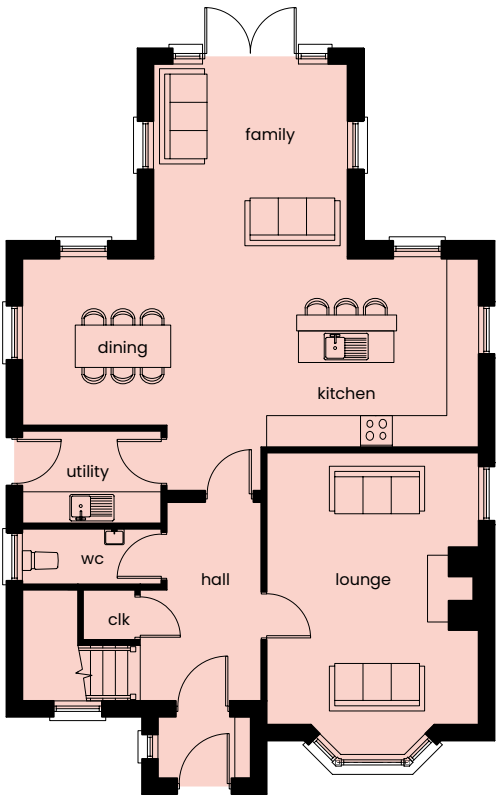
Ground Floor

Room	m	ft
Lounge	4.0 × 5.1	13'1" × 16'9"
Kitchen / Dining / Family	8.6 × 7.2	28'2" × 23'8"
Utility	2.6 × 1.7	8'7" × 5'9"

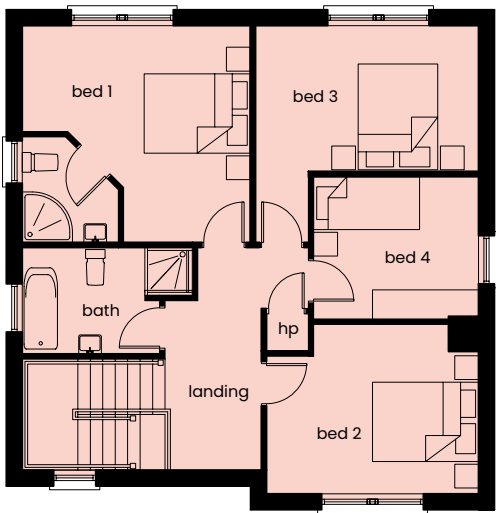
First Floor

Room	m	ft
Bedroom 1	4.0 × 4.3	13'4" × 14'1"
Bedroom 2	4.0 × 3.2	13'1" × 10'5"
Bedroom 3	4.2 × 4.0	13'9" × 13'4"
Bedroom 4	3.1 × 2.6	10'2" × 8'9"
Bathroom	3.2 × 2.0	10'6" × 6'6"
Ensuite	1.8 × 1.9	5'9" × 6'6"

Ground Floor



First Floor



LB7

The Roe



1637 sq ft
4 BEDROOM DETACHED

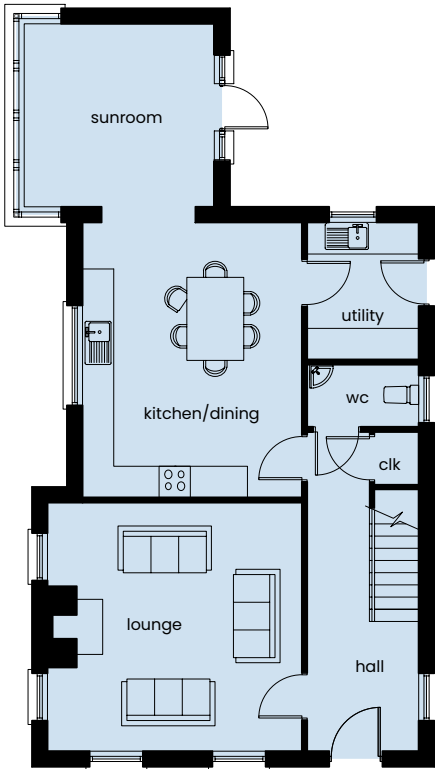
Ground Floor

Room	m	ft
Lounge	4.9 × 4.7	16'0" × 15'8"
Kitchen / Dining	4.2 × 5.3	13'10" × 17'4"
Sunroom	3.6 × 3.5	12'0" × 11'6"
Utility	2.1 × 2.6	7'0" × 8'8"

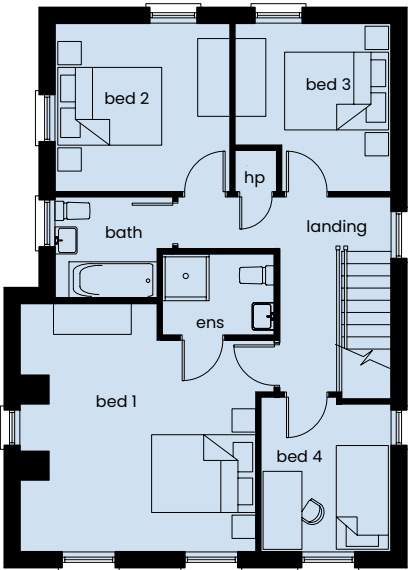
First Floor

Room	m	ft
Bedroom 1	4.5 × 4.7	14'10" × 15'8"
Bedroom 2	3.3 × 3.2	11'0" × 10'7"
Bedroom 3	3.0 × 3.2	9'10" × 10'7"
Bedroom 4	2.5 × 2.8	8'2" × 9'4"
Bathroom	1.9 × 1.9	6'5" × 6'4"
Ensuite	2.1 × 1.5	6'8" × 4'9"

Ground Floor



First Floor



LB2

The Blackwater



1630 sq ft
4 BEDROOM DETACHED

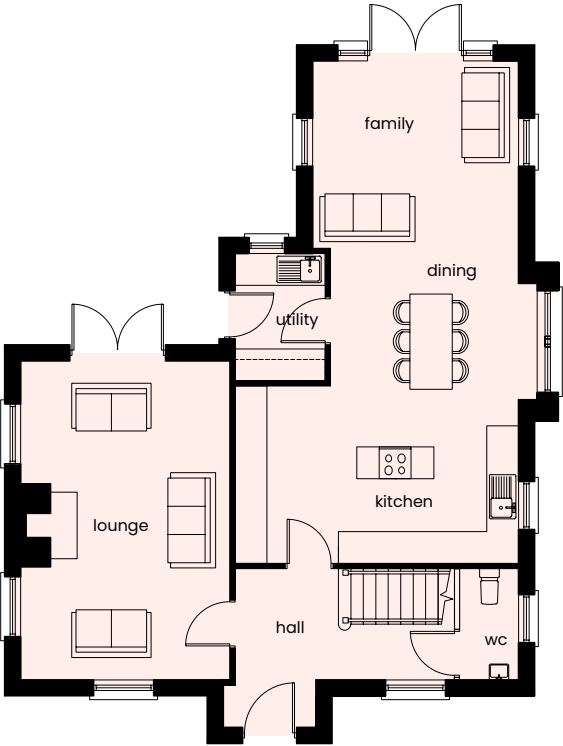
Ground Floor

Room	m	ft
Lounge	3.9 × 6.0	12'11" x 19'8"
Kitchen / Dining / Family	5.3 × 9.4	17'6" x 31'1"
Utility	1.7 × 2.4	5'7" x 7'10"

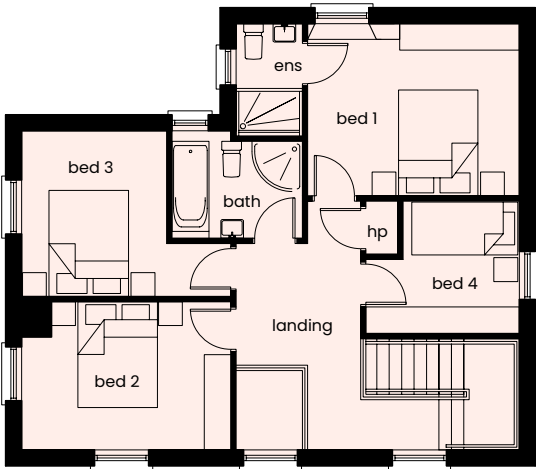
First Floor

Room	m	ft
Bedroom 1	4.0 × 3.2	13'2" x 10'7"
Bedroom 2	3.9 × 2.8	12'11" x 9'2"
Bedroom 3	2.7 × 3.1	8'11" x 10'3"
Bedroom 4	2.9 × 2.5	9'6" x 8'2"
Bathroom	2.4 × 2.0	8'1" x 6'7"
Ensuite	1.2 × 2.1	4'1" x 6'11"

Ground Floor



First Floor





1558 sq ft
4 BEDROOM DETACHED

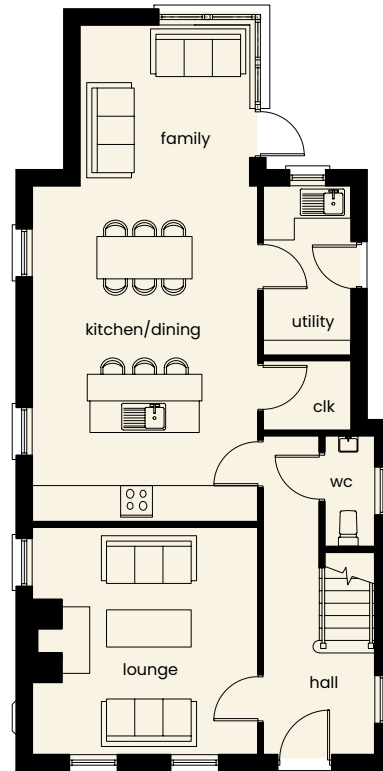
Ground Floor

Room	m	ft
Lounge	4.2 × 4.3	13'11" x 14'1"
Kitchen / Dining / Family	4.2 × 9.3	13'11" x 30'8"
Utility	1.6 × 3.2	5'5" x 10'6"

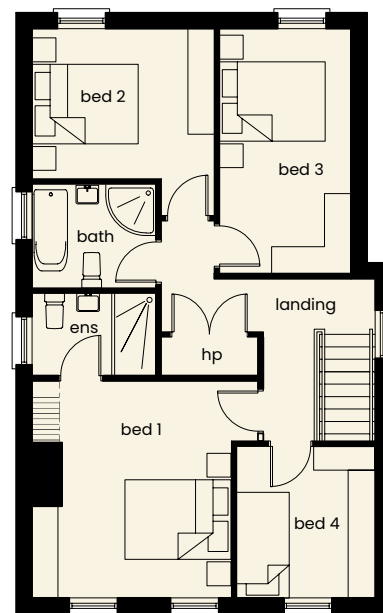
First Floor

Room	m	ft
Bedroom 1	3.7 × 4.1	12'4" x 13'5"
Bedroom 2	3.4 × 2.8	11'3" x 9'3"
Bedroom 3	2.4 × 4.6	8'2" x 15'1"
Bedroom 4	2.6 × 2.5	8'6" x 8'2"
Bathroom	2.3 × 1.9	7'8" x 6'5"
Ensuite	2.3 × 1.5	7'8" x 5'1"

Ground Floor



First Floor



LB 6

The Mourne



1444 sq ft
3 BEDROOM SEMI-DETACHED

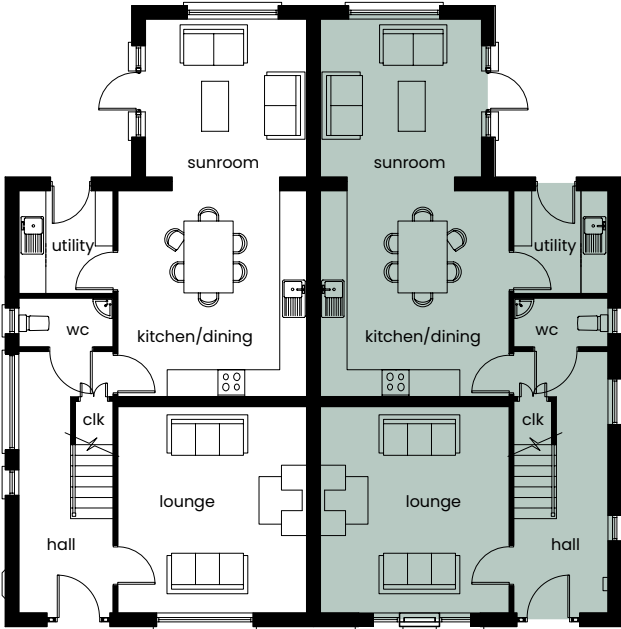
Ground Floor

Room	m	ft
Lounge	4.2 × 4.5	13'9" × 15'0"
Kitchen / Dining / Family	4.2 × 8.4	13'9" × 27'5"
Utility	2.1 × 2.2	6'10" × 7'2"

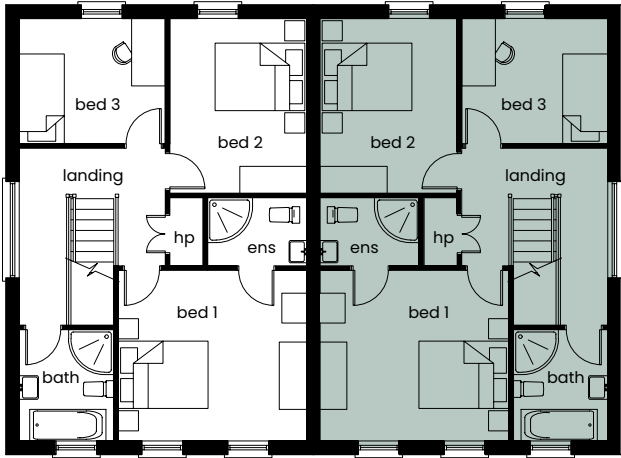
First Floor

Room	m	ft
Bedroom 1	4.2 × 3.7	13'9" × 12'5"
Bedroom 2	3.0 × 3.8	10'0" × 12'8"
Bedroom 3	3.2 × 2.7	10'7" × 9'1"
Bathroom	2.1 × 2.4	6'10" × 8'1"
Ensuite	2.2 × 1.5	7'3" × 4'11"

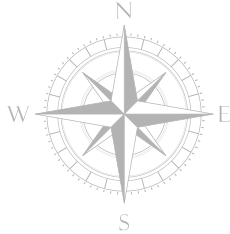
Ground Floor



First Floor



Site Plan



Key

- The Erne** (LB 5)
1919 sq ft Detached
- The Foyle** (LB 4)
1778 sq ft Detached
- The Roc** (LB 7)
1637 sq ft Detached
- The Blackwater** (LB 2)
1630 sq ft Detached
- The Bann** (LB 1)
1558 sq ft Detached
- The Mourne** (LB 6)
1444 sq ft Semi-detached*



The Spec



Quality customer service and after sales service are part of the company ethos and reputation of J H Price and Sons. Customers can be reassured of this by the fact that J H Price and Sons both own, and are developing the luxury Blackthorn Manor development, where attention to detail is paramount.

- Mix of brick or render finishes
- Pressurised oil fired central heating
- uPVC double glazed windows
- White panel interior doors
- Solid floors upstairs
- Staircase with Oak newel post and handrail, painted spindles
- Painted skirting and architraves
- Burglar alarm
- Cut roof structure for more attic storage
- Garage (double garage at site 1 & 2)
- Gardens leveled and sown
- Tarmac driveway
- Paved paths and patio
- 10 year NHBC warranty

Turnkey Finish

This specification is further enhanced by the following details in each home. Please note that kitchens, sanitary ware and fireplaces must be supplied by nominated suppliers.

- Choice of quality kitchen & utility room
- Contemporary sanitary ware to bathroom, en-suite and cloakroom
- Choice of fireplace
- Choice of floor tiling to kitchen, bathroom, utility and en-suite
- Carpets to remaining floors
- Choice of internal wall paint colour



SELLING AGENTS



028 9261 3100



028 3832 2244

A DEVELOPMENT BY



07590 421 415 or 07841 926 266

(NO SUNDAY CALLS)

jhpriceandsons.co.uk



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