



SCHOOLHOUSE

L A N E

BLACKCAVE, LARNE



SCHOOLHOUSE  
LANE

*WELCOME TO  
SCHOOLHOUSE LANE*

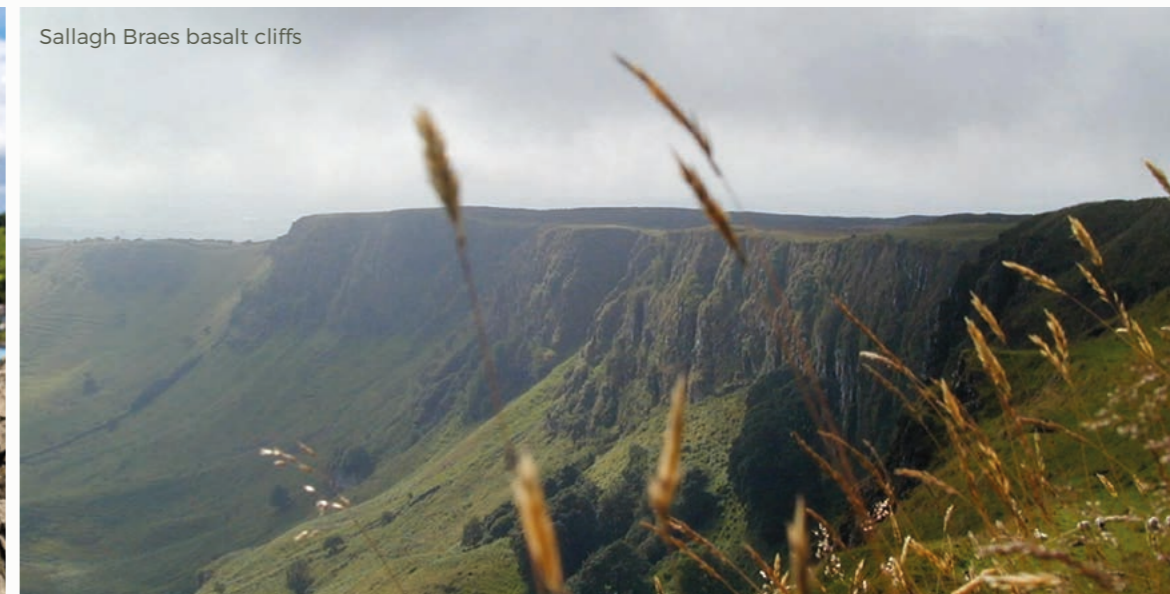
an exclusive development of  
contemporary, luxury family homes



## SCHOOLHOUSE LANE, A SUPERB LOCATION

Schoolhouse Lane's superb location offers year round, fantastic views of the scenic Antrim coastline and is literally 10 minutes from waves to hot shower. Regarded by many as one of Northern Ireland's most scenic drives, the Coast Road is ideal for walking, safe swimming and water sports for all abilities. Those who love the outdoors and natural beauty will be spoilt for choice from the fabulous Glens of Antrim to the stunning waterfall at Gleno. These beautiful homes are also only a short walk from Drains Bay beach and the award winning Carnfunnock Country Park.

Schoolhouse Lane presents the perfect combination of an idyllic semi-rural setting with modern living to suit a family's busy lifestyle. Minutes from Larne's thriving town centre, homeowners can enjoy an excellent range of shopping and local amenities as well as having a number of outstanding primary and secondary level schools on their doorstep. Lovers of good food are well catered for by a number of award-winning restaurants throughout the immediate locality including Olderfleet, Billy Andy's and the Dairy.





THE ARNOTT (A)



THE BARBICAN (B)



THE CLARKE (C)



THE CAIRN (C1)



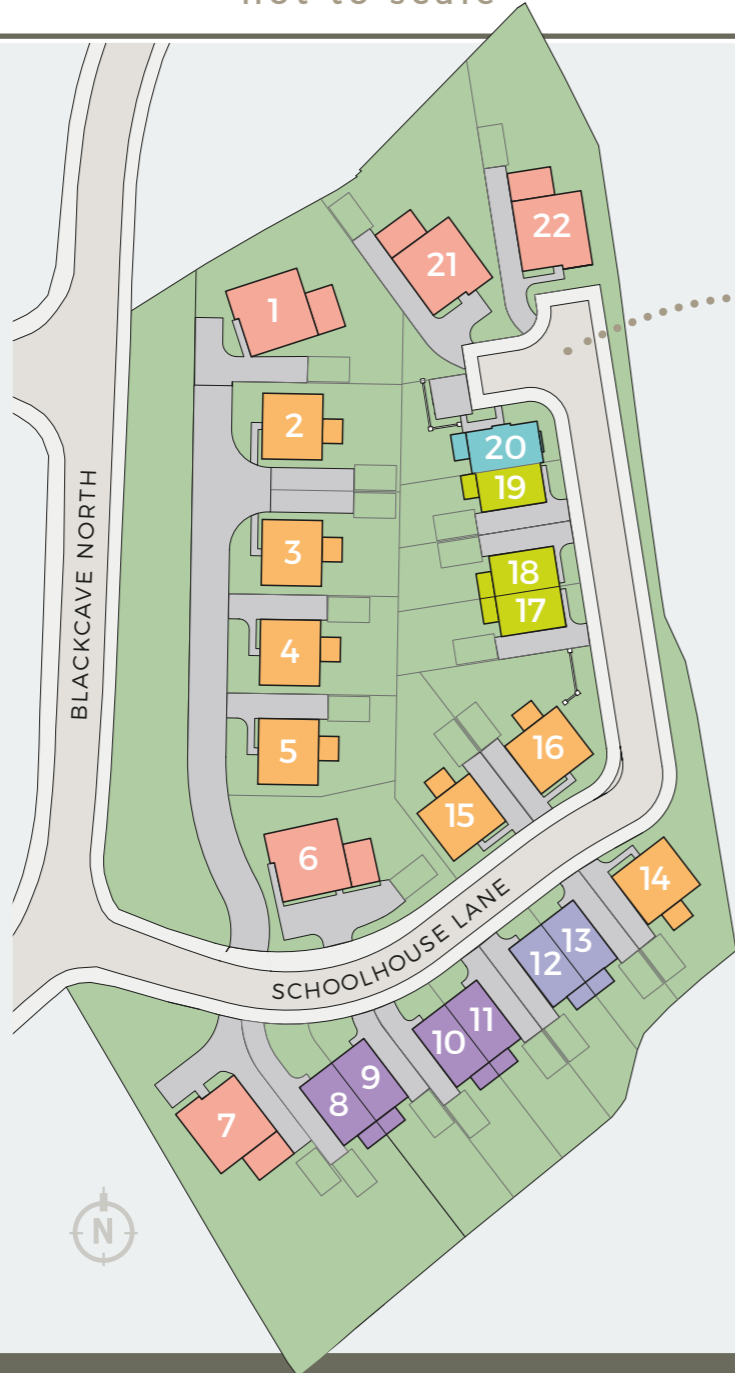
THE DRUMMAN (D)



THE DRUMMAN (D) and THE EARL (E)

## SITE LAYOUT

- not to scale -



## LOCATION MAP

- not to scale -



## CONNECTIONS

### WELL EDUCATED!

Linn Primary School	1.0 mile
Roddensvale PS	1.1 miles
Larne High School	1.1 miles
St Macnissi's PS	1.4 miles
Moyle PS	1.4 miles
St Anthony's Nursery	1.7 miles
St Anthony's PS	1.7 miles
Larne Grammar	1.7 miles

### OUT & ABOUT

Drains Bay Beach	1.0 mile
Carnfunnock Country Park	1.0 mile
Ballygally Beach	3.0 miles
Magheramourne	5.2 miles
Glenarm Castle	10.0 miles

### LEISURE

The Cliff Sports Centre	0.5 miles
Larne Football Club	1.9 miles
Cairndhu Golf Club	2.1 miles
Larne Leisure Centre	2.1 miles
East Antrim Boat Club	2.5 miles
Larne Rugby Club	2.6 miles

### RETAIL

Viking Lodge Spar	0.4 miles
Tesco Express	1.7 miles
Lidl	1.8 miles
Laharna Retail Park	1.8 miles
Asda Superstore	2.3 miles

### WINING & DINING

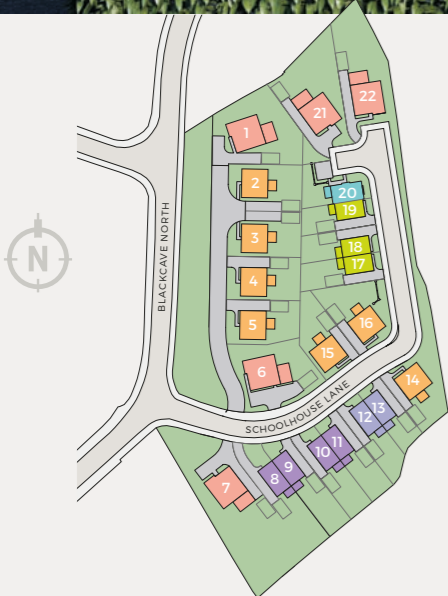
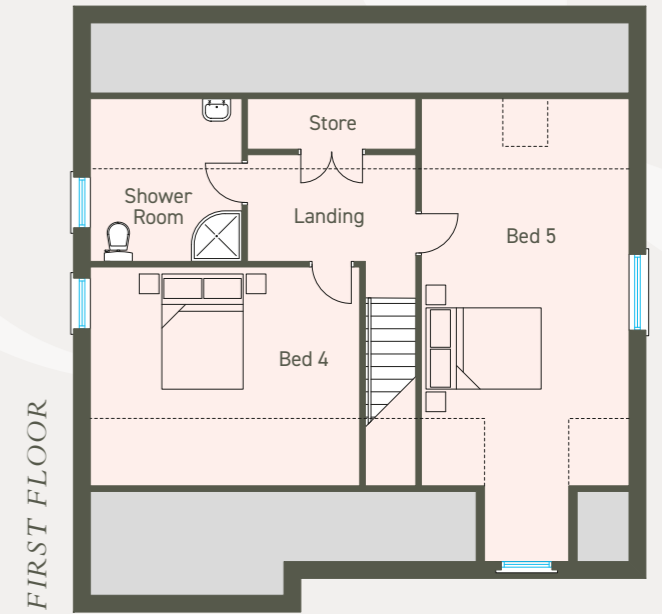
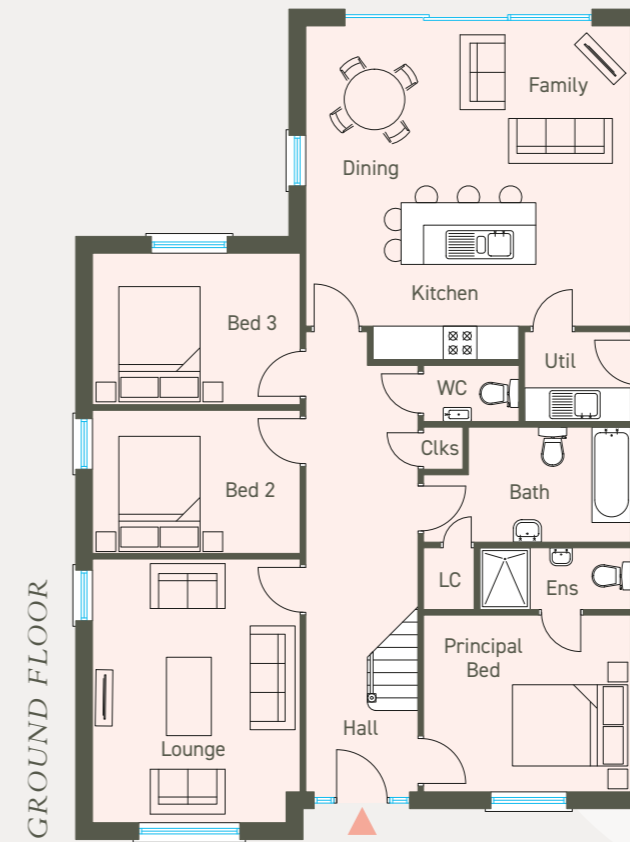
Ruby's Bar Restaurant	0.6 miles
Olderfleet Bar & Lounge	2.2 miles
The Curran Court Hotel	2.4 miles
Ballygally Castle Hotel	3.0 miles
Mattie's Meeting House	3.1 miles
The Dairy	5.1 miles
Billy Andy's	5.5 miles



# THE ARNOTT (A)



# THE ARNOTT (A) - Floor Plans



## 5 Bedroom Detached Family Home

Total Floor Area: 2000 sq ft approx.

All images are for illustration purposes only and may be subject to change  
Exterior finishes should be confirmed with the developer  
Site layout is not to scale

### GROUND FLOOR

Reception Hall with separate WC & Cloakroom								
Lounge	ft	15'5"	x	12'2"	m	4.70	x	3.70
Kitchen   Dining   Family	ft	19'1"	x	17'6"	m	5.80	x	5.35
Utility	ft	6'3"	x	5'3"	m	1.90	x	1.60
Principal Bedroom	ft	12'2"	x	10'4"	m	3.70	x	3.15
Ensuite	ft	8'9"	x	3'6"	m	2.70	x	1.10
Bedroom 2	ft	12'2"	x	8'4"	m	3.70	x	2.55
Bedroom 3	ft	12'2"	x	8'9"	m	3.70	x	2.70
Bathroom	ft	12'2"	x	6'8"	m	3.70	x	2.05

### FIRST FLOOR

Bedroom 4	ft	15'8"	x	12'8"	m	4.80	x	3.90
Bedroom 5	ft	22'7"	x	12'2"	m	6.90	x	3.70
Shower Room	ft	9'6"	x	8'9"	m	2.90	x	2.70

Dimensions are at widest points into eaves

Note: Selected sites will feature handed versions of these floor plans.  
Please check the orientation of your preferred site.

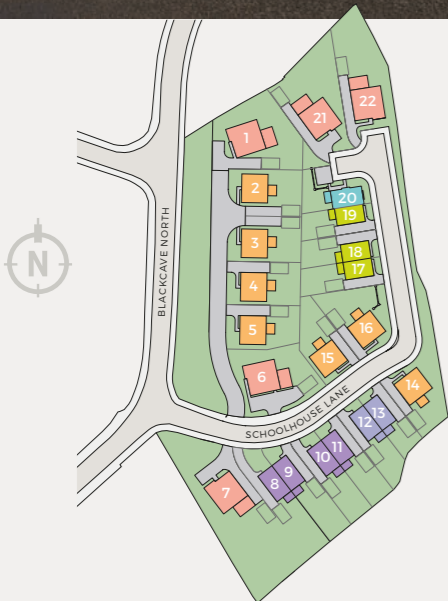
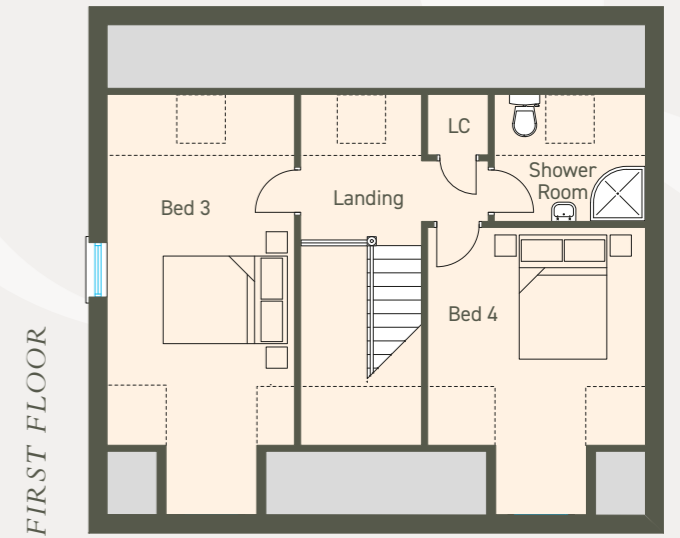
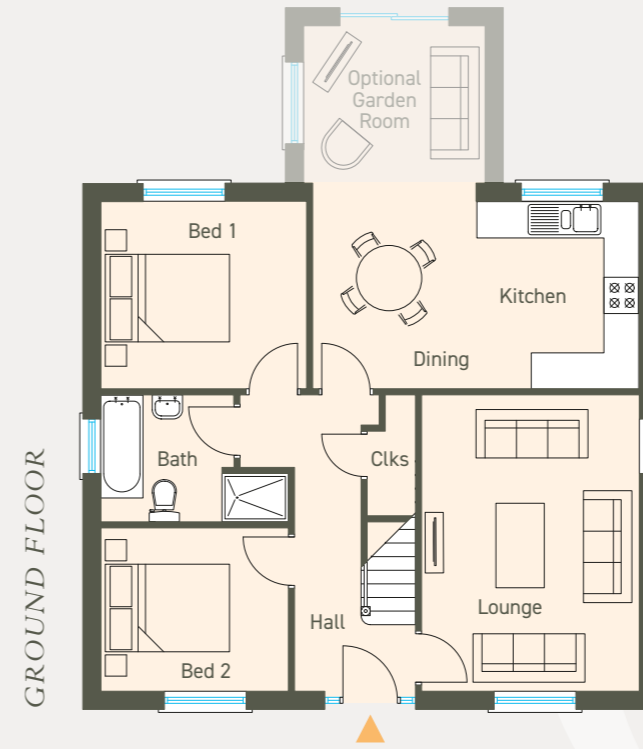
Floor plans are not to scale and all dimensions are approximate



# THE BARBICAN (B)



# THE BARBICAN (B) - Floor Plans



### 4 Bedroom Detached Family Home

Total Floor Area 1369 sq ft approx (exc Garden Room)

Total Floor Area 1459sq ft approx (inc Garden Room)

All images are for illustration purposes only and may be subject to change  
Exterior finishes should be confirmed with the developer  
Site layout is not to scale

### GROUND FLOOR

Reception Hall with separate Cloakroom								
Lounge	ft	16'1"	x	11'9"	m	4.90	x	3.60
Kitchen   Dining	ft	17'8"	x	10'2"	m	5.40	x	3.10
Bedroom 1	ft	11'2"	x	10'2"	m	3.40	x	3.10
Bedroom 2	ft	10'2"	x	8'9"	m	3.10	x	2.70
Bathroom	ft	10'2"	x	6'10"	m	3.10	x	2.10
Optional Garden Room	ft	9'10"	x	8'6"	m	3.00	x	2.60

### FIRST FLOOR

Bedroom 3	ft	19'1"	x	10'2"	m	5.80	x	3.10
Bedroom 4	ft	11'9"	x	11'9"	m	3.60	x	3.60
Shower Room	ft	8'2"	x	6'10"	m	2.50	x	2.10

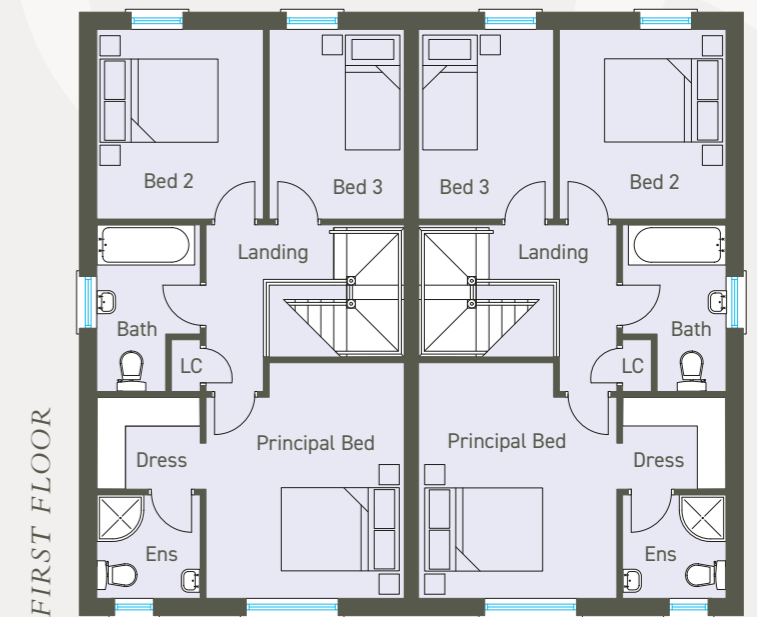
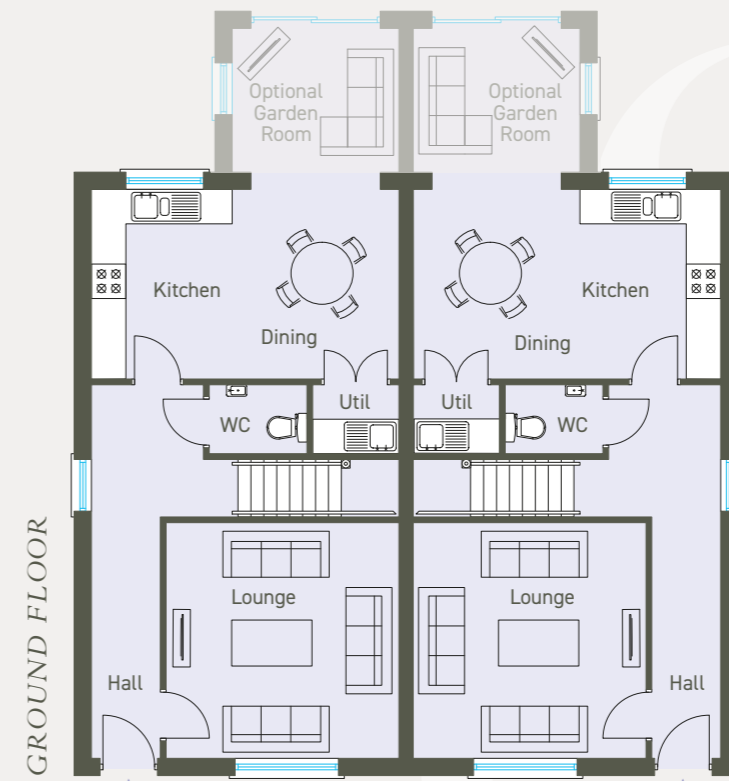
Dimensions are at widest points into eaves



THE CLARKE (C)



THE CLARKE (C) - Floor Plans

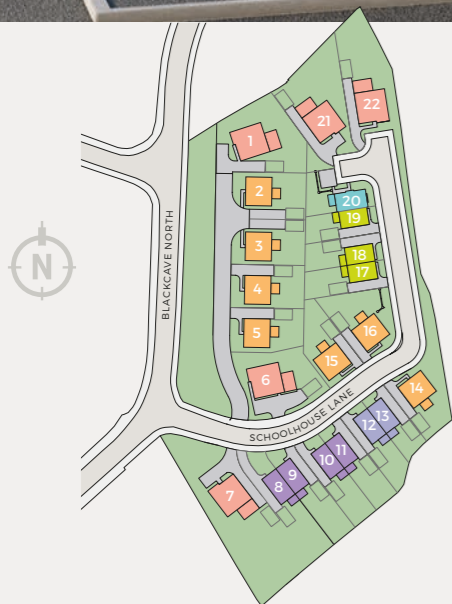


GROUND FLOOR

Reception Hall with separate WC				
Lounge	ft	13'5"	x	13'3"
	m	4.10	x	4.05
Kitchen   Dining	ft	17'6"	x	10'7"
	m	5.35	x	3.25
Utility	ft	4'10"	x	3'10"
	m	1.50	x	1.20
Optional Garden Room	ft	9'6"	x	8'2"
	m	2.90	x	2.50

FIRST FLOOR

Principal Bedroom	ft	13'5"	x	11'4"	m	4.10	x	3.45
Dressing Room	ft	5'10"	x	5'3"	m	1.80	x	1.60
Ensuite	ft	5'10"	x	5'10"	m	1.80	x	1.80
Bedroom 2	ft	10'9"	x	9'6"	m	3.30	x	2.90
Bedroom 3	ft	10'9"	x	7'7"	m	3.30	x	2.35
Bathroom	ft	9'6"	x	5'10"	m	2.90	x	1.80



3 Bedroom Semi Detached Family Home

Total Floor Area 1140sq. ft. approx  
(exc Garden Room)

Total Floor Area 1226sq. ft. approx  
(inc Garden Room)

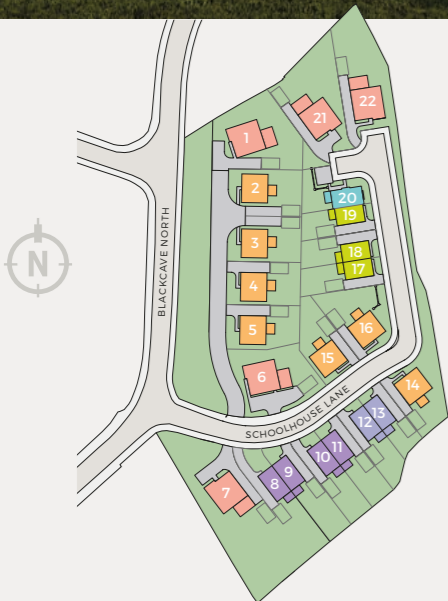
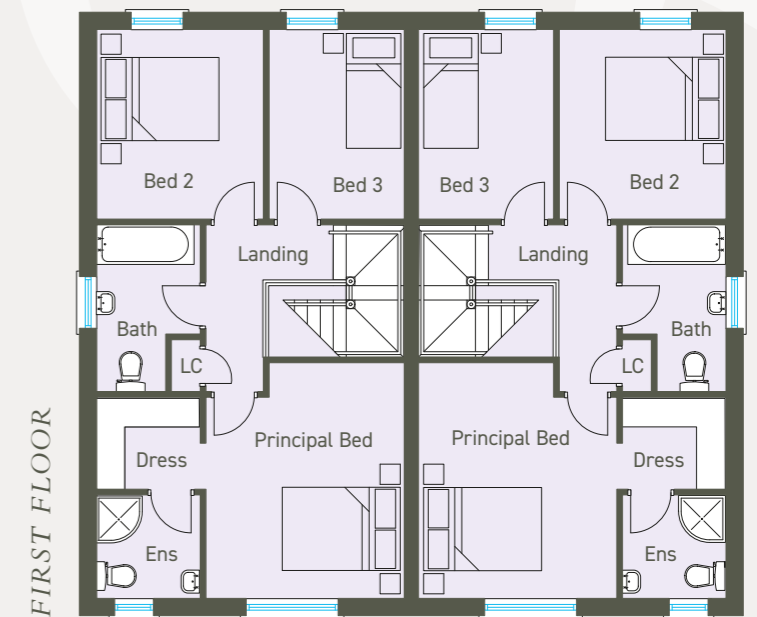
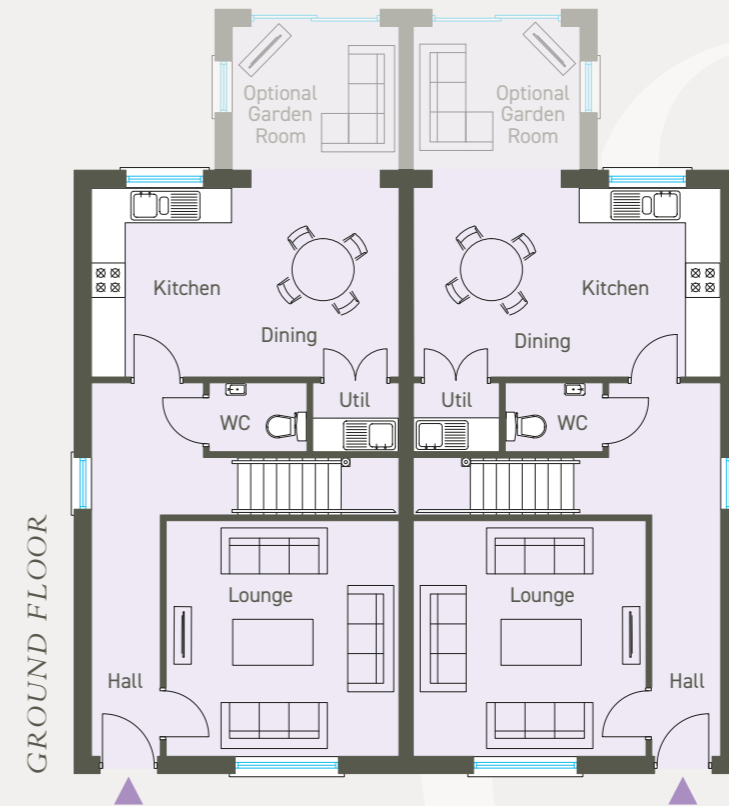
All images are for illustration purposes only and may be subject to change  
Exterior finishes should be confirmed with the developer  
Site layout is not to scale



# THE CAIRN (C1)



# THE CAIRN (C1) - Floor Plans



### 3 Bedroom Semi Detached Family Home

Total Floor Area 1140sq. ft. approx  
(exc Garden Room)

Total Floor Area 1226sq. ft. approx  
(inc Garden Room)

All images are for illustration purposes only and may be subject to change  
Exterior finishes should be confirmed with the developer  
Site layout is not to scale

### GROUND FLOOR

Reception Hall with separate WC								
Lounge	ft	13'5"	x	13'3"	m	4.10	x	4.05
Kitchen   Dining	ft	17'6"	x	10'7"	m	5.35	x	3.25
Utility	ft	4'10"	x	3'10"	m	1.50	x	1.20
Optional Garden Room	ft	9'6"	x	8'2"	m	2.90	x	2.50

### FIRST FLOOR

Principal Bedroom	ft	13'5"	x	11'4"	m	4.10	x	3.45
Dressing Room	ft	5'10"	x	5'3"	m	1.80	x	1.60
Ensuite	ft	5'10"	x	5'10"	m	1.80	x	1.80
Bedroom 2	ft	10'9"	x	9'6"	m	3.30	x	2.90
Bedroom 3	ft	10'9"	x	7'7"	m	3.30	x	2.35
Bathroom	ft	9'6"	x	5'10"	m	2.90	x	1.80

Floor plans are not to scale and all dimensions are approximate

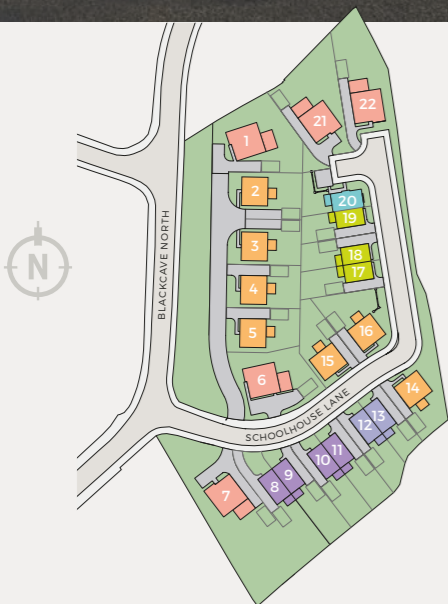
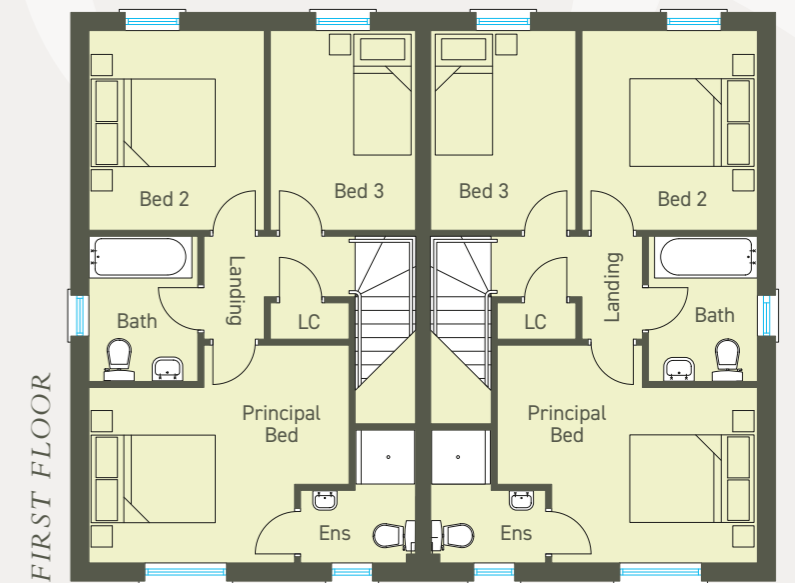
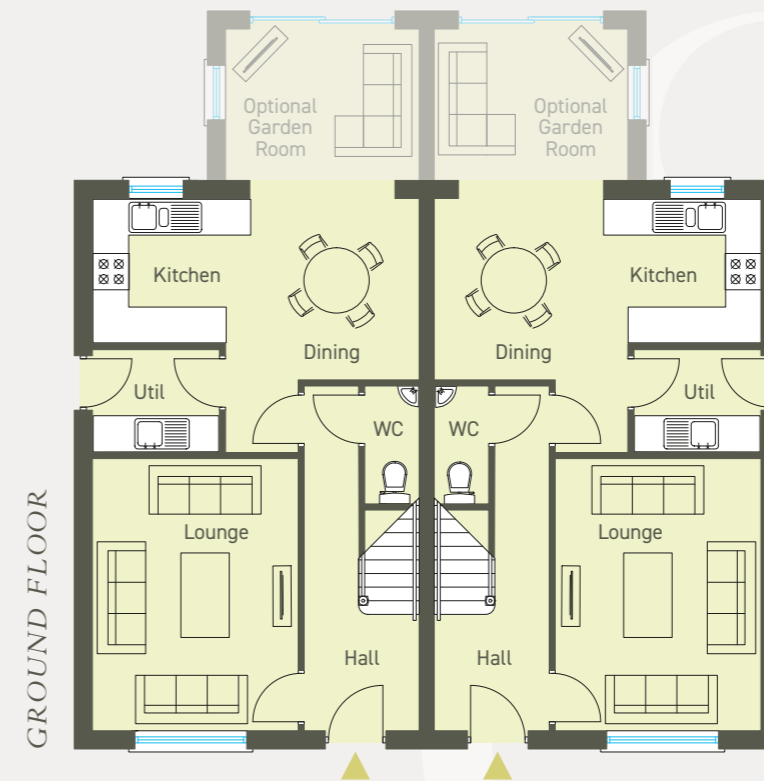




# THE DRUMMAN (D)



# THE DRUMMAN (D) - Floor Plans



### 3 Bedroom Semi Detached Family Home

Total Floor Area: 1023 sq ft approx.  
(exc Garden Room)

Total Floor Area: 1117 sq ft approx.  
(inc Garden Room)

All images are for illustration purposes only and may be subject to change  
Exterior finishes should be confirmed with the developer  
Site layout is not to scale

### GROUND FLOOR

Reception Hall with separate WC				
Lounge	ft 14'8" x 11'2"	m 4.50 x 3.40		
Kitchen   Dining (max)	ft 17'8" x 9'10"	m 5.40 x 3.00		
Utility	ft 6'9" x 5'6"	m 2.10 x 1.70		
Optional Garden Room	ft 10'5" x 8'2"	m 3.20 x 2.50		

### FIRST FLOOR

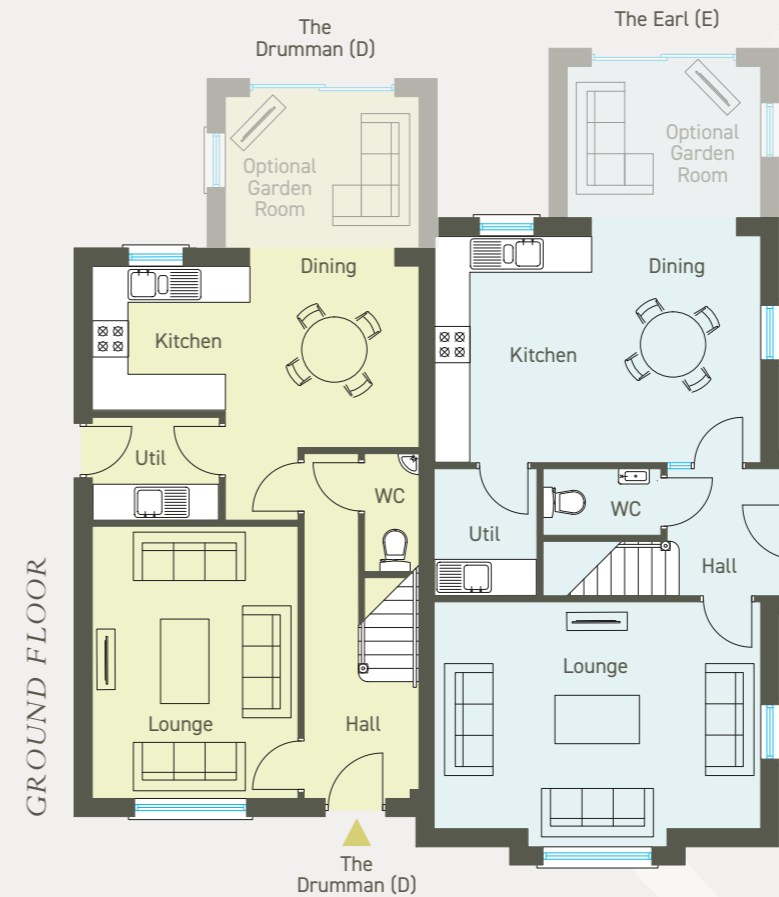
Principal Bedroom (max)	ft 14'1" x 11'9"	m 4.30 x 3.60
Ensuite	ft 7'3" x 3'10"	m 2.20 x 1.20
Bedroom 2	ft 10'9" x 9'6"	m 3.30 x 2.90
Bedroom 3	ft 10'9" x 7'9"	m 3.30 x 2.40
Bathroom	ft 7'9" x 5'10"	m 2.40 x 1.80



THE DRUMMAN (D) and THE EARL (E)



THE DRUMMAN (D) and THE EARL (E) - Floor Plans



GROUND FLOOR - THE EARL (E)

Reception Hall with separate WC			
Lounge	ft	17'8" x 12'3"	m 5.40 x 3.75
Kitchen   Dining	ft	17'8" x 12'3"	m 5.40 x 3.75
Utility	ft	6'9" x 5'6"	m 2.10 x 1.70
Optional Garden Room	ft	10'5" x 8'2"	m 3.20 x 2.50

FIRST FLOOR - THE EARL (E)

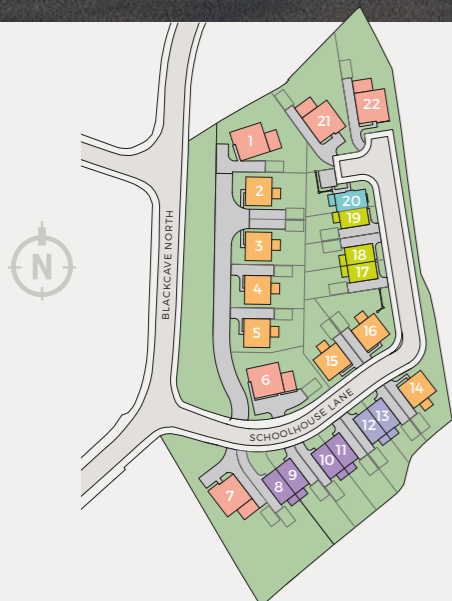
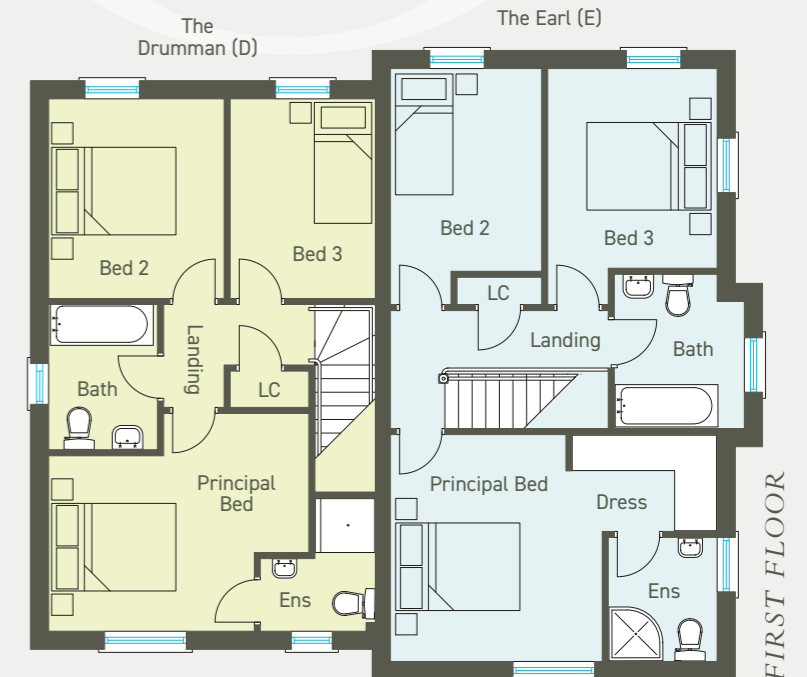
Principal Bedroom	ft	12'3" x 11'5"	m 3.75 x 3.50
Dressing Room	ft	5'10" x 5'3"	m 1.80 x 1.60
Ensuite	ft	6'8" x 5'10"	m 2.05 x 1.80
Bedroom 2	ft	12'8" x 8'2"	m 3.90 x 2.50
Bedroom 3	ft	10'9" x 9'2"	m 3.30 x 2.80
Bathroom	ft	8'4" x 7'4"	m 2.55 x 2.25

GROUND FLOOR - THE DRUMMAN (D)

Reception Hall with separate WC			
Lounge	ft	14'8" x 11'2"	m 4.50 x 3.40
Kitchen   Dine (max)	ft	17'8" x 9'10"	m 5.40 x 3.00
Utility	ft	6'9" x 5'6"	m 2.10 x 1.70
Optional Garden Room	ft	10'5" x 8'2"	m 3.20 x 2.50

FIRST FLOOR - THE DRUMMAN (D)

Principal Bed (max)	ft	14'1" x 11'9"	m 4.30 x 3.60
Ensuite	ft	7'3" x 3'10"	m 2.20 x 1.20
Bedroom 2	ft	10'9" x 9'6"	m 3.30 x 2.90
Bedroom 3	ft	10'9" x 7'9"	m 3.30 x 2.40
Bathroom	ft	7'9" x 5'10"	m 2.40 x 1.80



3 Bedroom Semi Detached Family Home

THE DRUMMAN (D):

Total Floor Area: 1023 sq ft approx. (exc Garden Room)  
Total Floor Area: 1117 sq ft approx. (inc Garden Room)

THE EARL (E):

Total Floor Area: 1171 sq ft approx. (exc Garden Room)  
Total Floor Area: 1265 sq ft approx. (inc Garden Room)

All images are for illustration purposes only and may be subject to change  
Exterior finishes should be confirmed with the developer  
Site layout is not to scale



## DESIGNED WITH YOU IN MIND

### QUALITY SPECIFICATION

#### KITCHENS & UTILITY ROOMS

- Contemporary kitchen with choice of kitchen units, door handles and worktops
- Integrated appliances in kitchen to include electric hob, electric oven, extractor hood, fridge freezer and dishwasher
- Plumbed for washer / dryer
- Recessed energy efficient LED spotlights to ceilings in kitchen
- Ceramic floor tiling to kitchen, dining and utility areas
- Tiled splashback to kitchen

#### BATHROOMS, ENSUITES AND WCS

- Contemporary white sanitary ware with chrome fittings
- Recessed energy efficient LED spotlights to ceilings
- Ceramic floor tiling
- Multi board (choice of colours) finish around shower enclosures
- Thermostatically controlled showers
- Heated chrome towel radiator to bathroom and ensuite
- Floor to ceiling splashback tiling to bathroom and ensuite wash hand basins
- Fully tiled bath splash back and bath screen for baths with shower only
- Oversized shower to bungalows
- 2 showers fitted to all house types



### INTERNAL FEATURES

- High thermal insulation and energy efficiency rating
- Handrail and spindles to stairs painted white
- Primed interior doors with quality ironmongery
- Bevelled skirting and architrave
- Carpets and underlay to lounge, stairs, landing and bedrooms
- Tiling to hall, kitchen, utility and bathroom floors
- Mains supply smoke, carbon monoxide and heat detectors
- Comprehensive range of electrical sockets, switches, TV and telephone points
- Wired for satellite TV
- Gas fired central heating with high efficiency boiler
- A focal point electric fire can be fitted to the lounge as an optional extra (where applicable)

### EXTERNAL FEATURES

- Decorative gravel driveway (tarmac available as optional extra)
- 10 year structural warranty
- Front gardens turfed and rear gardens topsoiled
- Rear gardens to have perimeter vertical timber fencing
- Double glazed high performance uPVC windows
- GRP composite front door with 5 point locking system
- Garden room and garages available as optional extra (where applicable)
- Paved patio area to rear
- Exterior light to rear door

*The developer reserves the right to change the specification at any time*





TAP, OR SCAN OUR QR CODES BELOW  
WITH YOUR CAMERA AND LOOK AROUND  
OUR VIRTUAL SHOW HOMES



TAP OR SCAN



VIRTUAL TOUR

TAP OR SCAN



AVAILABLE  
HOUSE TYPES

TAP OR SCAN



VIDEO





JOINT SELLING AGENTS

**Brian  
Todd**  
.co.uk

**028 2827 9477**  
briantodd.co.uk  
2 Upper Main St, Larne

**Hunter  
Campbell**  
The Rental Partnership

**028 2827 9921**  
huntercampbell.co.uk  
57 Main St, Larne

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP21. Configures of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking.

The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.

CGI shown for illustration purposes only

**BLOCK**  
creative property marketing

