



# THORNBERRY

DOAGH ROAD NORTH, BALLYCLARE

CONTEMPORARY FAMILY LIVING



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WELCOME TO

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# THORNBERRY

Traditional architecture  
with sophisticated interiors  
to suit every lifestyle



# THORNBERRY

# THORNBERRY



## ENJOY A PERFECT NEW DESTINATION!

This outstanding new destination on the outskirts of Ballyclare combines traditional architecture with modern sophisticated interiors to create a superb collection of new homes designed to suit every lifestyle.

The countryside location coupled with excellent accessibility offers the very best of County Antrim living.

These exquisite new homes are set back off the new road with a buffer of rich planting, landscaping and green space to create a wonderful natural environment.

Thornberry has been planned with the natural surroundings and the great outdoors in mind. This is an ideal place for families to grow, live, work and play within the beautiful County Antrim countryside, yet never too far away from the action!

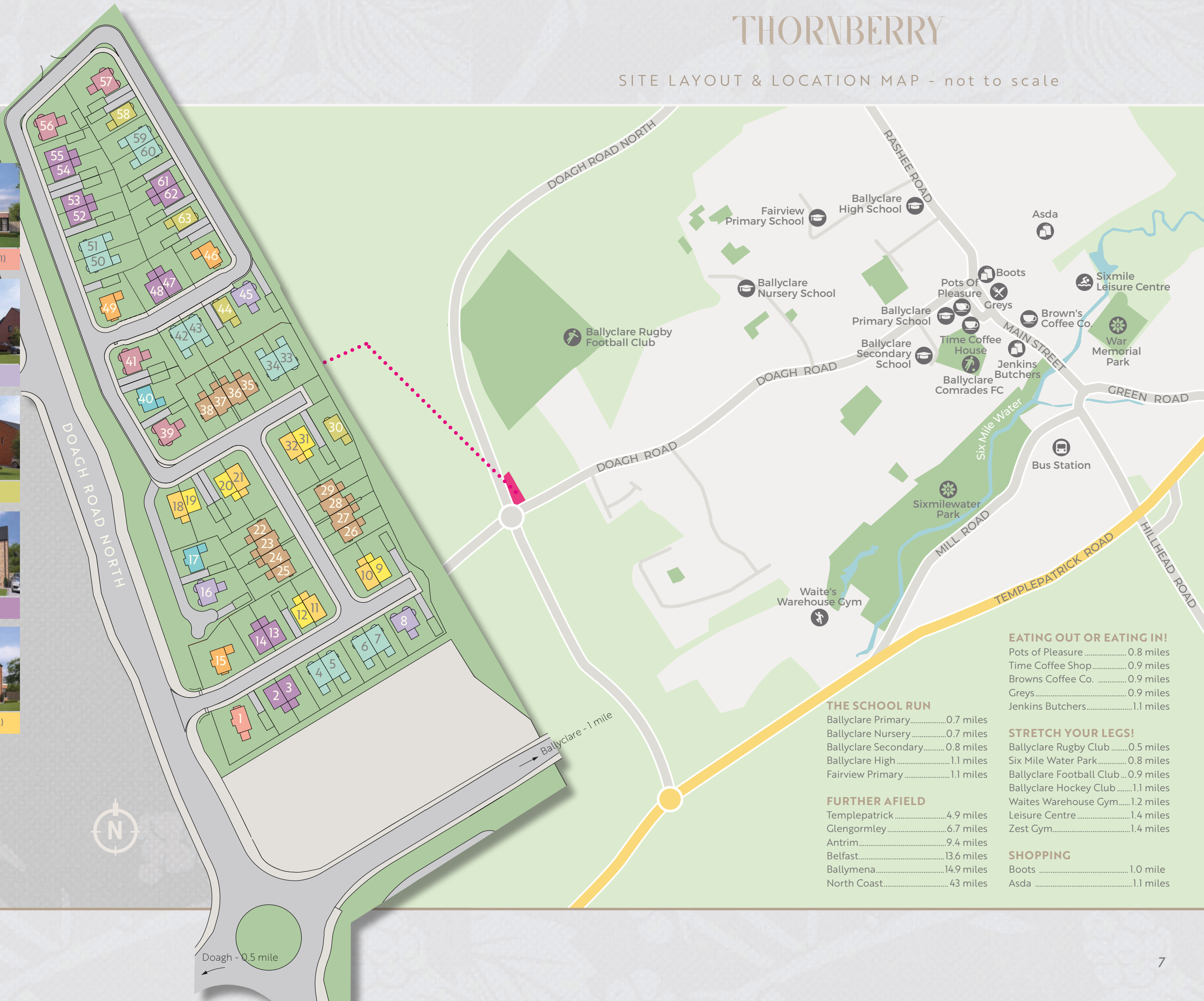


# THORNBERRY

SITE LAYOUT & LOCATION MAP - not to scale



CGIs shown for illustrative purposes only



- EATING OUT OR EATING IN!**
- Pots of Pleasure ..... 0.8 miles
  - Time Coffee Shop ..... 0.9 miles
  - Browns Coffee Co. .... 0.9 miles
  - Greys ..... 0.9 miles
  - Jenkins Butchers ..... 1.1 miles

- THE SCHOOL RUN**
- Ballyclare Primary ..... 0.7 miles
  - Ballyclare Nursery ..... 0.7 miles
  - Ballyclare Secondary ..... 0.8 miles
  - Ballyclare High ..... 1.1 miles
  - Fairview Primary ..... 1.1 miles

- FURTHER AFIELD**
- Templepatrick ..... 4.9 miles
  - Glengormley ..... 6.7 miles
  - Antrim ..... 9.4 miles
  - Belfast ..... 13.6 miles
  - Ballymena ..... 14.9 miles
  - North Coast ..... 43 miles

- STRETCH YOUR LEGS!**
- Ballyclare Rugby Club ..... 0.5 miles
  - Six Mile Water Park ..... 0.8 miles
  - Ballyclare Football Club ..... 0.9 miles
  - Ballyclare Hockey Club ..... 1.1 miles
  - Waite's Warehouse Gym ..... 1.2 miles
  - Leisure Centre ..... 1.4 miles
  - Zest Gym ..... 1.4 miles

- SHOPPING**
- Boots ..... 1.0 mile
  - Asda ..... 1.1 miles



# THORNBERRY

## THE ALBANY (A)



### THE ALBANY (A) 3 BEDROOM DETACHED FAMILY HOME

Total Floor Area: 1120 sq ft approx. (exc. Garden Room)

Total Floor Area: 1236 sq ft approx. (inc. Garden Room)

We are using complementary brick colours on the house types at Thornberry to ensure that the streetscapes are varied and unique and purchasers should check with agents for site specific brick colours.

# THORNBERRY

## THE ALBANY (A) - Floor Plans



### GROUND FLOOR

Reception Hall with separate WC					
Lounge	ft	17'4"	x	11'5"	m 5.30 x 3.50
Kitchen   Dining	ft	17'4"	x	11'5"	m 5.30 x 3.50
Utility	ft	7'3"	x	6'3"	m 2.20 x 1.90
Optional Garden Room	ft	11'2"	x	9'10"	m 3.40 x 3.00

### FIRST FLOOR

Principal Bedroom	ft	11'5"	x	11'2"	m 3.50 x 3.40
Ensuite	ft	5'10"	x	5'3"	m 1.80 x 1.60
Bedroom 2	ft	11'5"	x	8'10"	m 3.50 x 2.70
Bedroom 3	ft	11'5"	x	8'2"	m 3.50 x 2.50
Bathroom	ft	8'6"	x	7'3"	m 2.60 x 2.20



# THORNBERRY

## THE BROMPTON (B1)



### THE BROMPTON (B1) 3 BEDROOM DETACHED FAMILY HOME

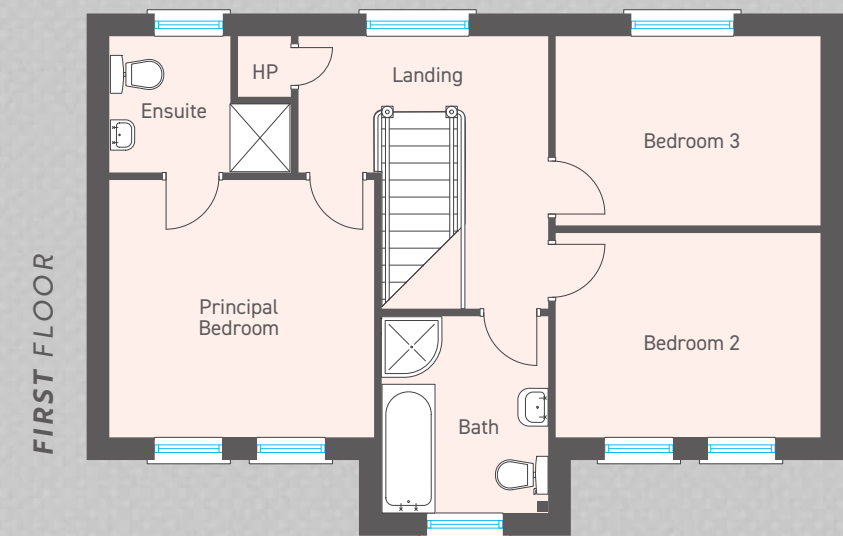
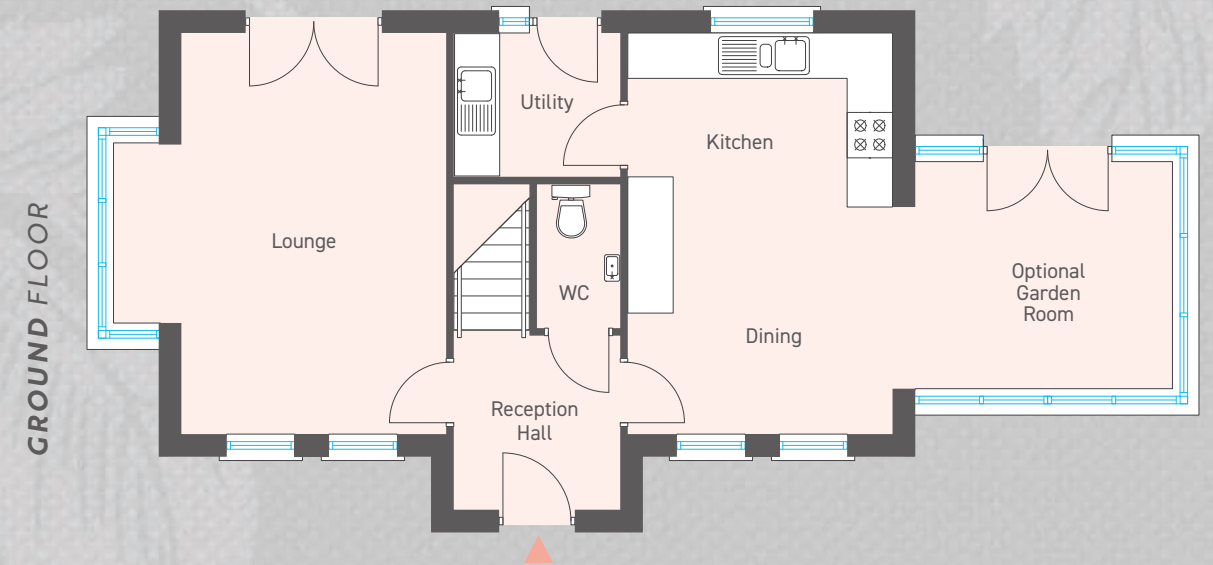
Total Floor Area: 1143 sq ft approx. (exc. Garden Room)

Total Floor Area: 1261 sq ft approx. (inc. Garden Room)

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# THORNBERRY

## THE BROMPTON (B1) - Floor Plans



### GROUND FLOOR

Reception Hall with separate WC					
Lounge	ft	17'4"	x	11'5"	m 5.30 x 3.50
Kitchen   Dining	ft	17'4"	x	11'5"	m 5.30 x 3.50
Utility	ft	7'3"	x	6'3"	m 2.20 x 1.90
Optional Garden Room	ft	11'2"	x	9'10"	m 3.40 x 3.00

### FIRST FLOOR

Principal Bedroom	ft	11'5"	x	11'2"	m 3.50 x 3.40
Ensuite	ft	5'10"	x	5'3"	m 1.80 x 1.60
Bedroom 2	ft	11'5"	x	8'10"	m 3.50 x 2.70
Bedroom 3	ft	11'5"	x	8'2"	m 3.50 x 2.50
Bathroom	ft	8'6"	x	7'3"	m 2.60 x 2.20

Site layout & floor plans are not to scale. All dimensions are approximate or at the widest points



# THORNBERRY

## THE BELMONT (B2)



### THE BELMONT (B2) 3 BEDROOM DETACHED FAMILY HOME

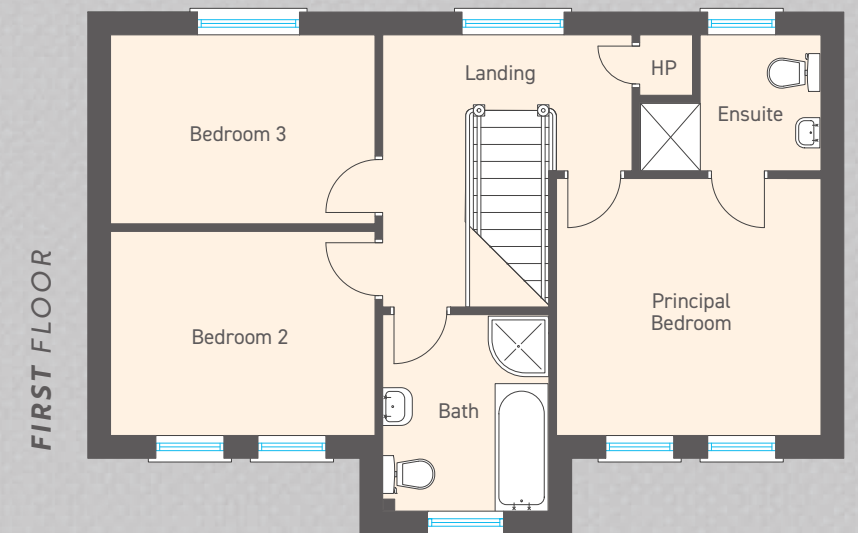
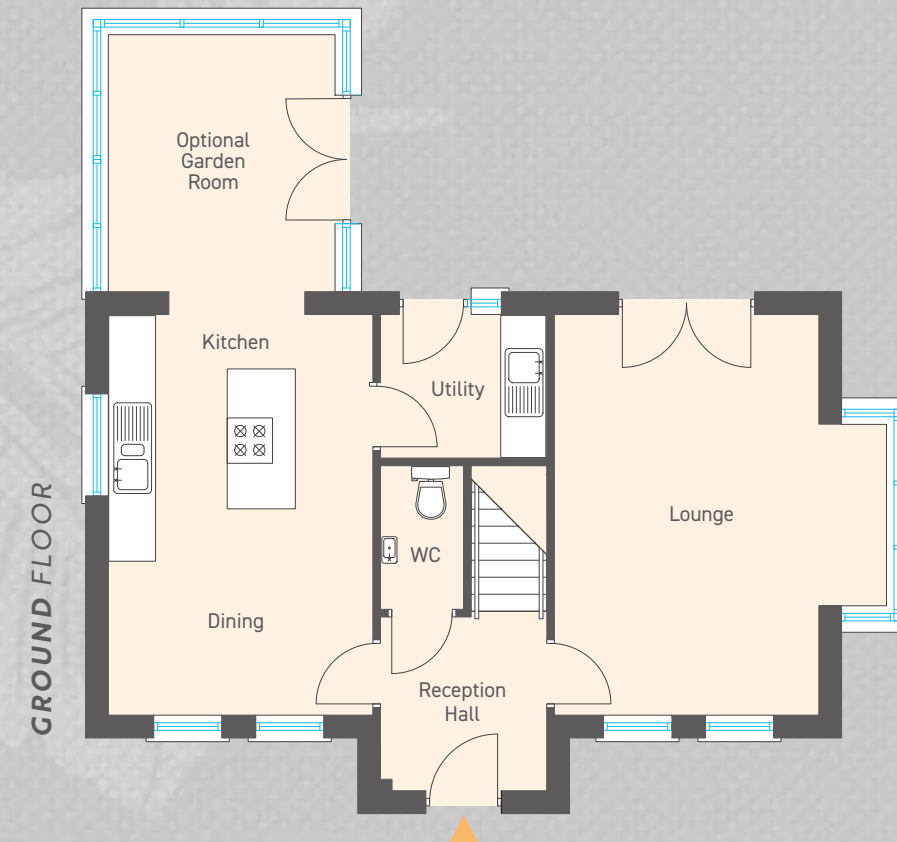
Total Floor Area: 1143 sq ft approx. (exc Garden Room)

Total Floor Area: 1259 sq ft approx. (inc. Garden Room)

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# THORNBERRY

## THE BELMONT (B2) - Floor Plans



### GROUND FLOOR

Reception Hall with separate WC								
Lounge	ft	17'4"	x	11'5"	m	5.30	x	3.50
Kitchen   Dining	ft	17'4"	x	11'5"	m	5.30	x	3.50
Utility	ft	7'3"	x	6'3"	m	2.20	x	1.90
Optional Garden Room	ft	11'2"	x	9'10"	m	3.40	x	3.00

### FIRST FLOOR

Principal Bedroom	ft	11'5"	x	11'2"	m	3.50	x	3.40
Ensuite	ft	5'10"	x	5'3"	m	1.80	x	1.60
Bedroom 2	ft	11'5"	x	8'10"	m	3.50	x	2.70
Bedroom 3	ft	11'5"	x	8'2"	m	3.50	x	2.50
Bathroom	ft	8'6"	x	7'3"	m	2.60	x	2.20

Site layout & floor plans are not to scale. All dimensions are approximate or at the widest points



# THORNBERRY

## THE CONWAY (C1)



### THE CONWAY (C1) 4 BEDROOM DETACHED FAMILY HOME

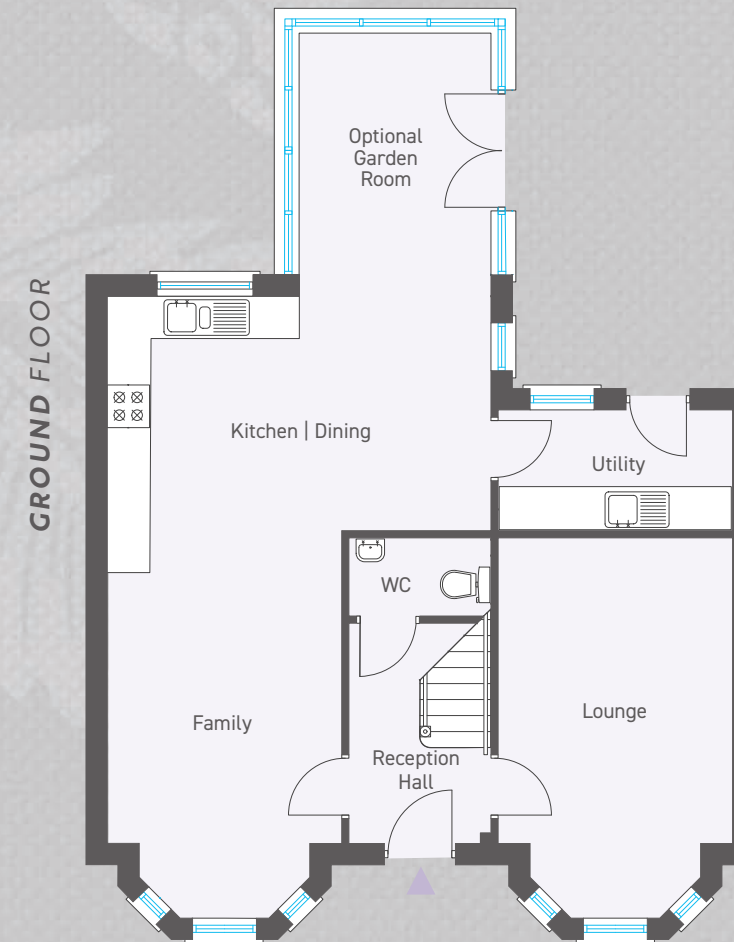
Total Floor Area: 1389 sq ft approx. (exc Garden Room)

Total Floor Area: 1496 sq ft approx. (inc. Garden Room)

We are using complementary brick colours on the house types at Thornberry to ensure that the streetscapes are varied and unique and purchasers should check with agents for site specific brick colours.

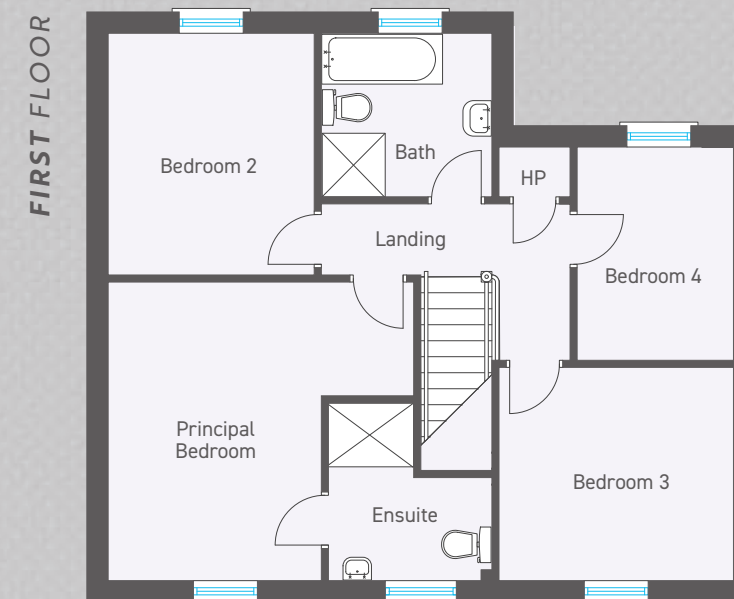
# THORNBERRY

## THE CONWAY (C1) - Floor Plans



### GROUND FLOOR

Reception Hall with separate WC	
Lounge (plus bay)	
ft 14'1" x 10'9"	m 4.30 x 3.30
Kitchen   Dining	
ft 17'8" x 10'9"	m 5.40 x 3.30
Family (plus bay)	
ft 14'5" x 10'10"	m 4.40 x 3.30
Utility	
ft 10'9" x 5'6"	m 3.30 x 1.70
Optional Garden Room	
ft 11'2" x 8'9"	m 3.40 x 2.70



### FIRST FLOOR

Principal Bedroom	
ft 14'1" x 13'8"	m 4.30 x 4.20
Ensuite	
ft 8'2" x 7'6"	m 2.50 x 2.30
Bedroom 2	
ft 11'2" x 9'6"	m 3.40 x 2.90
Bedroom 3	
ft 10'9" x 9'10"	m 3.30 x 3.00
Bedroom 4	
ft 9'10" x 7'3"	m 3.00 x 2.20
Bathroom	
ft 7'9" x 7'6"	m 2.40 x 2.30



# THORNBERRY

## THE CAMBOURNE (C2)



### THE CAMBOURNE (C2) 4 BEDROOM DETACHED FAMILY HOME

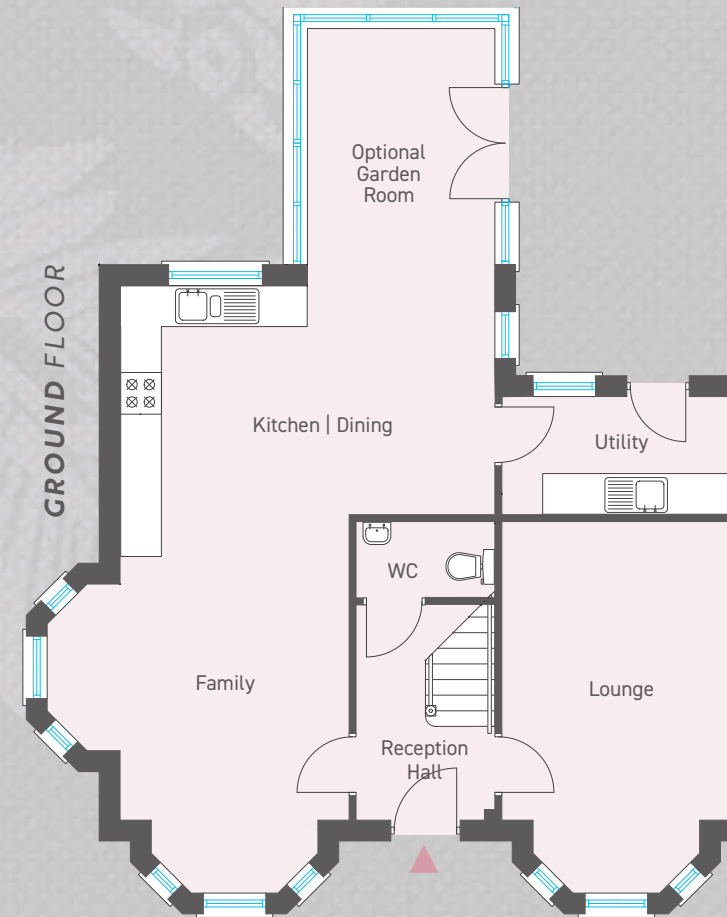
Total Floor Area: 1412 sq ft approx. (exc Garden Room)

Total Floor Area: 1520 sq ft approx. (inc. Garden Room)

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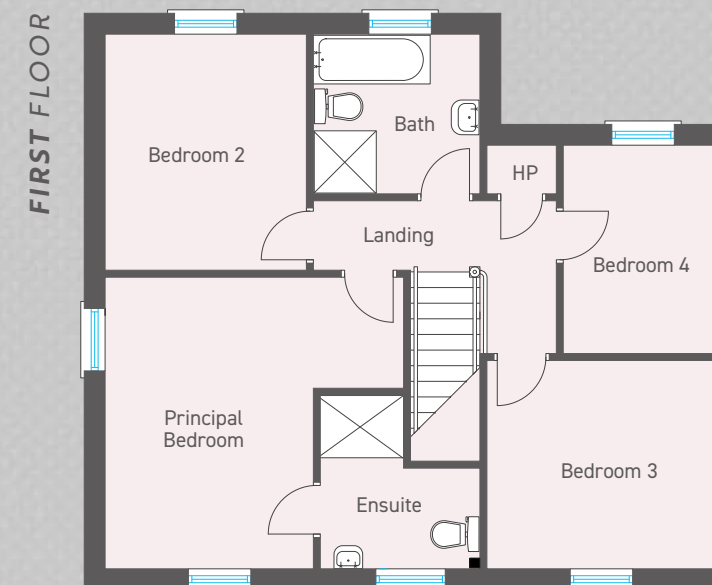
# THORNBERRY

## THE CAMBOURNE (C2) - Floor Plans



### GROUND FLOOR

Reception Hall with separate WC		
Lounge (plus bay)		
ft	14'1" x 10'9"	m 4.30 x 3.30
Kitchen   Dining		
ft	17'8" x 10'9"	m 5.40 x 3.30
Family (plus bays)		
ft	14'5" x 10'9"	m 4.40 x 3.30
Utility		
ft	10'9" x 5'6"	m 3.30 x 1.70
Optional Garden Room		
ft	11'2" x 8'9"	m 3.40 x 2.70



### FIRST FLOOR

Principal Bedroom		
ft	14'1" x 13'8"	m 4.30 x 4.20
Ensuite		
ft	8'2" x 7'6"	m 2.50 x 2.30
Bedroom 2		
ft	11'2" x 9'6"	m 3.40 x 2.90
Bedroom 3		
ft	10'9" x 9'10"	m 3.30 x 3.00
Bedroom 4		
ft	9'10" x 7'3"	m 3.00 x 2.20
Bathroom		
ft	7'9" x 7'6"	m 2.40 x 2.30







# THORNBERRY

## THE DAWSON (D)



### THE DAWSON (D) 3 BEDROOM DETACHED FAMILY HOME

Total Floor Area 1087 sq ft approx. (exc. Garden Room)

Total Floor Area 1194 sq ft approx. (inc. Garden Room)

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# THORNBERRY

## THE DAWSON (D) - Floor Plans



### GROUND FLOOR

Entrance Hall with separate WC					
Lounge (plus bay)	ft	15'5"	x	11'5"	m 4.70 x 3.50
Kitchen   Dining	ft	19'2"	x	12'2"	m 5.85 x 3.70
Optional Garden Room	ft	11'2"	x	8'9"	m 3.40 x 2.70

### FIRST FLOOR

Principal Bedroom	ft	13'3"	x	10'7"	m 4.05 x 3.25
Ensuite	ft	9'4"	x	3'3"	m 2.85 x 1.00
Bedroom 2	ft	10'7"	x	10'0"	m 3.25 x 3.05
Bedroom 3	ft	8'2"	x	7'7"	m 2.50 x 2.35
Bathroom	ft	8'9"	x	7'1"	m 2.70 x 2.15



# THORNBERRY

## THE ELMWOOD (E)



### THE ELMWOOD (E) 4 BEDROOM SEMI DETACHED FAMILY HOME

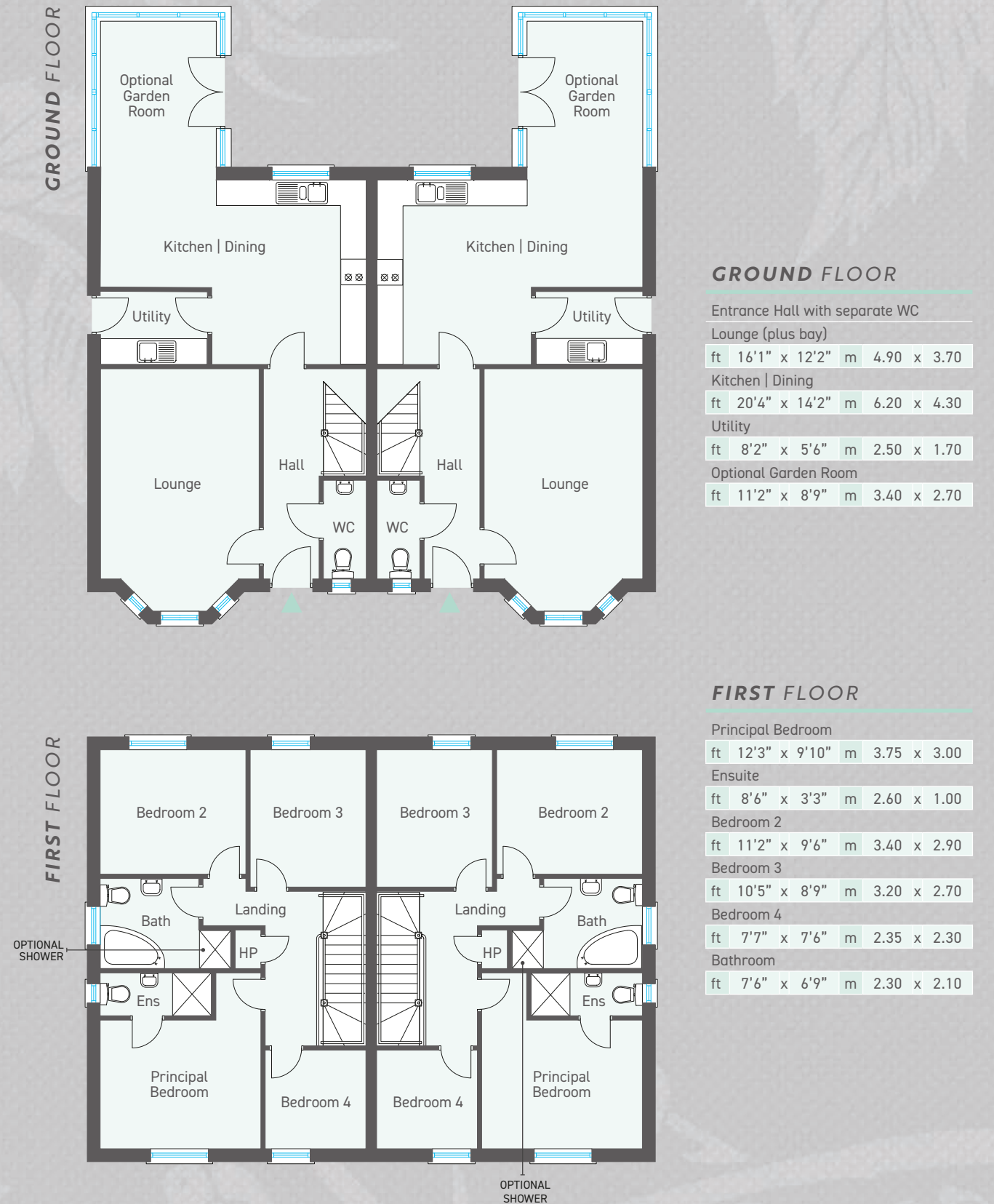
Total Floor Area: 1257 sq ft approx. (exc. Garden Room)

Total Floor Area: 1365 sq ft approx. (inc. Garden Room)

We are using complementary brick colours on the house types at Thornberry to ensure that the streetscapes are varied and unique and purchasers should check with agents for site specific brick colours.

# THORNBERRY

## THE ELMWOOD (E) - Floor Plans





# THORNBERRY

## THE FORMBY (F)



### THE FORMBY (F) 3 BEDROOM SEMI DETACHED FAMILY HOME

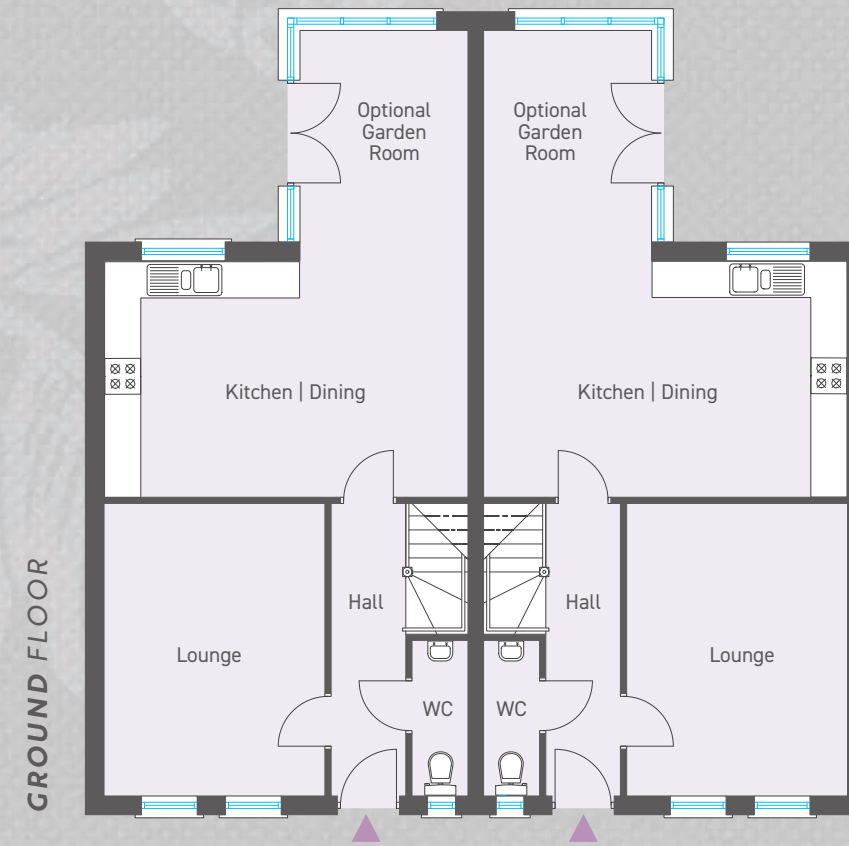
Total Floor Area: 1083 sq ft approx. (exc. Garden Room)

Total Floor Area: 1191 sq ft approx. (inc. Garden Room)

We are using complementary brick colours on the house types at Thornberry to ensure that the streetscapes are varied and unique and purchasers should check with agents for site specific brick colours.

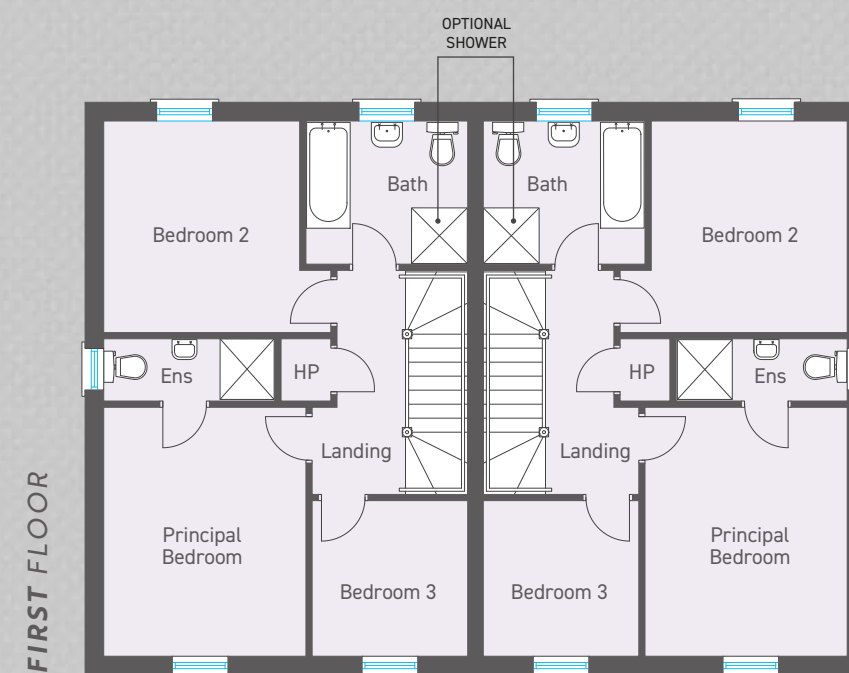
# THORNBERRY

## THE FORMBY (F) - Floor Plans



### GROUND FLOOR

Entrance Hall with separate WC			
Lounge			
ft	15'5"	x	11'7"
m	4.70	x	3.55
Kitchen   Dining			
ft	19'2"	x	12'5"
m	5.85	x	3.80
Optional Garden Room			
ft	12'2"	x	8'9"
m	3.70	x	2.70



### FIRST FLOOR

Principal Bedroom			
ft	13'2"	x	10'7"
m	4.00	x	3.25
Ensuite			
ft	9'1"	x	3'3"
m	2.75	x	1.00
Bedroom 2			
ft	11'2"	x	10'4"
m	3.40	x	3.15
Bedroom 3			
ft	8'2"	x	8'2"
m	2.50	x	2.50
Bathroom			
ft	8'6"	x	7'6"
m	2.60	x	2.30



# THORNBERRY

## THE GORMLEY (G1) & GARFIELD (G2)



We are using complementary brick colours on the house types at Thornberry to ensure that the streetscapes are varied and unique and purchasers should check with agents for site specific brick colours.

### THE GORMLEY (G1) 3 BEDROOM SEMI DETACHED

Total Floor Area: 1028 sq ft approx. (exc. Garden Room)

Total Floor Area: 1135 sq ft approx. (inc. Garden Room)

### THE GARFIELD (G2) 3 BEDROOM SEMI DETACHED

Total Floor Area: 1062 sq ft approx. (exc. Garden Room)

Total Floor Area: 1158 sq ft approx. (inc. Garden Room)



CGI shown for illustration purposes only

# THORNBERRY

## THE GORMLEY (G1) & GARFIELD (G2) - Floor Plans



### THE GORMLEY (G1) GROUND FLOOR

Entrance Hall with separate WC

Lounge

ft 17'1" x 10'7" m 5.20 x 3.25

Kitchen | Dining

ft 18'2" x 10'9" m 5.55 x 3.30

Optional Garden Room

ft 12'2" x 8'9" m 3.70 x 2.70

### THE GARFIELD (G2) GROUND FLOOR

Entrance Hall with separate WC

Lounge

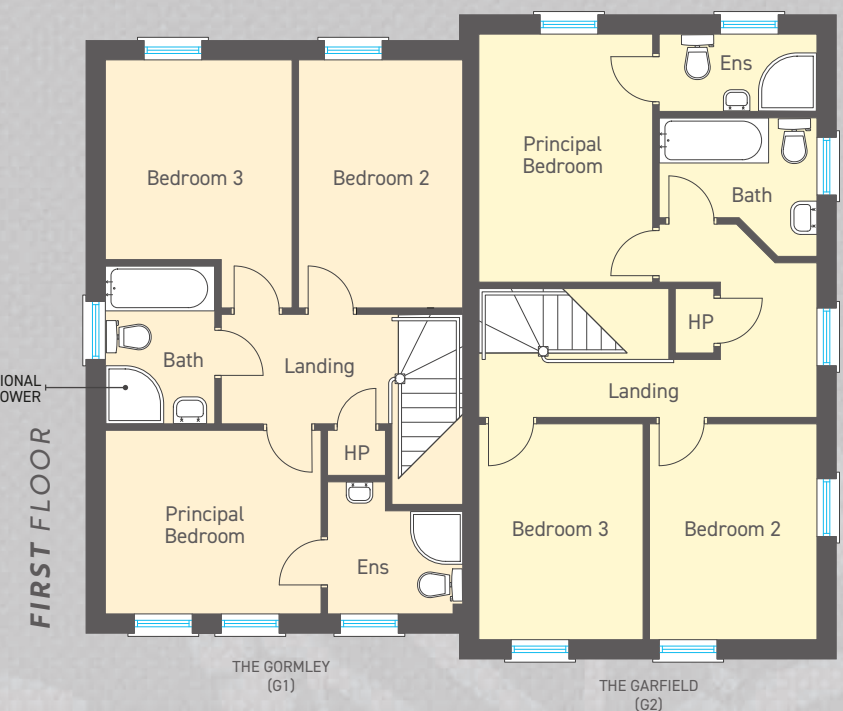
ft 17'3" x 10'10" m 5.25 x 3.35

Kitchen | Dining

ft 17'3" x 12'7" m 5.25 x 3.85

Optional Garden Room

ft 10'9" x 8'9" m 3.30 x 2.70



### THE GORMLEY (G1) FIRST FLOOR

Principal Bedroom

ft 10'10" x 9'4" m 3.35 x 2.85

Ensuite

ft 6'9" x 5'3" m 2.10 x 1.60

Bedroom 2

ft 12'7" x 8'4" m 3.85 x 2.55

Bedroom 3

ft 10'2" x 9'6" m 3.10 x 2.90

Bathroom

ft 8'1" x 5'6" m 2.45 x 1.70

### THE GARFIELD (G2) FIRST FLOOR

Principal Bedroom

ft 12'7" x 8'9" m 3.85 x 2.70

Ensuite

ft 8'1" x 3'10" m 2.45 x 1.20

Bedroom 2

ft 10'10" x 8'6" m 3.35 x 2.60

Bedroom 3

ft 10'10" x 8'4" m 3.35 x 2.55

Bathroom

ft 8'1" x 7'1" m 2.45 x 2.15

Site layout & floor plans are not to scale. All dimensions are approximate or at the widest points



# THORNBERRY

## THE JACKSON (J1) & THE JUNIPER (J2)



### THE JACKSON (J1) 3 BEDROOM TOWNHOUSE

Total Floor Area: 949 sq ft approx. (exc. Garden Room)  
Total Floor Area: 1060 sq ft approx. (inc. Garden Room)

### THE JUNIPER (J2) 3 BEDROOM TOWNHOUSE

Total Floor Area: 1084 sq ft approx. (exc. Garden Room)  
Total Floor Area: 1192 sq ft approx. (inc. Garden Room)

We are using complementary brick colours on the house types at Thornberry to ensure that the streetscapes are varied and unique and purchasers should check with agents for site specific brick colours.

# THORNBERRY

## THE JACKSON (J1) & THE JUNIPER (J2) - Floor Plans



### GROUND FLOOR THE JACKSON (J1)

Entrance Hall with separate WC			
Lounge	ft	14'6"	x 11'2" m 4.45 x 3.40
Kitchen   Dining	ft	19'1"	x 10'1" m 5.80 x 3.05
Optional Garden Room	ft	12'2"	x 9'2" m 3.70 x 2.80

### GROUND FLOOR THE JUNIPER (J2)

Entrance Hall with separate WC			
Lounge	ft	17'9"	x 11'2" m 5.45 x 3.40
Kitchen   Dining	ft	19'1"	x 10'7" m 5.80 x 3.25
Optional Garden Room	ft	11'2"	x 9'2" m 3.40 x 2.80

### FIRST FLOOR THE JACKSON (J1)

Principal Bedroom	ft	11'2"	x 10'4"	m 3.40	x 3.15
Ensuite	ft	7'9"	x 3'10"	m 2.40	x 1.20
Bedroom 2	ft	10'4"	x 9'2"	m 3.15	x 2.80
Bedroom 3 (max)	ft	7'6"	x 8'4"	m 2.30	x 2.55
Bathroom	ft	8'4"	x 7'6"	m 2.55	x 2.30

### FIRST FLOOR THE JUNIPER (J2)

Principal Bedroom	ft	12'5"	x 10'5"	m 3.80	x 3.20
Ensuite	ft	7'3"	x 4'6"	m 2.20	x 1.40
Bedroom 2	ft	11'2"	x 10'5"	m 3.40	x 3.20
Bedroom 3 (max)	ft	10'4"	x 7'3"	m 3.15	x 2.20
Bathroom	ft	9'2"	x 7'6"	m 2.80	x 2.30





## DESIGNED WITH YOU IN MIND

### QUALITY SPECIFICATION

#### *KITCHENS & UTILITY ROOMS*

- Contemporary kitchen with choice of kitchen units, door handles and worktops
- Integrated appliances in houses to include electric hob, electric oven, extractor hood, fridge freezer and dishwasher
- Houses will be plumbed for washer / dryer (where applicable)
- Recessed energy efficient LED spotlights to ceilings in kitchen
- Ceramic floor tiling to kitchen and dining areas (where applicable)
- 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 (where applicable)
- Heated chrome towel radiator to bathroom and ensuite
- Splashback tiling to bathroom and ensuite wash hand basins



## INTERNAL FEATURES

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

## EXTERNAL FEATURES

- Gravel driveway (tarmac available as optional extra)
- 10 year 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 available as optional extra (where applicable)
- Paved patio area to rear
- Exterior light to rear door

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









SALES REPRESENTATION:

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GLENGORMLEY: 028 9083 0803    BALLYCLARE: 028 9334 0726

[country-estates.com](http://country-estates.com)

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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.

**B L O C K**  
creative property marketing

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