



# ORCHARD HALL

CASTLEHILL WOOD, STORMONT



LANYON HOMES



# HÖME

## IS WHERE THE HEART IS

Orchard Hall sits at the heart of Castlehill Wood and provides an extensive portfolio of one and two bedroom apartment homes that fuse the character and charm synonymous with this part of East Belfast with modern functionality, smart technology and innovative design.

Following the fundamentals of the Lanyon Homes ethos, we have created homes ideally suited to the discerning buyer who wants a unique residence in an exceptional location.

Offering one and two-bedroom formats, this stand-alone block of only sixteen luxury apartments benefits from innovative layouts that fuse natural light with exquisite

kitchens, living areas, and bathrooms to provide a range of unique residences ideally suited to a wide spectrum of potential purchasers.

Each home will feature some of the most innovative smart home devices available on the market today with range of sensors and controls to meet lifestyle needs and manage energy.



### LANYON HOMES

**At Lanyon Homes our top priority is ensuring that all our buyers, in all of our developments, experience the smoothest possible move into their new home.**

We make every effort to take care of everything our buyers require to ensure a successful handover. Our aim is to take care of even the smallest details, enabling you to enjoy an exciting and positive home-buying experience.

Our team will provide as much, or as little, assistance as necessary. Whether you're a first-time buyer or seasoned mover, we'll be here when you need us.

We're conscious that the demands of homeowners are continually evolving and at Orchard Hall, as part of The Lanyon Homes Promise, we are providing a range of options and services to ensure you can get the most out of your home from the moment you turn your key in the door for the first time.



# SUBLIME STORMONT

**Enjoy the stunning views over Belfast atop Prince of Wales Avenue as Stormont House towers behind you, while away hours with the family exploring Stormont Estate and adventuring in the newly refurbished Mo Mowlam Park or just relax with some award-winning coffee and snacks at The General Merchant bistro/cafe.**

Set alongside towering oaks and cedars that form the perimeter of the historic Stormont Estate, Orchard Hall is nestled within Castlehill Wood and offers a range of exclusive apartments in one of Belfast's most desirable locations.

Providing a sanctuary of peace and quiet, more akin to a development in a rural County Down village, Castlehill Wood is accessed from the mature and leafy Castlehill Road just ten minutes drive from Belfast City Centre.

This unique development offers owners the opportunity to live within a few minutes walk of the stunning Stormont Estate amongst some of the province's leading primary and post-primary schools.

East Belfast offers a plethora of coffee shops, boutiques and some of Belfast's most exclusive restaurants and bars in the vibrant communities of Ballyhackamore and Belmont, both of which have experienced a stunning renaissance throughout the last decade.

Hopping on the newly installed Translink Glider service provides access further afield to Belfast City Centre, Belfast City Airport, and Titanic Quarter while the renowned coastal town of Holywood is also easily accessed by car or public transport.







# SPECIFICATION



## INTERNAL

- All internal walls and ceilings painted throughout.
- Painted moulded skirting, architraves, stair handrails and balustrades.
- Comprehensive range of electrical sockets, switches, TV, telephone points throughout in flush fitting, including Cat6 wiring throughout.
- Mains supply smoke and heat detectors as standard.
- Gas heating.
- Doors throughout are white 4 panel door with chrome ironmongery.
- Smart tech-controlled heating & lighting



## KITCHENS

- Luxury handmade kitchens with soft close doors and drawers.
- Quartz stone worktops & upstand.
- Branded appliances include gas hob, electric oven, integrated fridge freezer, washer dryer & dishwasher.



## FLOOR COVERINGS & TILES

- Luxury porcelain floor tiling to hallway, cloakroom, kitchen/dining, and lounge.
- Carpets to bedrooms.



## WARRANTY

- NHBC 10 year warranty.



## BATHROOMS, EN-SUITES & W.C.'S

- Heated towel rails.
- Soaker tubs where applicable.
- Walk in showers with drencher shower head and handheld shower.
- Recessed shower shelves (where applicable).
- Roca and Laufen branded sanitaryware with vanity units to all basins.
- Branded brassware throughout.
- LED sensor operated mirrors with a lit mirrored cabinet to the master ensuite.
- Pocket doors to bathroom & ensuite where applicable.













# ORCHARD HALL

CASTLEHILL WOOD, STORMONT



# GROUND FLOOR



# ORCHARD HALL

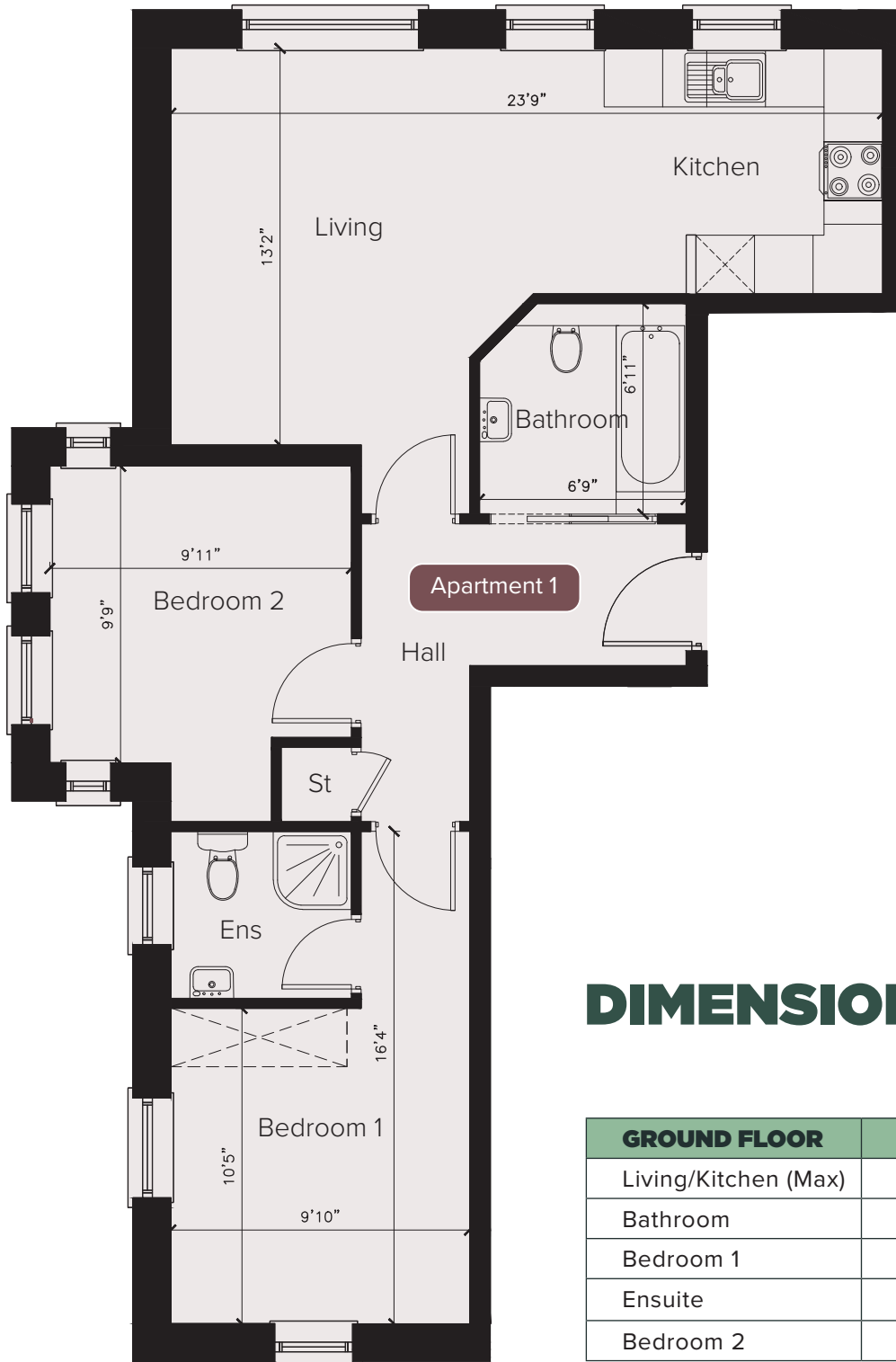
CASTLEHILL WOOD, STORMONT

# GROUND FLOOR OVERVIEW

NO	SQ FT	BEDROOMS
1	660	2 BED + ENSUITE
2	726	2 BED + ENSUITE
3	726	2 BED + ENSUITE
4	692	2 BED + ENSUITE



# APARTMENT ONE



## DIMENSIONS

GROUND FLOOR	MEASUREMENTS
Living/Kitchen (Max)	23' 9" x 13' 2"
Bathroom	6' 11" x 6' 9"
Bedroom 1	10' 5" x 9' 10"
Ensuite	
Bedroom 2	9' 11" x 9' 9"



2 BEDROOMS  
+ ENSUITE



GROUND  
FLOOR

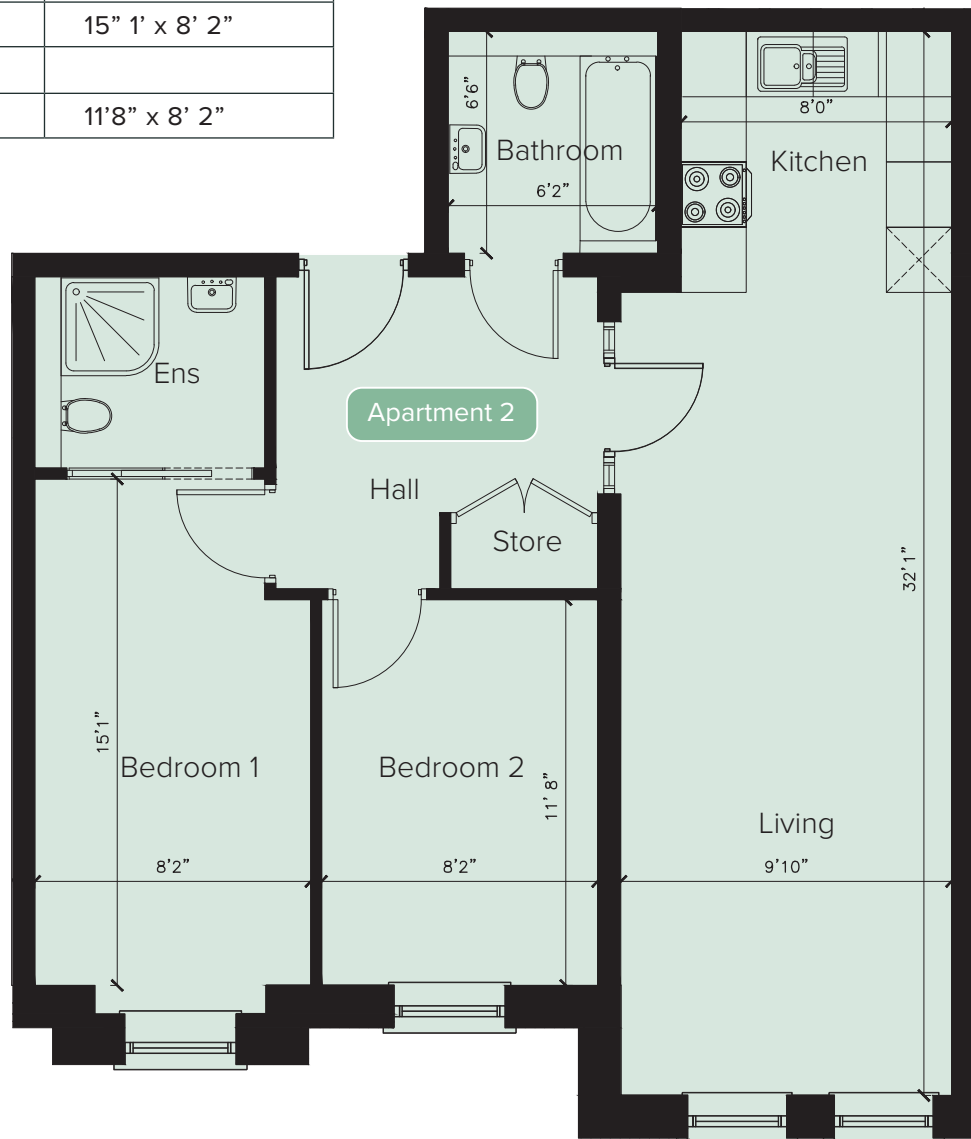


660  
SQ FT

# APARTMENT TWO

## DIMENSIONS

GROUND FLOOR	MEASUREMENTS
Living/Kitchen (Max)	32' 1" x 9' 10"
Bathroom	6' 6" x 6' 2"
Bedroom 1	15' 1" x 8' 2"
Ensuite	
Bedroom 2	11' 8" x 8' 2"



2 BEDROOMS  
+ ENSUITE



GROUND  
FLOOR

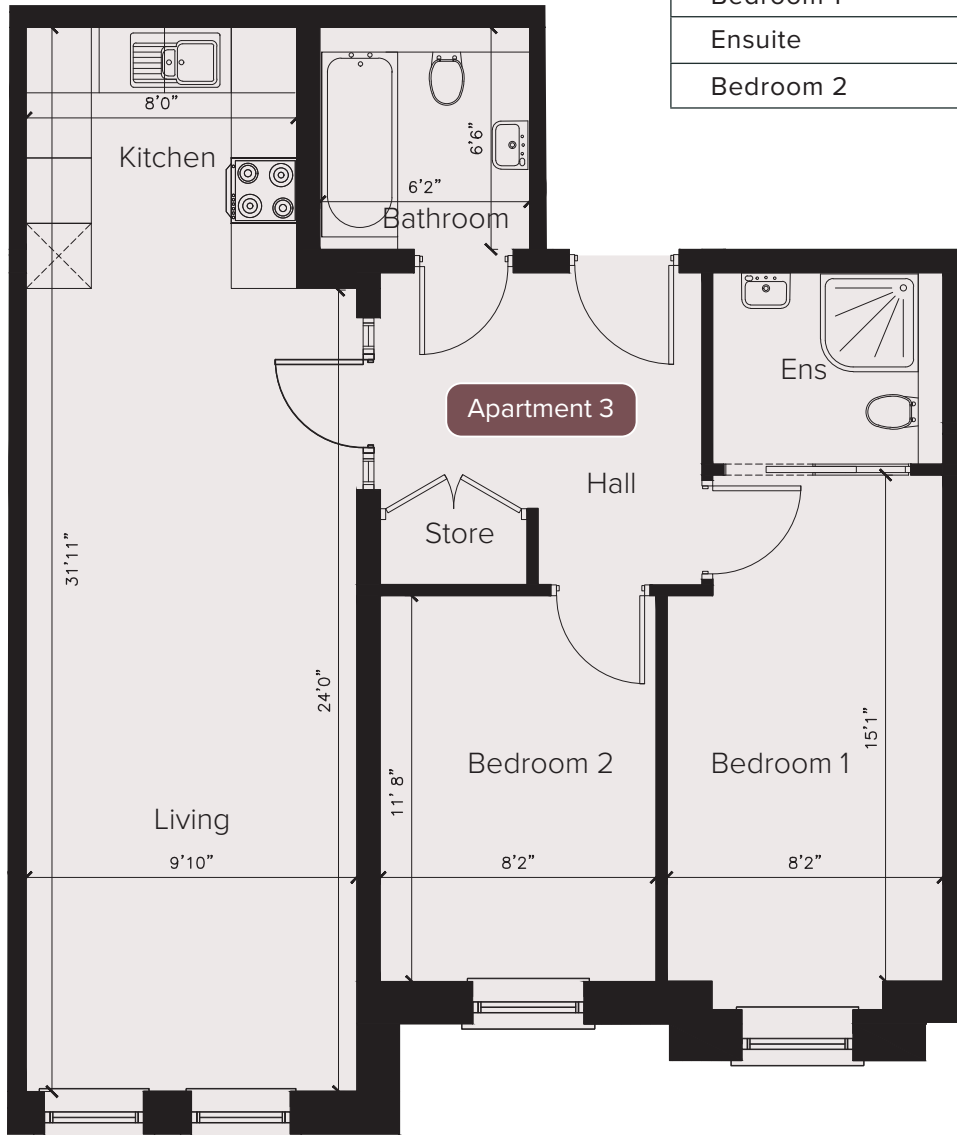


726  
SQ FT

# APARTMENT THREE

## DIMENSIONS

GROUND FLOOR	MEASUREMENTS
Living/Kitchen (Max)	31' 11" x 9' 10"
Bathroom	6' 6" x 6' 2"
Bedroom 1	15' 4" x 8' 2"
Ensuite	
Bedroom 2	11' 8" x 8' 2"



2 BEDROOMS  
+ ENSUITE



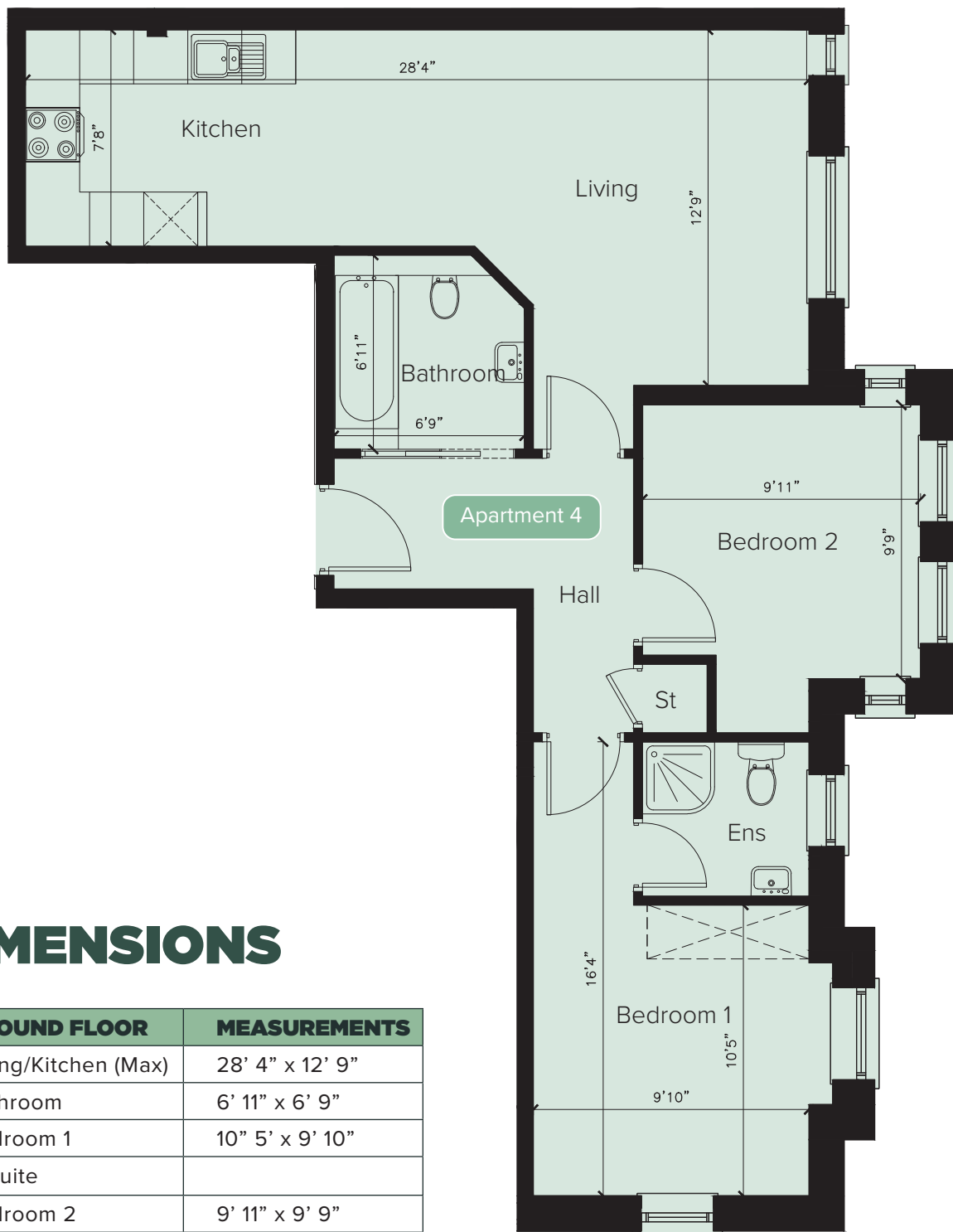
GROUND  
FLOOR



726  
SQ FT



# APARTMENT FOUR



## DIMENSIONS

GROUND FLOOR	MEASUREMENTS
Living/Kitchen (Max)	28' 4" x 12' 9"
Bathroom	6' 11" x 6' 9"
Bedroom 1	10' 5" x 9' 10"
Ensuite	
Bedroom 2	9' 11" x 9' 9"



2 BEDROOMS  
+ ENSUITE



GROUND  
FLOOR



692  
SQ FT



# FIRST FLOOR



# ORCHARD HALL

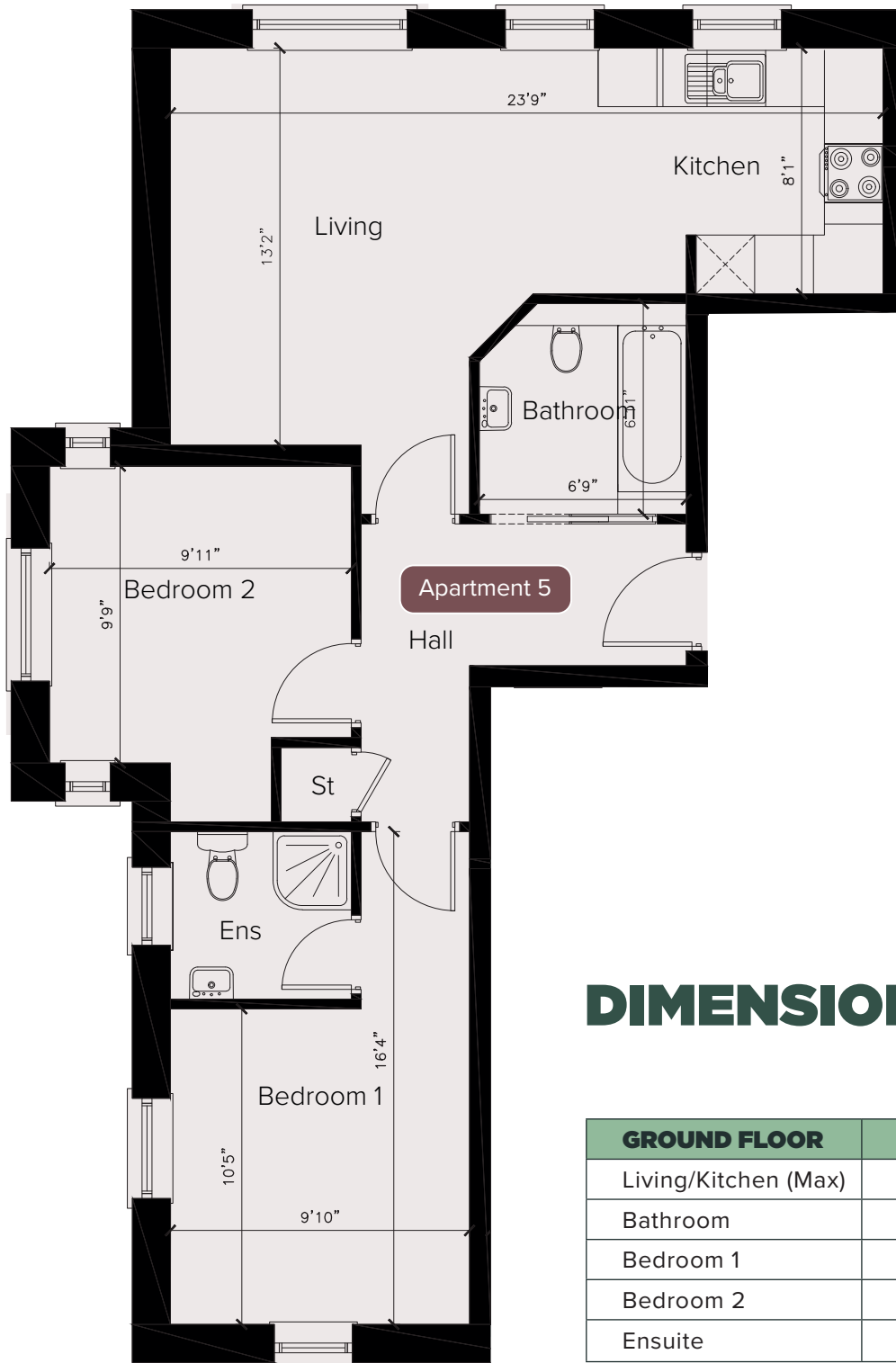
CASTLEHILL WOOD, STORMONT

# FIRST FLOOR OVERVIEW

NO	SQ FT	BEDROOMS
5	659	2 BED + ENSUITE
6	722	2 BED + ENSUITE
7	722	2 BED + ENSUITE
8	674	2 BED + ENSUITE
9	690	1 BED
10	816	2 BED



# APARTMENT FIVE



## DIMENSIONS

GROUND FLOOR	MEASUREMENTS
Living/Kitchen (Max)	23' 9" x 13' 2"
Bathroom	6' 11" x 6' 9"
Bedroom 1	10' 5" x 9' 10"
Bedroom 2	9' 11" x 9' 9"
Ensuite	



2 BEDROOMS  
+ ENSUITE



FIRST  
FLOOR

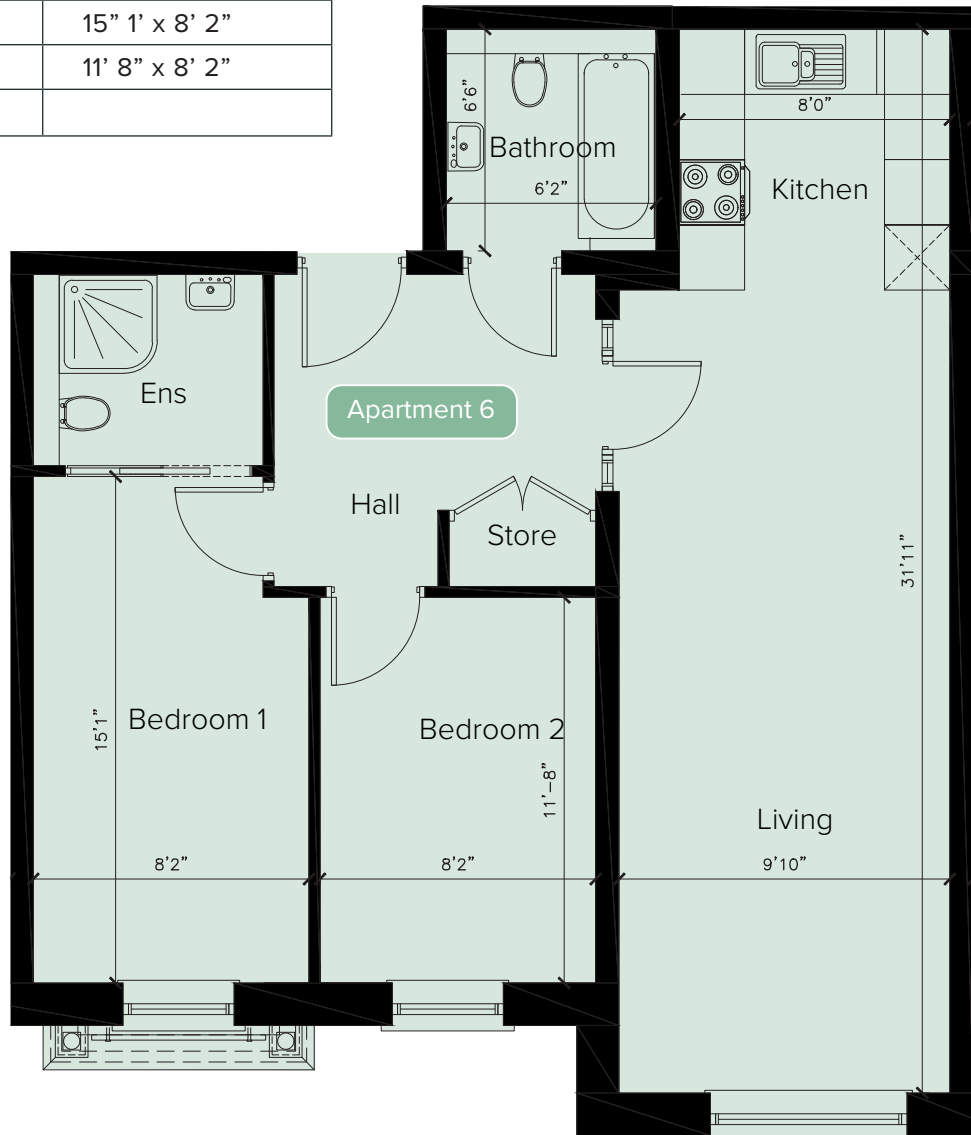


659  
SQ FT

# APARTMENT SIX

## DIMENSIONS

GROUND FLOOR	MEASUREMENTS
Living/Kitchen (Max)	31' 11" x 9' 10"
Bathroom	6' 6" x 6' 2"
Bedroom 1	15' 1" x 8' 2"
Bedroom 2	11' 8" x 8' 2"
Ensuite	



2 BEDROOMS  
+ ENSUITE



FIRST  
FLOOR

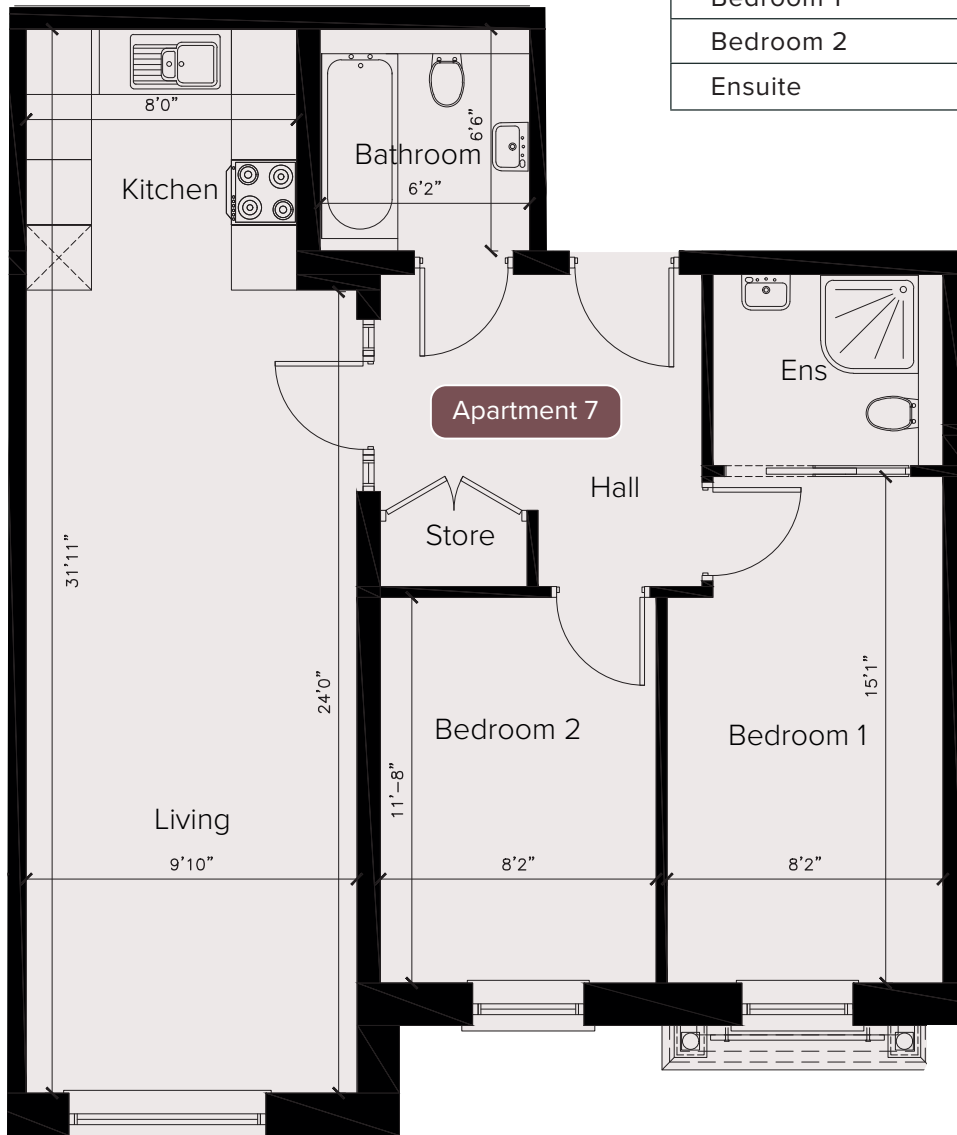


722  
SQ FT

# APARTMENT SEVEN

## DIMENSIONS

GROUND FLOOR	MEASUREMENTS
Living/Kitchen (Max)	31' 11" x 9' 10"
Bathroom	6' 6" x 6' 2"
Bedroom 1	15' 1" x 8' 2"
Bedroom 2	11' 8" x 8' 2"
Ensuite	



2 BEDROOMS  
+ ENSUITE

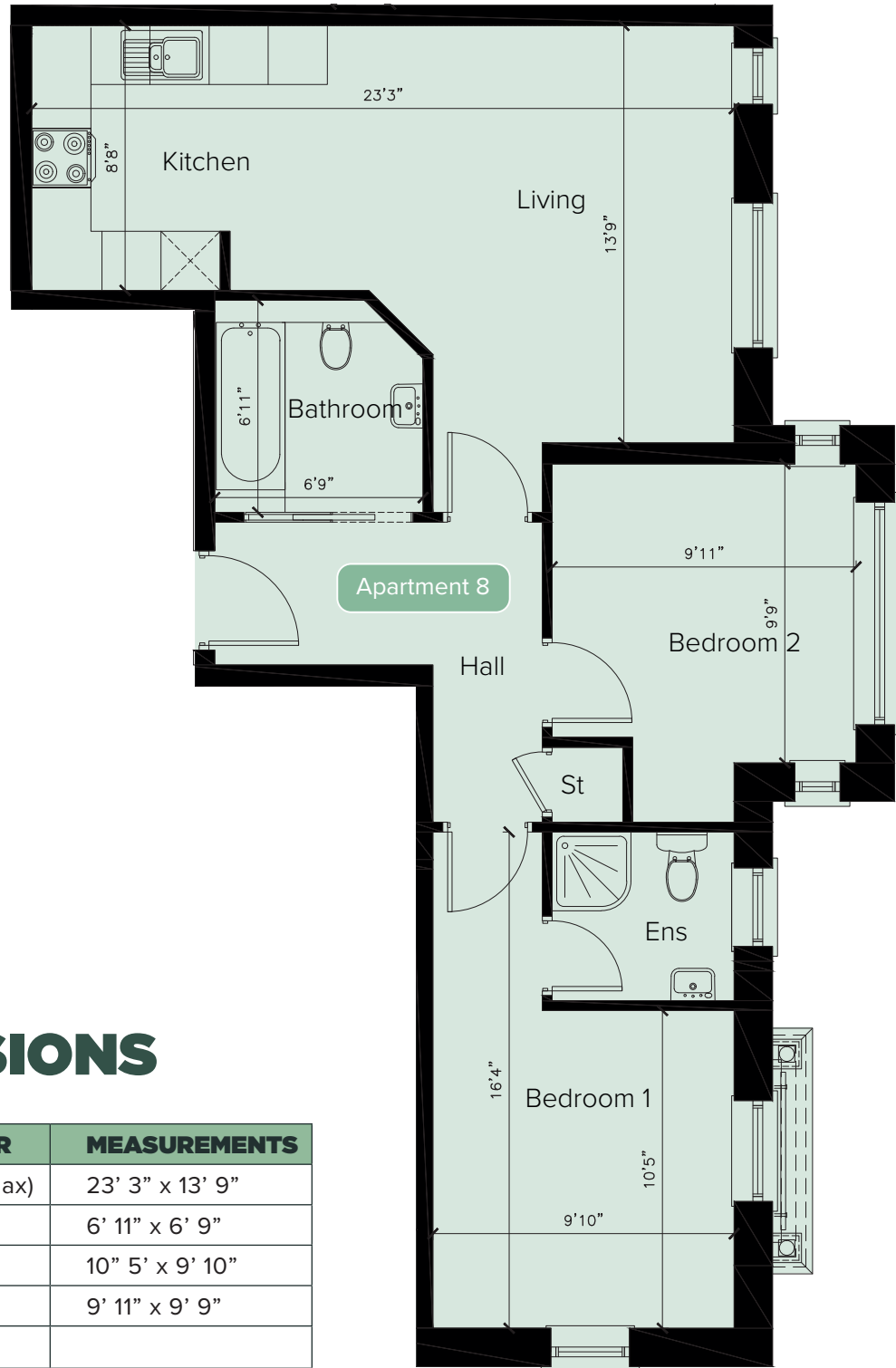


FIRST  
FLOOR



722  
SQ FT

# APARTMENT EIGHT



## DIMENSIONS

GROUND FLOOR	MEASUREMENTS
Living/Kitchen (Max)	23' 3" x 13' 9"
Bathroom	6' 11" x 6' 9"
Bedroom 1	10' 5" x 9' 10"
Bedroom 2	9' 11" x 9' 9"
Ensuite	



2 BEDROOMS  
+ ENSUITE



FIRST  
FLOOR

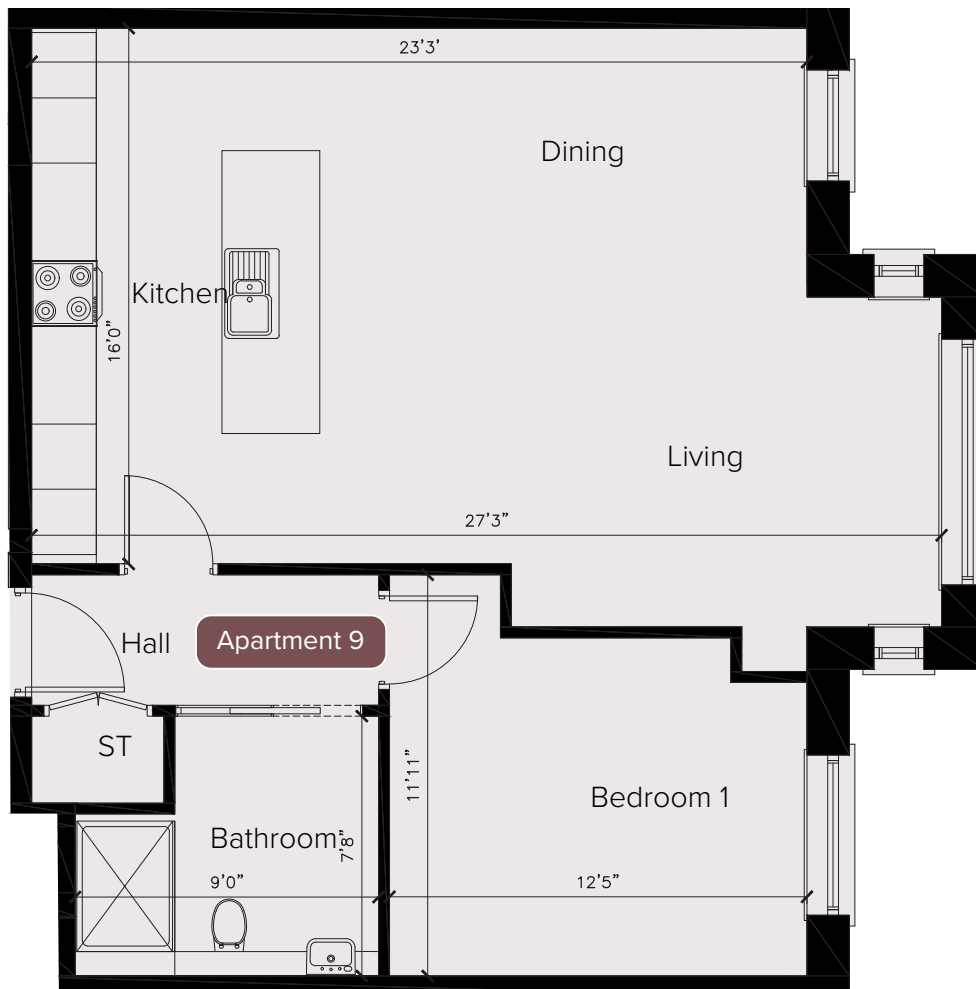


674  
SQ FT

# APARTMENT NINE

## DIMENSIONS

GROUND FLOOR	MEASUREMENTS
Living/Kitchen (Max)	27' 3" x 16' 0"
Bathroom	9' 0" x 7' 8"
Bedroom 1	12' 5" x 11' 11"



1  
BEDROOM



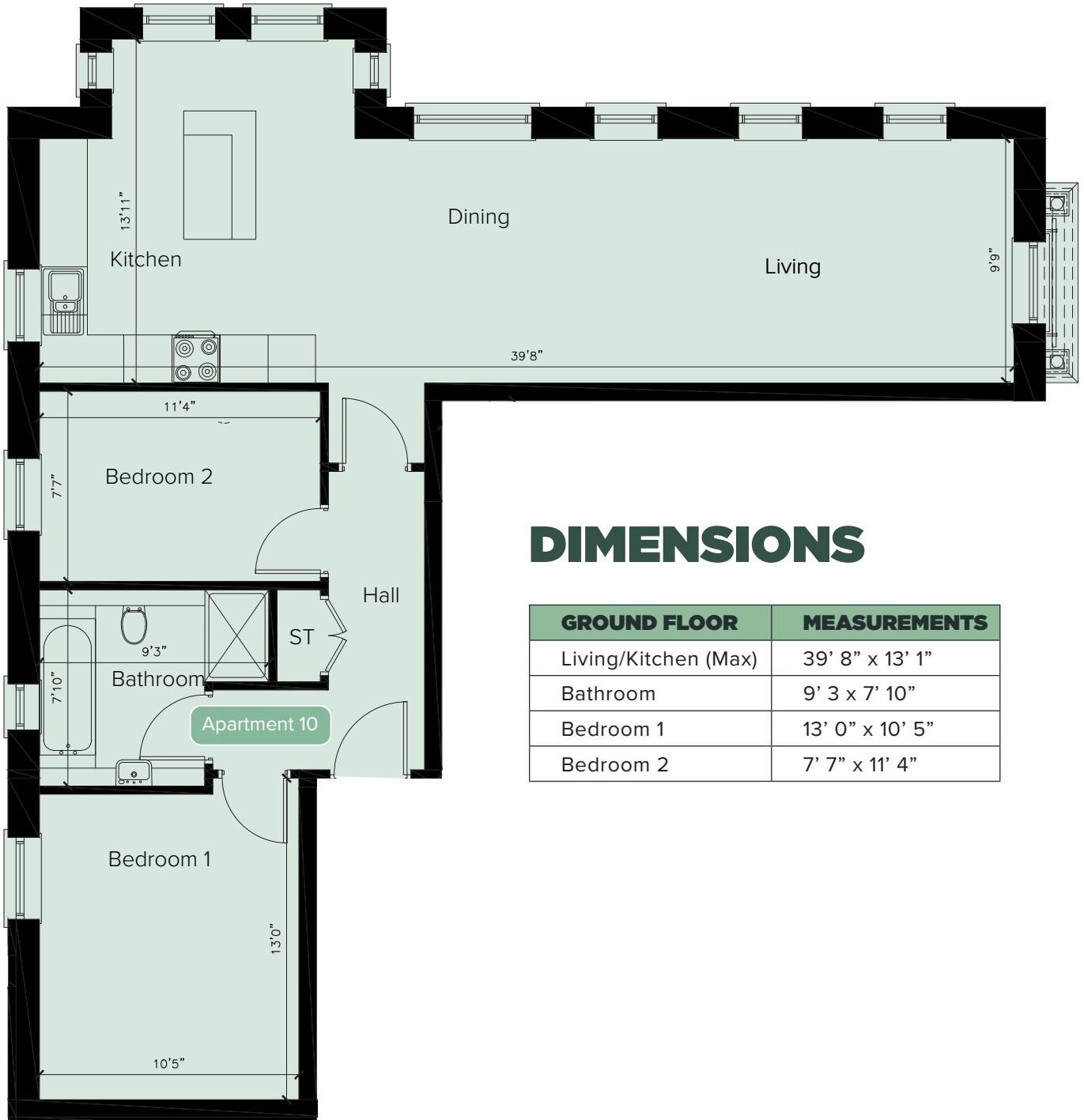
FIRST  
FLOOR



690  
SQ FT



# APARTMENT TEN



## DIMENSIONS

GROUND FLOOR	MEASUREMENTS
Living/Kitchen (Max)	39' 8" x 13' 1"
Bathroom	9' 3" x 7' 10"
Bedroom 1	13' 0" x 10' 5"
Bedroom 2	7' 7" x 11' 4"



2  
BEDROOMS



FIRST  
FLOOR



816  
SQ FT



# SECOND FLOOR

A photograph of a three-story white building with a dark roof and several windows. In the foreground, a man and a young child are standing on a paved area, looking at something on the ground. A metal railing and some greenery are also visible.

**ORCHARD HALL**

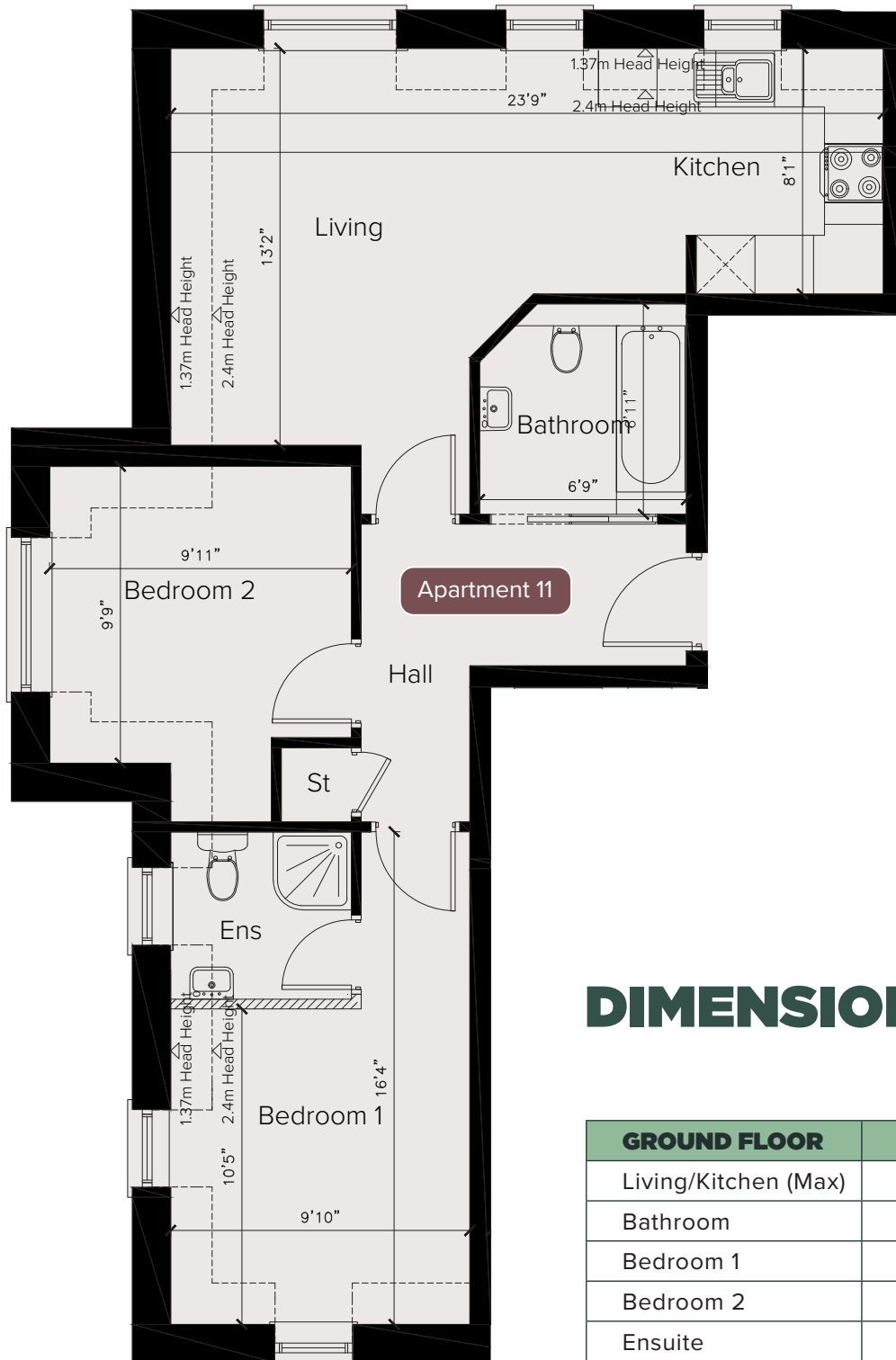
CASTLEHILL WOOD, STORMONT

# SECOND FLOOR OVERVIEW

NO	SQ FT	BEDROOMS
11	659	2 BED + ENSUITE
12	722	2 BED + ENSUITE
13	722	2 BED + ENSUITE
14	674	2 BED + ENSUITE
15	690	1 BED
16	816	2 BED



# APARTMENT ELEVEN



## DIMENSIONS

GROUND FLOOR	MEASUREMENTS
Living/Kitchen (Max)	23' 9" x 13' 2"
Bathroom	6' 11" x 6' 9"
Bedroom 1	10' 5" x 9' 10"
Bedroom 2	9' 11" x 9' 9"
Ensuite	



2 BEDROOMS  
+ ENSUITE



SECOND  
FLOOR

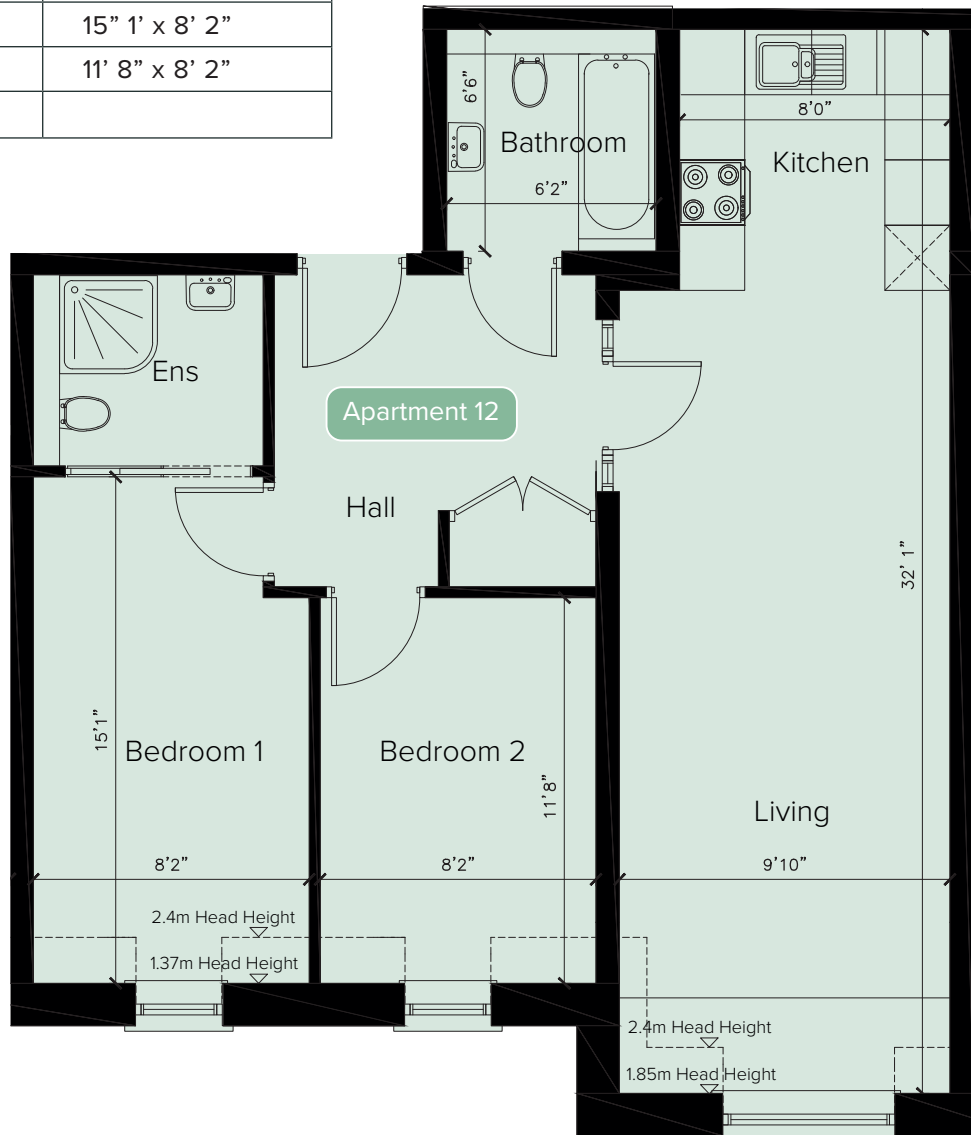


659  
SQ FT

# APARTMENT TWELVE

## DIMENSIONS

GROUND FLOOR	MEASUREMENTS
Living/Kitchen (Max)	32' 1" x 9' 10"
Bathroom	6' 6" x 6' 2"
Bedroom 1	15' 1" x 8' 2"
Bedroom 2	11' 8" x 8' 2"
Ensuite	



2 BEDROOMS  
+ ENSUITE



SECOND  
FLOOR

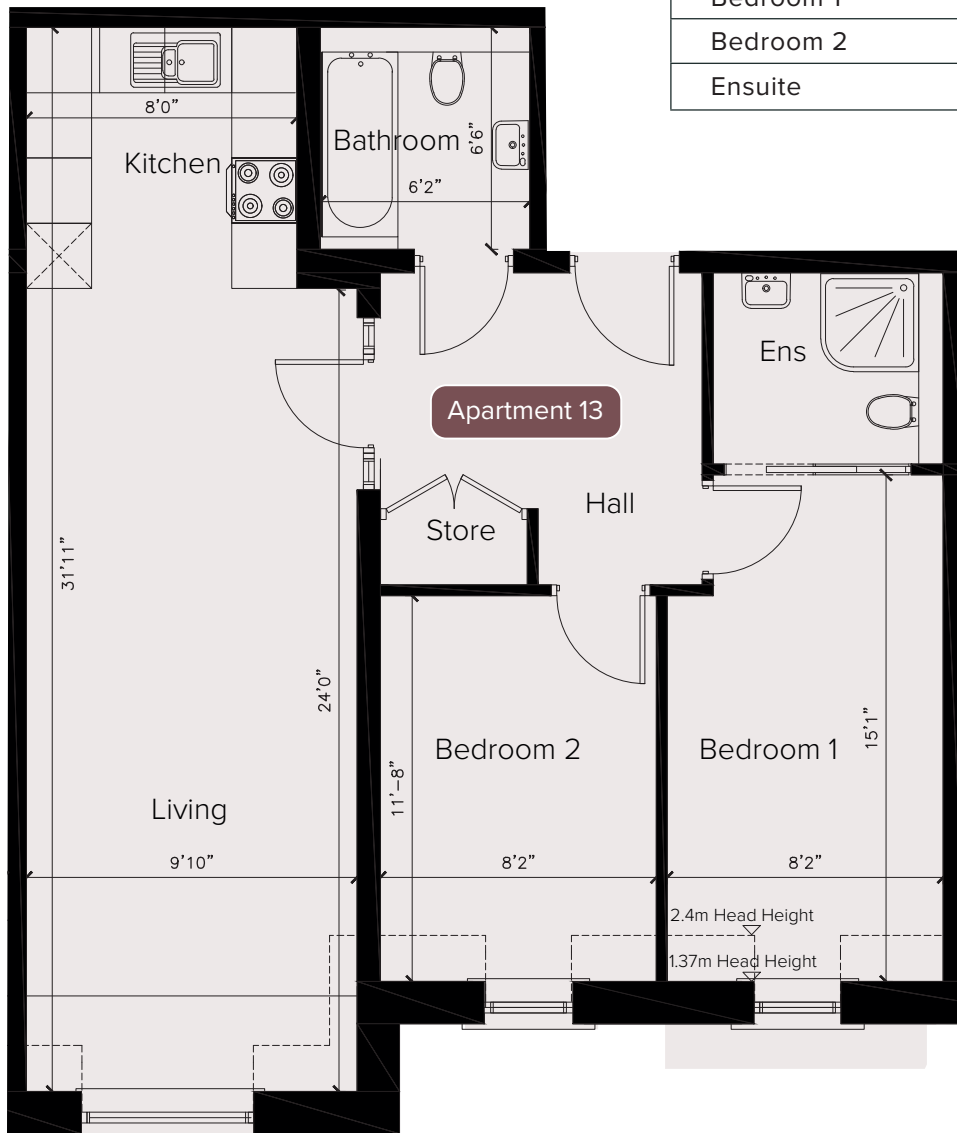


722  
SQ FT

# APARTMENT THIRTEEN

## DIMENSIONS

GROUND FLOOR	MEASUREMENTS
Living/Kitchen (Max)	24' 0" x 9' 10"
Bathroom	6' 6" x 6' 2"
Bedroom 1	15' 1" x 8' 2"
Bedroom 2	11' 8" x 8' 2"
Ensuite	



2 BEDROOMS  
+ ENSUITE

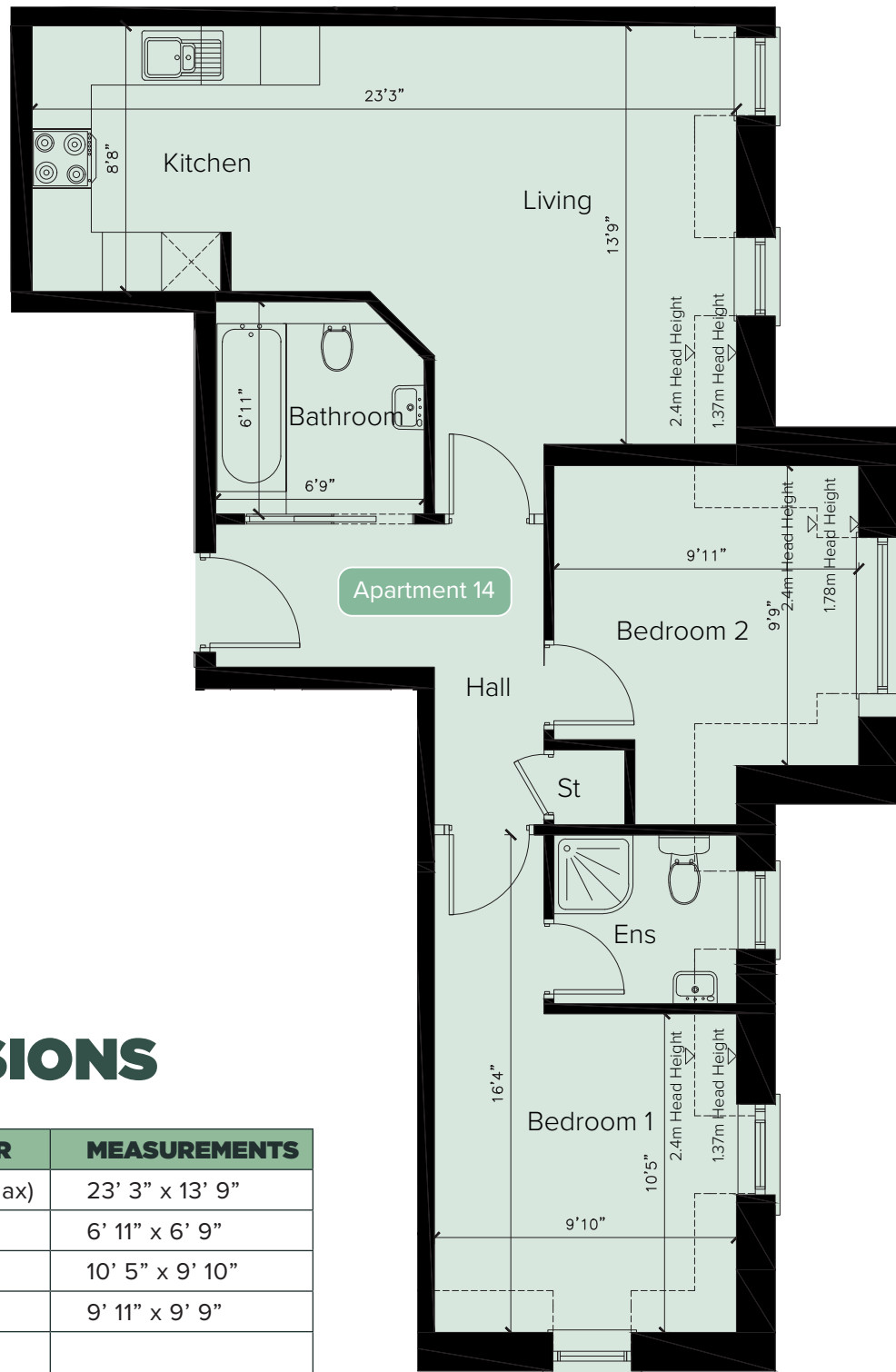


SECOND  
FLOOR



722  
SQ FT

# APARTMENT FOURTEEN



## DIMENSIONS

GROUND FLOOR	MEASUREMENTS
Living/Kitchen (Max)	23' 3" x 13' 9"
Bathroom	6' 11" x 6' 9"
Bedroom 1	10' 5" x 9' 10"
Bedroom 2	9' 11" x 9' 9"
Ensuite	



2 BEDROOMS  
+ ENSUITE



SECOND  
FLOOR

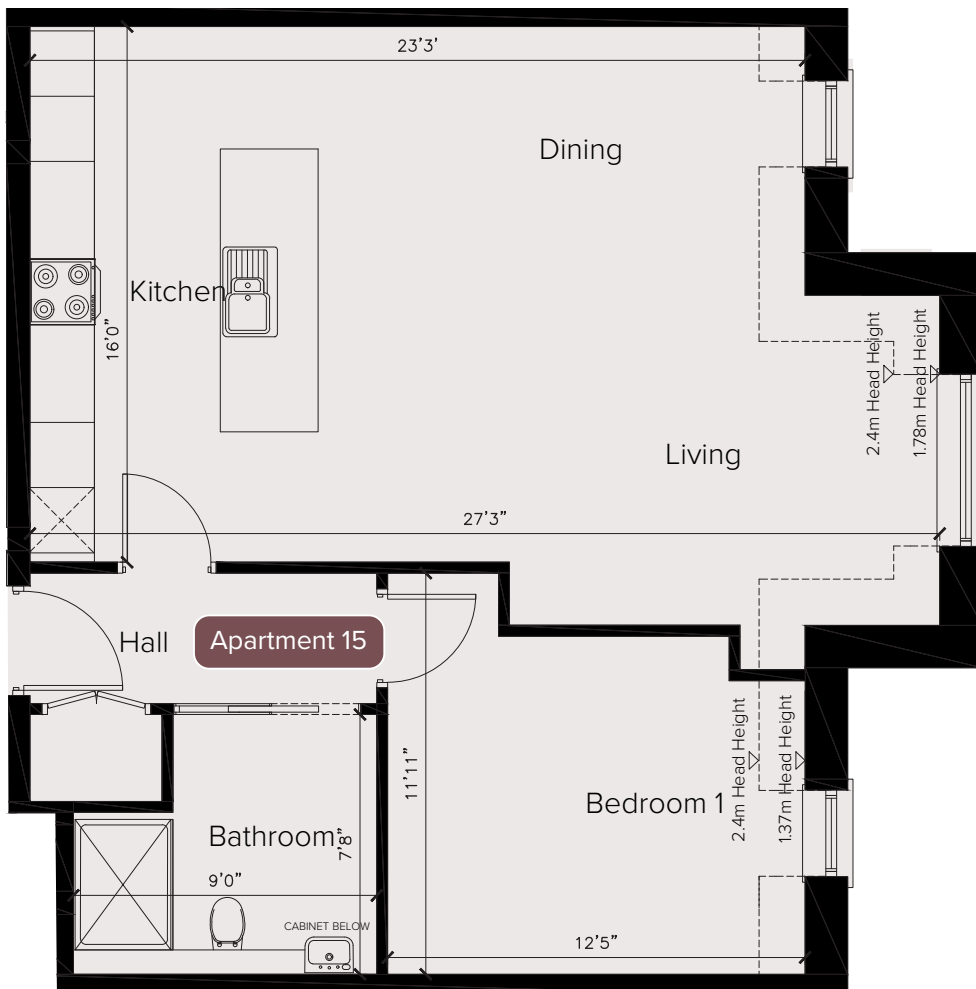


674  
SQ FT

# APARTMENT FIFTEEN

## DIMENSIONS

GROUND FLOOR	MEASUREMENTS
Living/Kitchen (Max)	27' 3" x 16' 0"
Bathroom	9' 0" x 7' 6"
Bedroom 1	12' 5" x 11' 11"



1  
BEDROOM



SECOND  
FLOOR



690  
SQ FT



# APARTMENT SIXTEEN



## DIMENSIONS

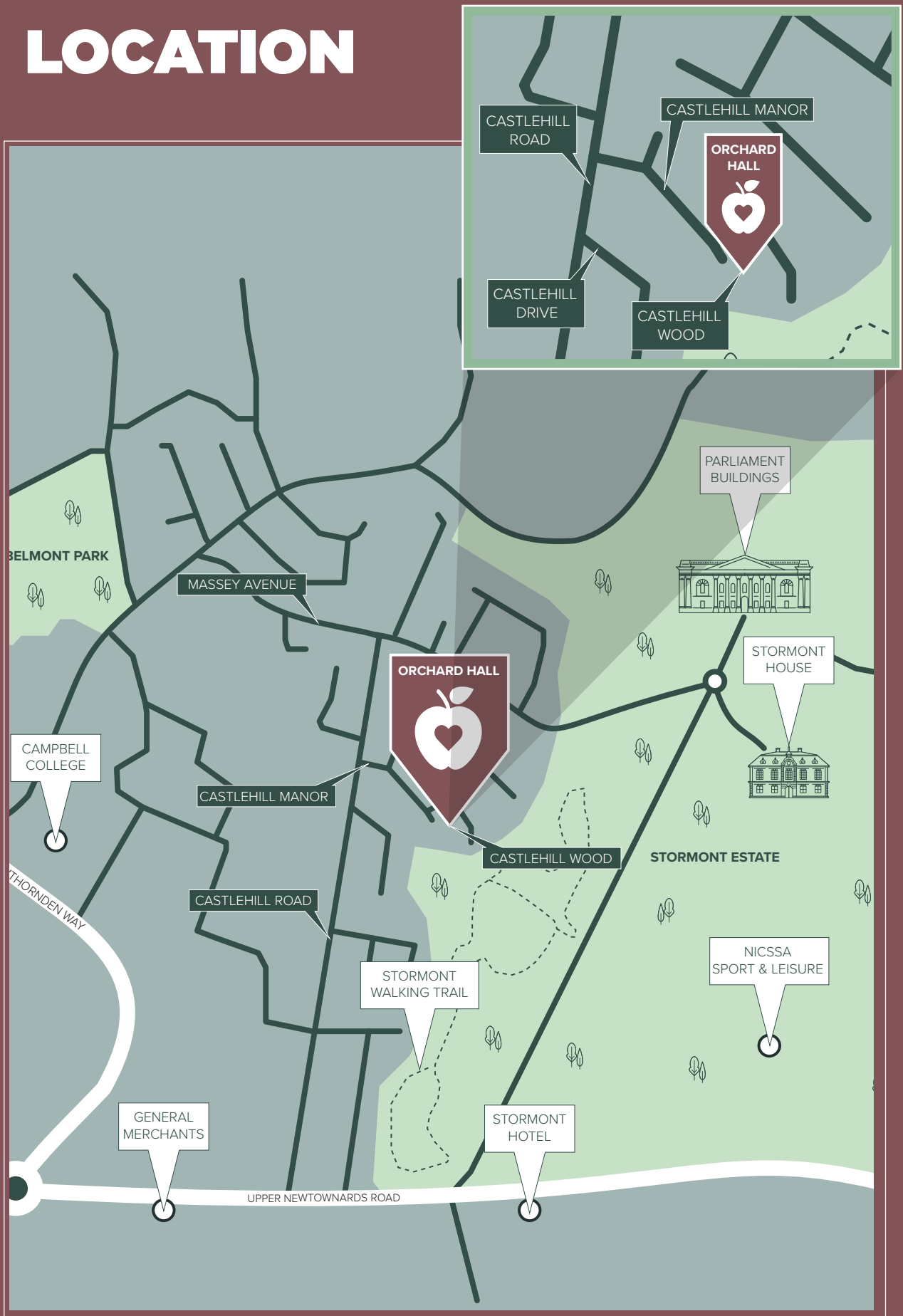
GROUND FLOOR	MEASUREMENTS
Living/Kitchen (Max)	39' 8" x 13' 1"
Bathroom	9' 3" x 7' 10"
Bedroom 1	13' 0" x 10' 5"
Bedroom 2	7' 7" x 11' 4"

 2 BEDROOMS

 SECOND FLOOR

 816 SQ FT

# LOCATION







# LANYON HOMES



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