



# BRIARFIELD

HOPEFIELD ROAD • PORTRUSH



3 EXQUISITE DETACHED HOMES  
WITHIN THE BEAUTIFUL MATURE GROUNDS  
OF A VICTORIAN PERIOD RESIDENCE



# welcome to BRIARFIELD

3 EXQUISITE DETACHED HOMES  
WITHIN THE BEAUTIFUL MATURE GROUNDS  
OF A VICTORIAN PERIOD RESIDENCE

THESE 3 BEAUTIFULLY DESIGNED FAMILY HOMES ARE SET WITHIN THE MATURE EXISTING GROUNDS OF BRIARFIELD HOUSE, A GRAND VICTORIAN PERIOD RESIDENCE.

The approach to these new homes will be along a private driveway bounded on both sides by mature hedges and accessed through the original gate pillars which were built many years ago as a statement of style and sophistication.

The homes are notable for their elegant mansard roofs which will be finished in standing seam zinc with coplanar dormer windows.

The developer and heritage specialist architect have preserved the historical significance of the existing Briarfield House and blended 3 new homes within the curtilage that honour the past and feature all the future requirements of a modern family home.



# BRIARFIELD



ROYAL  
PORTRUSH  
GOLF CLUB

55 DEGREES  
NORTH

ELEPHANT  
ROCK

WEST STRAND  
BEACH

YACHT  
CLUB

TENNIS  
COURT

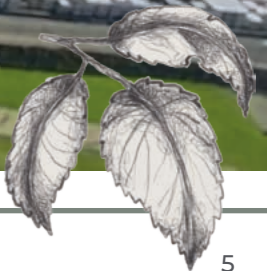
EAST STRAND  
BEACH

← TO BUSHMILLS

→ TO PORTSTEWART

RAMORE  
RESTAURANTS  
& BAR

NEPTUNE  
& PRAWN





# BRIARFIELD



Surfers at East Strand

LOCATION



East Strand Sunset

LOCATION



Portrush Yacht Club



West Strand

...less than a mile from all this.



Royal Portrush Golf Course



Whiterocks Beach

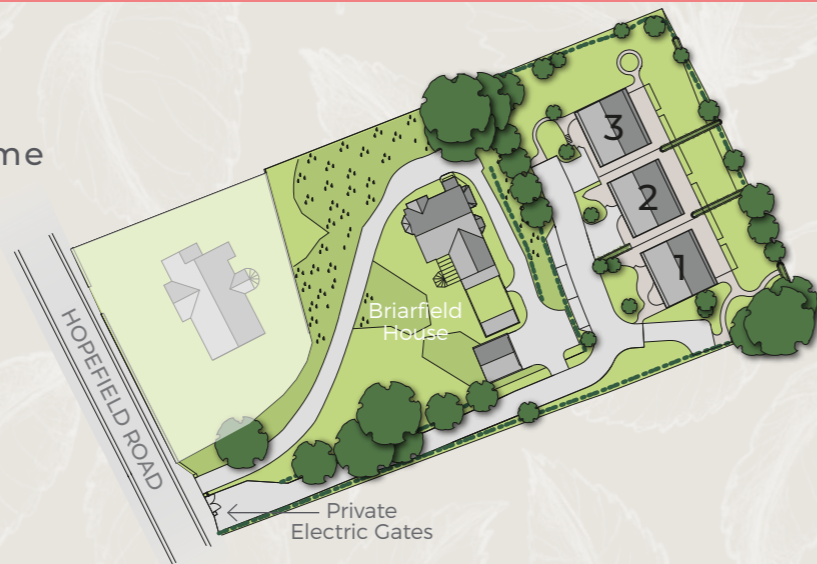


# THE CLARKE

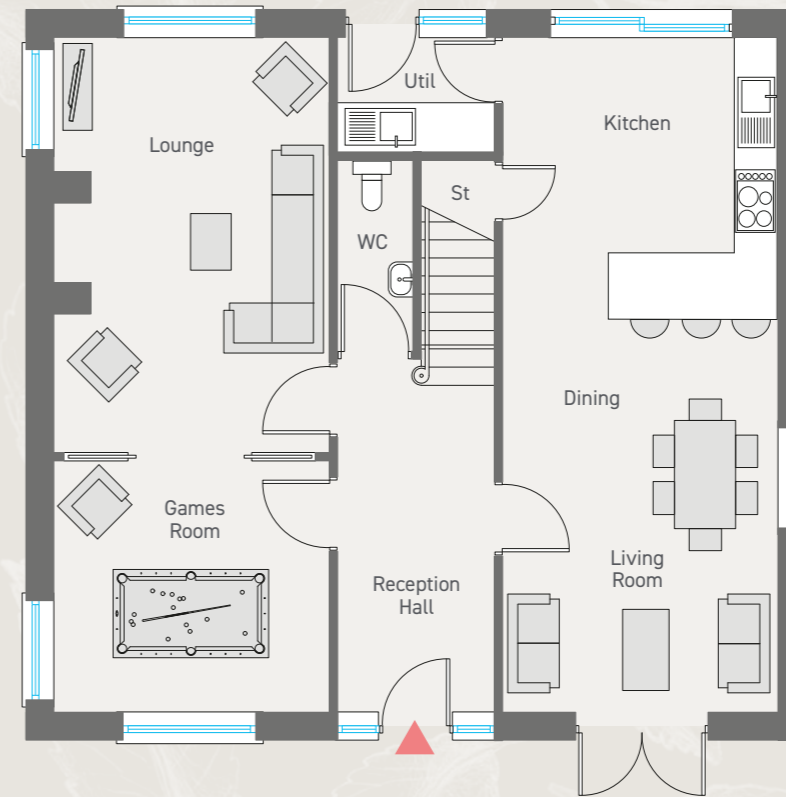
4 Bedroom Detached Family Home

TOTAL FLOOR AREA:  
2000 sq ft approx.

Site nos. 1, 2, 3



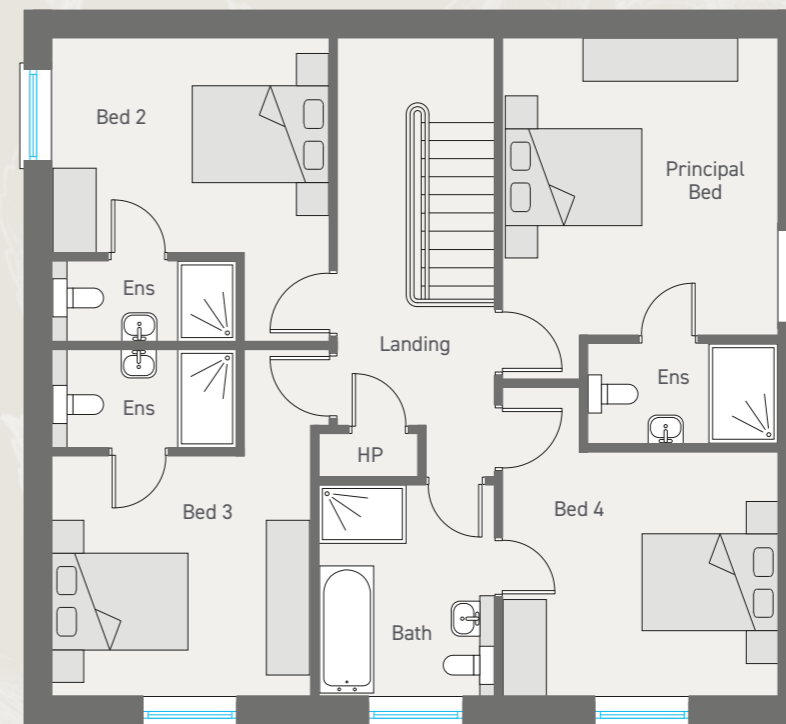
## GROUND FLOOR



### GROUND FLOOR

Reception Hall with separate WC	
Lounge	
ft 18'7" x 12'4"	m 5.68 x 3.77
Kitchen   Dining   Living	
ft 30'3" x 12'4"	m 9.24 x 3.77
Games Room	
ft 12'4" x 11'3"	m 3.77 x 3.44
Utility	
ft 7'0" x 5'2"	m 2.14 x 1.56

## FIRST FLOOR



### FIRST FLOOR

Principal Bedroom	
ft 13'3" x 12'4"	m 4.05 x 3.77
Ensuite	
ft 8'6" x 4'6"	m 2.60 x 1.37
Bedroom 2	
ft 12'4" x 9'6"	m 3.77 x 2.91
Ensuite	
ft 8'3" x 3'7"	m 2.50 x 1.10
Bedroom 3	
ft 11'6" x 10'7"	m 3.51 x 3.26
Ensuite	
ft 8'3" x 4'5"	m 2.50 x 1.34
Bedroom 4	
ft 12'4" x 10'9"	m 3.77 x 3.31
Bathroom	
ft 9'4" x 7'9"	m 2.86 x 2.40



designed with  
you in mind...



## QUALITY SPECIFICATION

### LUXURY KITCHEN

- Sleek, uncluttered, contemporary kitchens from Exorna in a choice of colours and finishes
- Worktops and upstands in a choice of colours and profiles
- Integrated appliances to include hob, oven, fridge/freezer, dishwasher, extractor and washer / drier
- Low voltage LED downlights to ceiling

### UTILITY

- Colour choice of doors and worktops
- Plumbed washing machine

### BATHROOM, EN SUITES and CLOAKROOM

- Contemporary white sanitary ware with chrome fittings
- Raindrench shower in bathroom and ensuites
- Low profile shower trays
- Chrome heated towel rails
- Fully tiled shower enclosures
- Tiled splash back at wash hand basins

### DECORATION

- Painted internal walls and ceilings in white emulsion
- Contemporary internal doors with quality ironmongery
- Painted skirting boards and architraves

### FLOORS AND TILING

- Choice of tiled or wooden laminate floor to entrance hall, kitchen, living and dining areas, lounge and games room
- Choice of quality carpet and underlay to bedrooms
- Tiled floor to bathroom, ensuites and WC
- Tiled shower cubicles, splash backs to wash hand basins and bath

### ELECTRICAL SPECIFICATION

- Comprehensive range of electrical sockets, switches, TV and telephone points
- Video camera security entry system
- Wired for security alarm
- Mains supply heat, smoke and carbon monoxide detectors with battery back-up
- USB charging point to bedrooms and living area

### HEATING

- ??????????????????

### EXTERNAL FEATURES

- Hardwood front door
- Private automated gated access with intercom entry system
- Feature glazing in anthracite aluminium frames
- Seamless aluminium guttering
- Heritage Mansard roof finished in standing seam zinc
- Extensive patio areas and feature landscaping
- Existing mature trees and hedging will create a private enclosed sanctum for residents
- Feature low level bollard lighting to private lane and houses

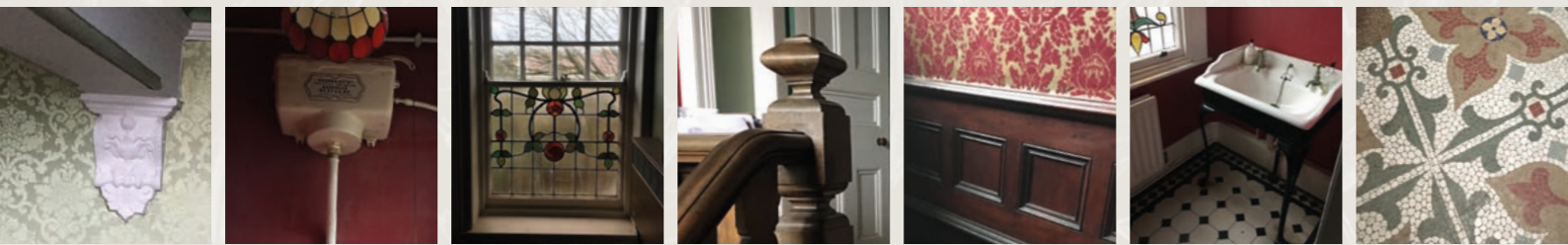
### WARRANTY

- 10 year Global Home Warranty

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**BRIARFIELD**

Aerial view computer generated image is for illustration purposes only



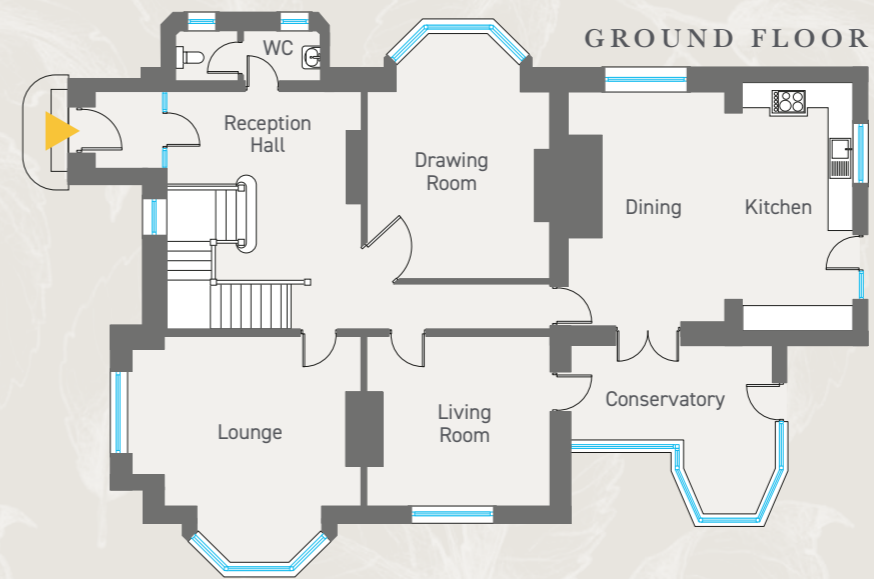
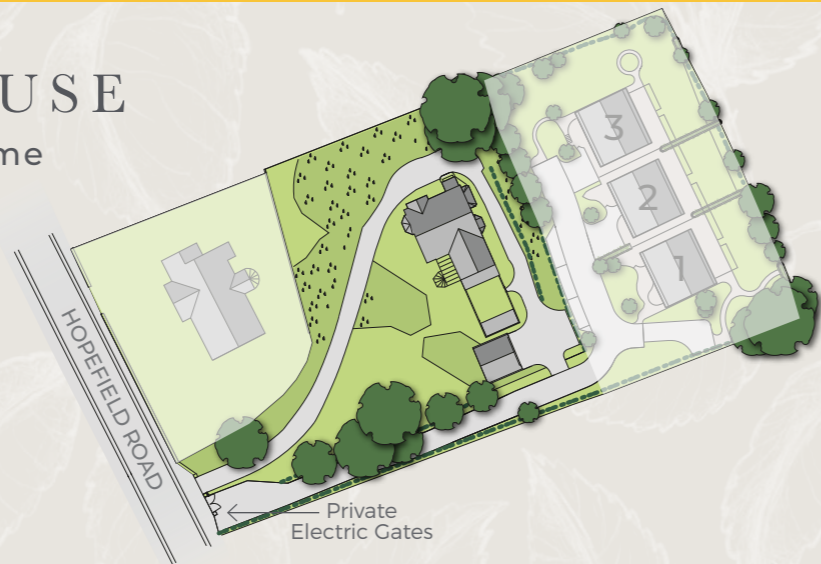


# BRIARFIELD HOUSE

8 Bedroom Detached Family Home

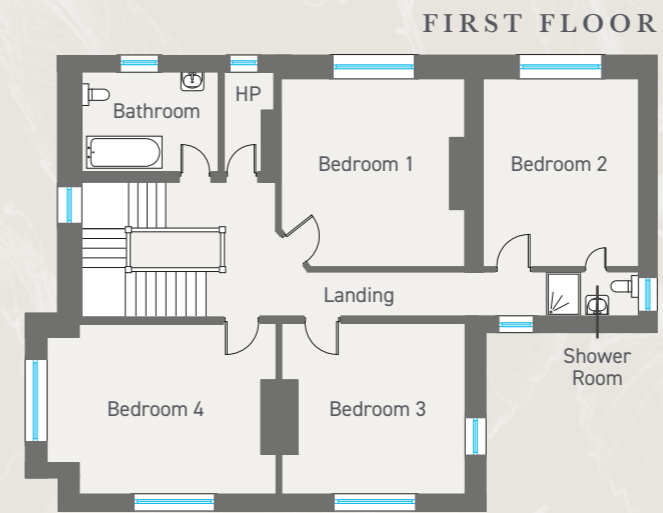
TOTAL FLOOR AREA 4000 sq ft

There are several options available for Briarfield House and would encourage prospective purchasers to make expressions of interest



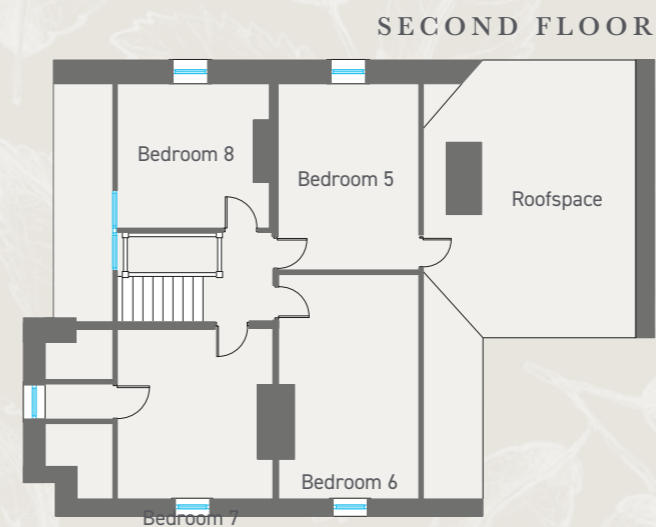
## GROUND FLOOR

Entrance Porch	
Reception Hall with separate WC	
Drawing Room (max)	m 5.89 x 4.37
Lounge (max)	m 5.47 x 5.14
Family Room	m 4.36 x 4.06
Dining	m 5.49 x 3.70
Kitchen	m 5.93 x 2.64
Conservatory (max)	m 4.88 x 4.03



## FIRST FLOOR

Bedroom 1	m 4.47 x 4.37
Bedroom 2	m 4.47 x 3.72
Shower Room	m 2.18 x 1.07
Bedroom 3	m 4.39 x 4.06
Bedroom 4 (max)	m 5.47 x 4.06
Bathroom	m 3.26 x 2.37

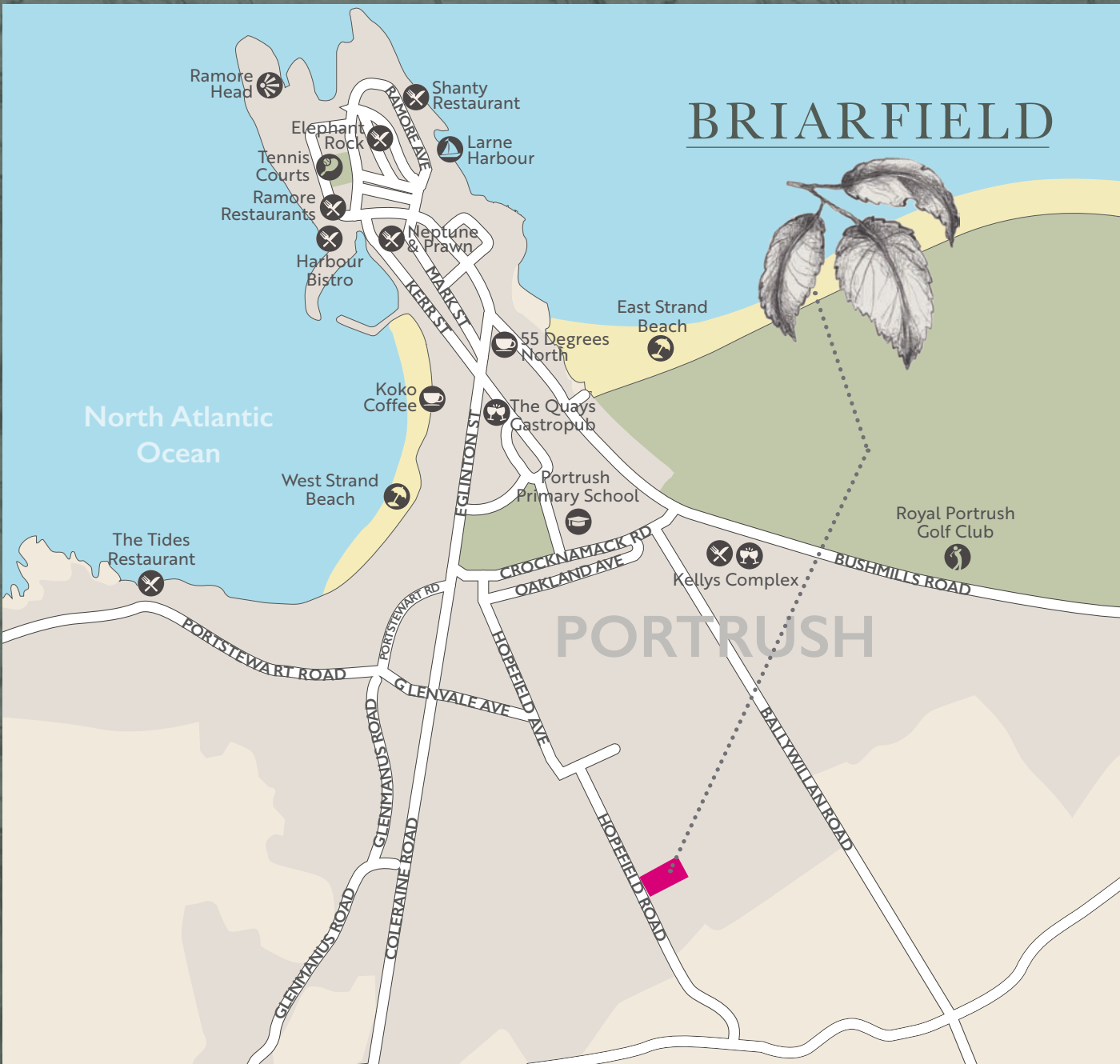


## SECOND FLOOR

Bedroom 5	m 4.45 x 3.34
Bedroom 6	m 5.35 x 3.33
Bedroom 7	m 4.06 x 3.72
Bedroom 8	m 3.64 x 3.45







# BRIARFIELD

# PORTRUSH

SELLING AGENT

DEVELOPER

**ARMSTRONG  
GORDON**  
THE PROFESSIONAL PROPERTY AGENT | Est. 1947

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armstronggordon.com

**NORTH COAST  
HOMES**

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

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