



ROCKLEIGH

CREEVY ROAD, LISBURN



2 LUXURY FAMILY HOMES ON HALF ACRE SITES



ROCKLEIGH

CREEVY ROAD, LISBURN



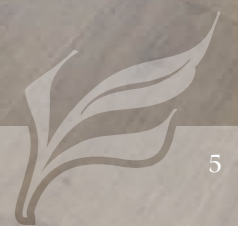
2 EXQUISITELY  
DESIGNED FAMILY HOMES  
FINISHED TO THE  
HIGHEST SPECIFICATION





# ENJOY THE BEST

Enjoy the best of both worlds - living in an idyllic rural, peaceful haven that is only short drive from bustling Lisburn City and the beautiful village of Royal Hillsborough



# A RURAL IDYLL WITHIN EASY REACH OF THE CITY

These 2 exquisitely designed and superbly finished family homes are surrounded by beautiful rolling countryside with the benefit of being a short drive from Lisburn's excellent schools, retail opportunities and recreational amenities and Royal Hillsborough's award winning restaurants, coffee shops, delicatessens and beautiful historic village charm.



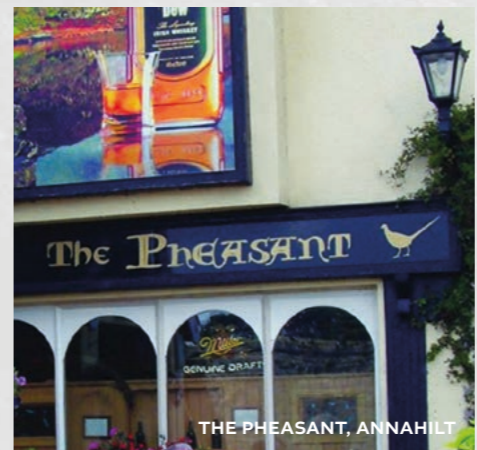
LARCHFIELD ESTATE, LISBURN



HILLSIDE BAR, ROYAL HILLSBOROUGH



ROCKMOUNT GOLF CLUB



THE PHEASANT, ANNAHILT

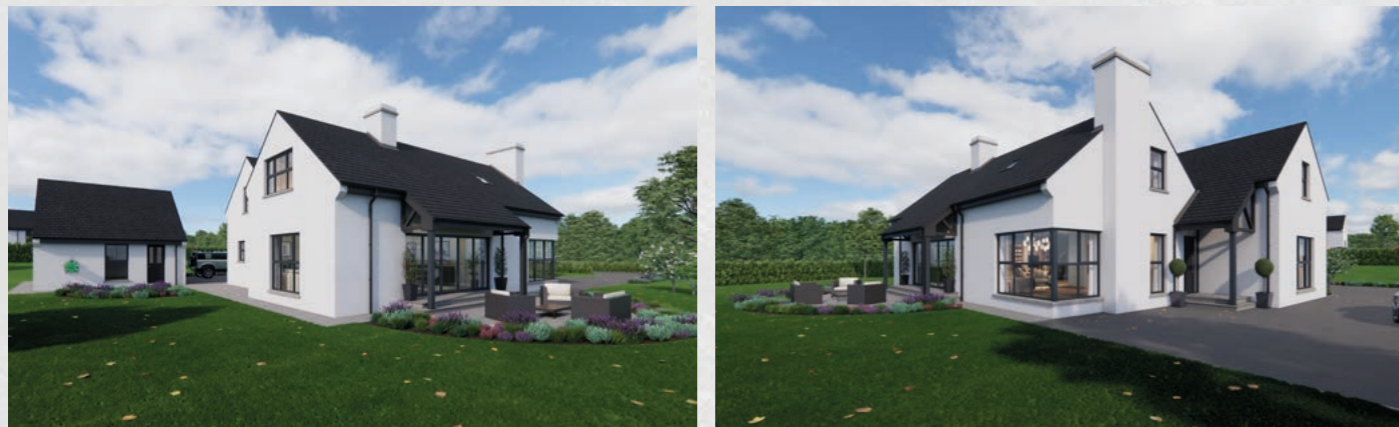
# ROCKLEIGH



CASTLE GARDENS, LISBURN

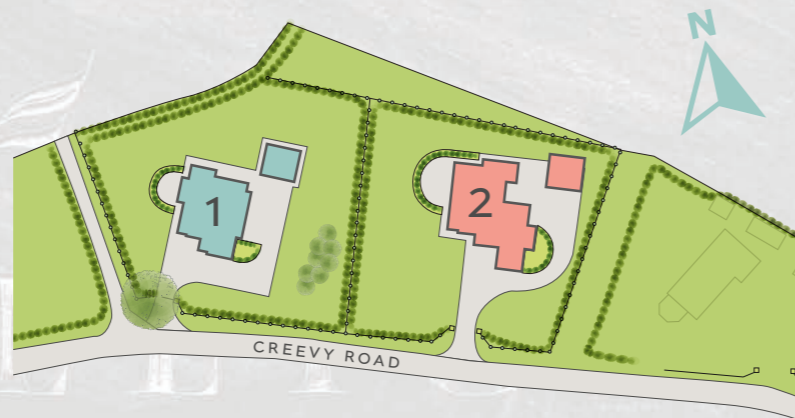


# ROCKLEIGH



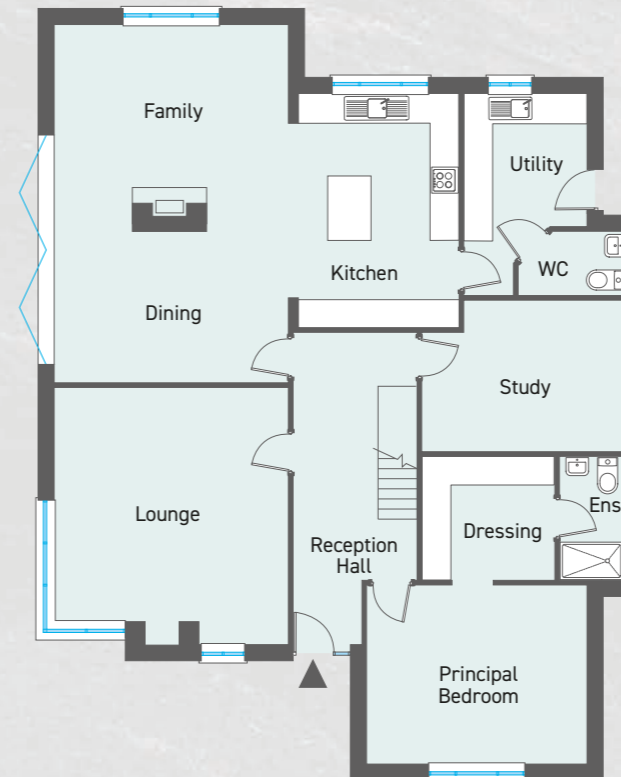
## THE PELHAM

4 BEDROOM • DETACHED  
 TOTAL AREA 3344 sq ft approx  
 Site no. 1

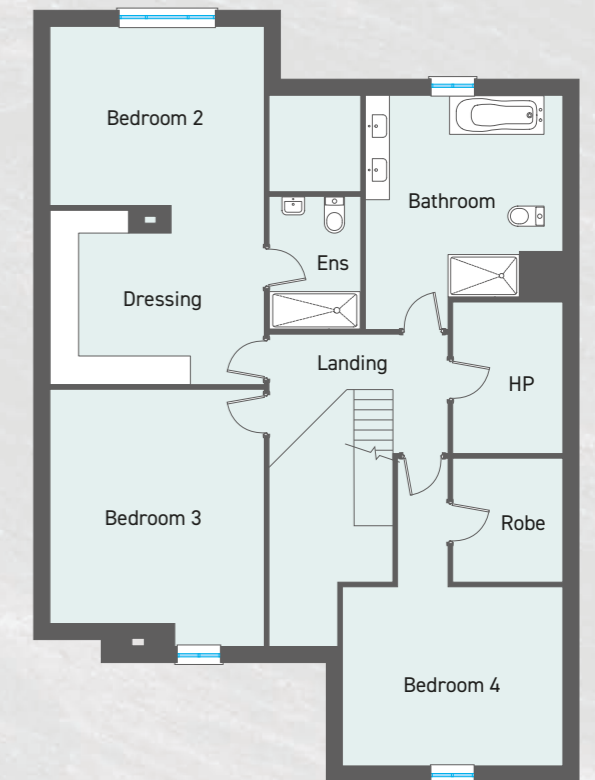


Site Layout - not to scale

### GROUND FLOOR



### FIRST FLOOR



#### GROUND FLOOR

	Ft/Inch	Metres
Reception Hall		
Lounge <sub>max</sub>	16'9" x 16'9"	5.10 x 5.10
Kitchen	16'9" x 11'10"	5.10 x 3.60
Dining   Family	25'7" x 16'9"	7.80 x 5.10
Study	14'5" x 10'10"	4.40 x 3.30
Principal Bedroom	15'9" x 12'9"	4.80 x 3.90
Dressing	9'6" x 8'10"	2.90 x 2.70
Ensuite	8'10" x 4'7"	2.70 x 1.40
Utility & WC	14'2" x 8'10"	4.30 x 2.70

#### FIRST FLOOR

	Ft/Inch	Metres
Bedroom 2	14'2" x 12'9"	4.30 x 3.90
Dressing Room	14'2" x 12'6"	4.30 x 3.80
Ensuite	9'6" x 6'6"	2.90 x 2.00
Bedroom 3	16'9" x 14'2"	5.10 x 4.30
Bedroom 4	15'9" x 12'9"	4.80 x 3.90
Wardrobe	8'10" x 7'6"	2.70 x 2.30
Bathroom	12'9" x 11'2"	3.90 x 3.40





## LUXURY SPECIFICATION - THE PELHAM

### KITCHEN & UTILITY

- Philip Patrick designed slipped shaker painted fitted kitchen and utility room
- Choice of style, colour and handles
- Quartz worktops, up-stand and splash-back
- Quooker tap
- Appliances include American style fridge freezer, Rangemaster range cooker and Bosch integrated dishwasher

### SANITARY WARE

- Quality sanitary ware to include Luca drench showers, free standing bath, wall hung vanity units with LED Mirrors and anthracite heated towel rails

### FLOORING & TILING

- Full height wall tiling to all shower enclosures
- Half height wall tiling to main bathroom
- Splash back tiling to all sinks
- Choice of tiling to all ground floor area
- Choice of tiling to bathrooms, ensuites and WCs
- Choice of carpet to bedrooms, stairs and landing

### ELECTRICAL SPECIFICATION

- Comprehensive electrical specification to NICEIC 18th edition AM.2 Regs
- Stainless steel light switches and sockets with USB charging points to selected sockets
- Three double sockets per room
- Alarm system with keypad and PIR sensors
- Wired for future electric car charging point
- 1 no. outside socket
- 3 no. outside lights

### HEATING & ENERGY

- High efficiency oil fired Grant boiler
- Solid concrete ground floors with zoned under floor heating including Heatmaster programmable digital wall thermostats and timers to each zone
- Thermostatically controlled compact style radiators to upper floors
- Enhanced floor, window, wall and roof space insulation
- Energy performance rating of 92A
- Positive Input ventilation system
- 4.2 KW photovoltaic solar panels

### INTERNAL FINISHES

- Internal white 40mm doors with stainless steel handles and hinges
- Softwood stairs painted with oak handrails and newels plus white strings and spindles
- All ceilings painted white emulsion with all walls painted off white / grey emulsion
- Moulded 150x25mm skirting boards & 100x25mm architraves painted white
- Primed white painted window cills
- Two wood burning stoves with flue lining sitting on grey slate plinths

### EXTERNAL FINISHES

- Traditional cavity wall construction.
- K Rend finish
- Feature uPVC or solid Oak coloured front door.
- Anthracite uPVC double glazed widows with white frames to inside
- Roof finished with black concrete thin edge tiles with ridge tiles to match
- Anthracite seamless aluminium gutters and uPVC downpipes
- Feature anthracite aluminium bi fold or sliding patio doors
- Paved patio area
- Paved area outside front entrance door
- Double garage construction to include attic trusses
- Anthracite remote controlled insulated roller shutter garage doors
- Driveway edged with concrete kerbs and finished with SMA bitmac
- Natural stone cladding to entrance pillars with electric gates, intercom and lighting
- Anthracite powder coated finish entrance gates
- Feature metal estate railings to front boundaries
- Sheep wire fencing to all other boundaries
- 1.2m wide paved path around dwelling
- Lawns to be finished in sown grass
- Hedging to all boundaries
- Additional landscaping to gardens by Beech Hill Landscapes

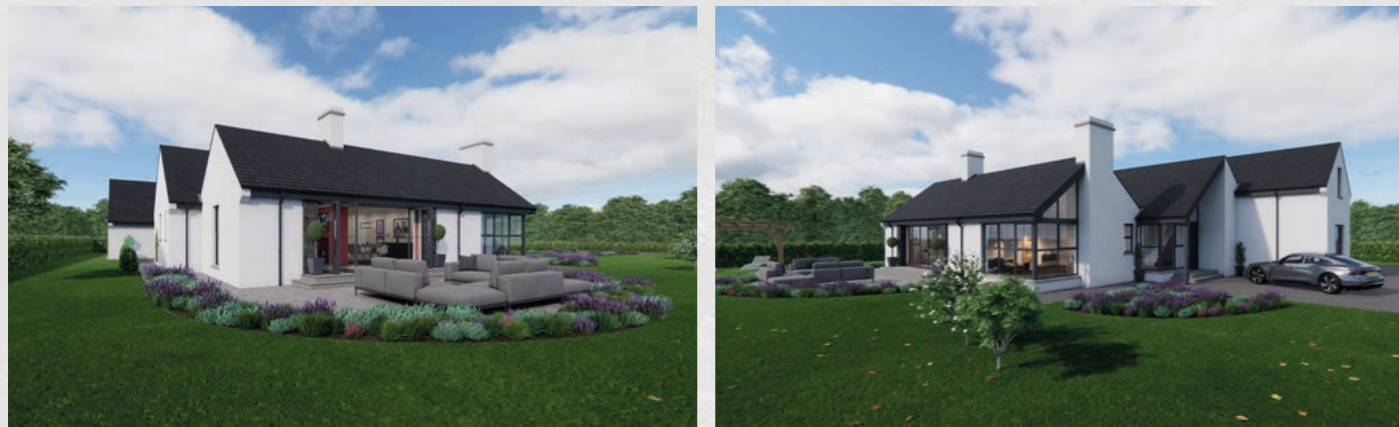
### WARRANTY

- 10 year structural warranty



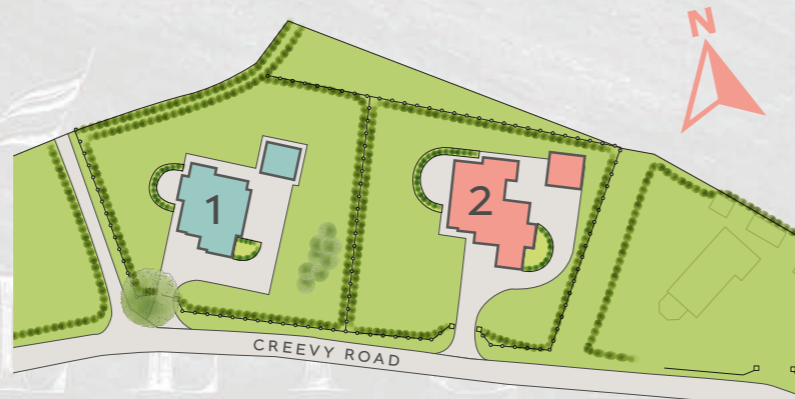


# ROCKLEIGH



## THE CAVESSON

4 BEDROOM • DETACHED  
 TOTAL AREA 3070 sq ft approx  
 Site no. 2

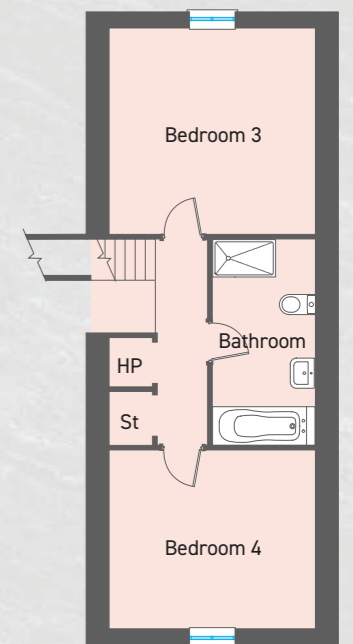


Site Layout - not to scale

### GROUND FLOOR



### FIRST FLOOR



#### GROUND FLOOR

	Ft/Inch	Metres
Reception Hall		
Lounge max	17'8" x 14'9"	5.40 x 4.50
Kitchen	15'9" x 14'8"	4.80 x 4.46
Dining   Family	26'6" x 17'8"	8.10 x 5.40
Study	14'9" x 10'6"	4.50 x 3.20
Principal Bedroom	15'9" x 12'8"	4.80 x 3.90
Dressing	9'9" x 7'3"	3.00 x 2.20
Ensuite	12'2" x 6'3"	3.70 x 1.90
Bedroom 2	14'9" x 10'9"	4.50 x 3.30
Bathroom	12'2" x 8'2"	3.70 x 2.50
Utility   WC	16'0" x 8'6"	4.90 x 2.60

#### FIRST FLOOR

	Ft/Inch	Metres
Bedroom 3	14'8" x 14'8"	4.50 x 4.50
Bedroom 4	14'8" x 12'8"	4.50 x 3.90
Bathroom	14'8" x 8'0"	4.50 x 2.40







## LUXURY SPECIFICATION - THE CAVESSON

### KITCHEN & UTILITY

- Philip Patrick designed slipped shaker painted fitted kitchen and utility room
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- Quooker tap
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- Thermostatically controlled compact style radiators to upper floors
- Enhanced floor, window, wall and roof space insulation
- Energy performance rating predicted A as built
- Positive Input ventilation system
- 4.2 KW photovoltaic solar panels

### INTERNAL FINISHES

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- Additional landscaping to gardens by Beech Hill Landscapes

### WARRANTY

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# LOCATION MAP

NOT TO SCALE



JOINT SELLING AGENT



**Fetherstons** 028 9066 1111  
fetherstons.com

**TEMPLETON  
ROBINSON**

LAND AND NEW HOMES

028 9266 1700  
templetonrobinson.com

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**B L O C K**  
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