



THIS
HOME RUNS ON
LOVE
AND
LIGHTEN

DON'T
COUNT THE
DAYS
MAKE THE
DAYS
COUNT

MAY
NOTHING BUT
HAPPINESS
COME THROUGH
THE DOOR



THE
SHORELANDS
at Hartley Hall, Greenisland

Content

Specification pg 4 *Site Map* pg 12
Hartley Living pg 8 *Location Map* pg 38

Detached Homes

The Forecastle 2193 Sq Ft pg 14 *The Wharf* 1496 Sq Ft pg 22
The Haven 2051 Sq Ft pg 16 *The Strand* 1425 Sq Ft pg 24
The Firth 1855 Sq Ft pg 18
The Tiller 1675 Sq Ft pg 20

Semi-Detached Homes

The Pennant 1586 Sq Ft pg 28
The Regatta 1311 Sq Ft pg 30
The Coral 1305 Sq Ft pg 32
The Pier 964 Sq Ft pg 34



THE
SHORELANDS
at Hartley Hall, Greenisland

Welcome

Comfort, beauty and impeccable design await you on the shores of Belfast Lough.

Nestled at the foot of Carn Hill and casting its eye towards the historic shipping channels of Belfast Lough, The Shorelands at Hartley Hall continues the Hilmark Homes tradition of building new high-quality, move-in-ready homes offering the very best in Northern Ireland living.

It's here that we've combined aspirational living and desirable location to create a unique opportunity for those seeking a balance between work, family and relaxation.

Each home is designed to blend organically into the existing surroundings and sit proudly alongside existing architecture. Featuring spacious detached and semi-detached designs with 3, 4, 5 and 6 bedrooms, your future home is constructed using skilled local craftsmen and carefully selected materials. We carefully consider every element in each new home. Hilmark Homes encourage you to truly make your home your own by adding your personal touch to the finished design.

The Shorelands at Hartley Hall, like all Hilmark Homes, promises your new home will always be unique, always considered and always built for you.

Specification

Kitchen & Utility

High quality units with choice of door, worktop and handle

Integrated appliances to include gas hob, electric oven, extractor fan, fridge/freezer & dishwasher

LED under lighting to kitchen units

Recessed LED down lighters to ceilings in kitchen

Porcelain floor tiling

Ceramic wall tiling between kitchen units

Integrated washing machine where no utility

Plumbing for washing machine in utility where applicable



Bathroom, En suites & WC

Contemporary white sanitary ware with chrome fittings

Separate fully tiled shower enclosure in main bathroom where applicable

Chrome towel radiators in bathroom and ensuite

Recessed LED down lighters to ceilings in bathroom and ensuite

Choice of porcelain partial wall tiling to bathroom, ensuite and WC

Choice of porcelain floor tiles to bathroom, ensuites and WC

Dual drencher showerhead to ensuite

Features

****A management company will be set up by the developer and each home owner will be a member. An annual fee will be payable to the management company to allow for maintenance and insurance of common areas.***

Internal Features

Internal décor, walls and ceilings painted from a palette of selected colours (1 colour throughout)

Choice of stove with granite or slate hearth
Mains supply smoke & carbon monoxide detectors

Moulded skirting and architraves with painted finish

Painted internal doors with quality ironmongery

Carpets to lounge, bedrooms, stairs and landings with underlay

Porcelain tiles to hallway

Comprehensive range of electrical sockets, switches, TV and telephone points, chrome finish to ground floor

Wiring for future satellite point

Gas fired central heating

Integral alarm system

Energy efficient fittings/bulbs to all rooms

External Features

Front gardens to be turfed

Rear gardens rotovated and seeded in next planting season - weather dependant.

Bitmac driveway

Tobermore pavers to front

uPVC double glazed windows and uPVC rear door

Composite front door with secure multi locking system

Outside water tap

External socket

External lighting to front and rear doors

10 year NHBC structural warranty

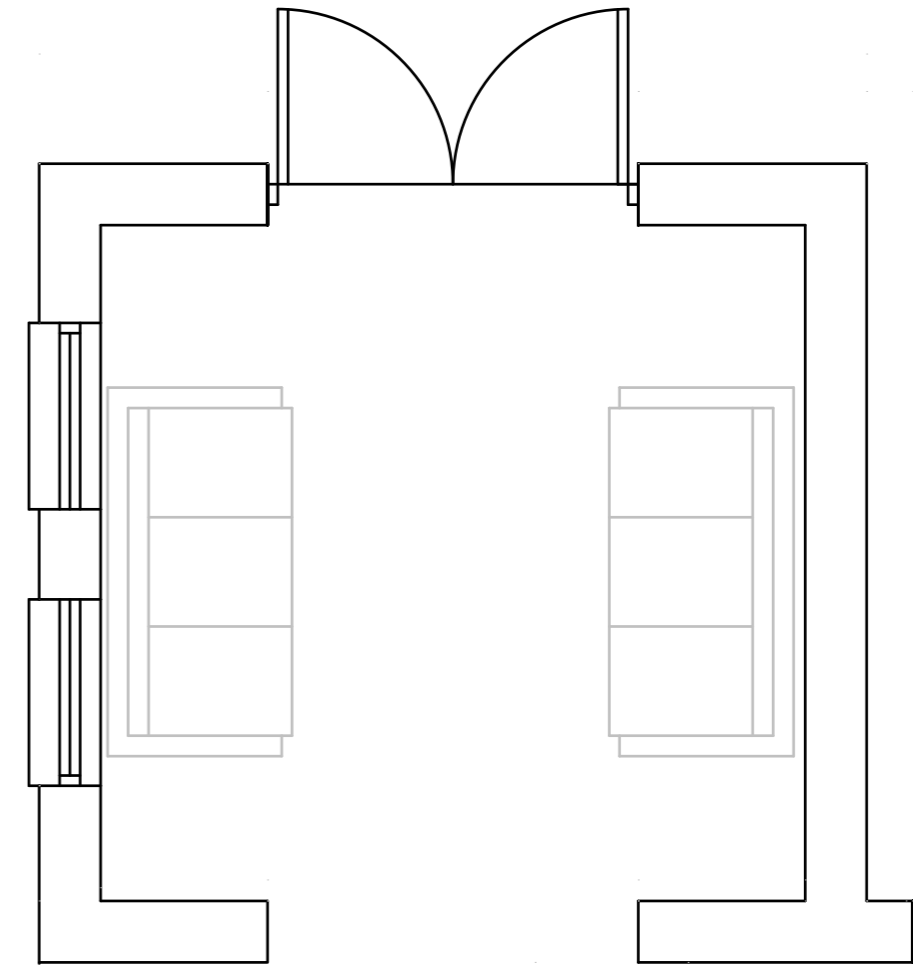


Garden Room*

With porcelain tiled floor, radiator, power sockets and TV point, recessed LED down lighters to ceiling, double patio doors to rear garden.

*** Where applicable on selected sites - please refer to the selling agent and site map.**

Note: Garden Room drawing is for illustration purposes only, door & window layouts may vary





Hartley Living

*Sublime spaces only
a stone's throw away.*



Love living at Hartley Hall.

Whether you're a fan of outdoor pursuits, or your tastes lean toward the more urbane, you'll find what you're looking for only minutes from your doorstep.

Take a gentle stroll or brisk jog along the shoreline, explore the many pristine parks or simply while away the time and watch the world go by. Bliss.

For those craving a faster pace there's plenty of restaurants and bars to be found, convenient modern shopping, and a wealth of places for children, young and old, to play. And with Carrickfergus and Belfast City only minutes away it's easy to find even more things to love.



Hartley Hall

Greenisland





Site Layout

The Shorelands at Hartley Hall

House Types

Please note the site map is for illustration purposes only. The Site Map indicates where there is planning for garden rooms and garages not their exact position. Please refer to the selling agent for layout of Garden Rooms as these may vary.

Detached Homes

- *The Forecastle* 166, 168
- *The Firth* 167
- *The Haven* 156, 157, 158, 159, 160, 161
- *The Tiller* 164, 165
- *The Wharf* 154
- *The Strand* 150, 163

Semi-Detached Homes

- *The Coral* 151, 152, 153, 153a
- *The Pennant* 149
- *The Regatta* 200, 201
- *The Pier* 203, 203a, 204, 204a



THE SHORELANDS
at Hartley Hall

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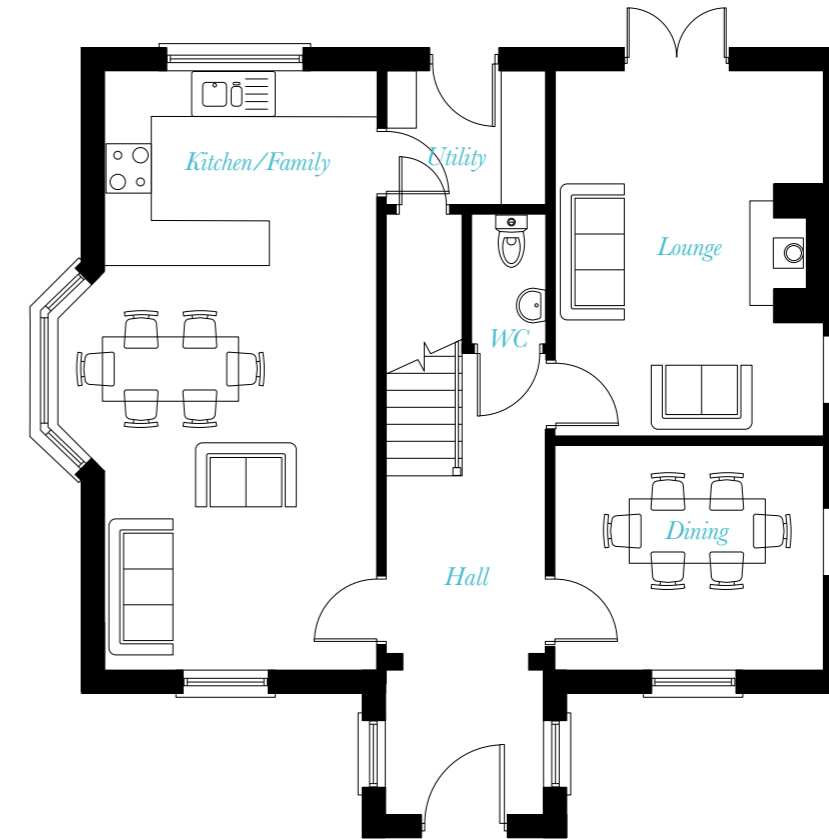
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www.simonbrien.com

Illustration purposes only contact selling agent if you have any queries.



Ground Floor



The Forecastle — 5 Bedroom Detached Home — 2193 sq ft



Site map colour reference:

Plots: 166, 168

Dimensions represented from the longest point.

Ground Floor

Lounge	15'9" x 11'7"	4.81 x 3.54m
Kitchen/Family	25'11" x 13'10"	7.91 x 4.21m
Dining	11'7" x 9'9"	3.54 x 2.97m
Utility	—	—
WC	—	—

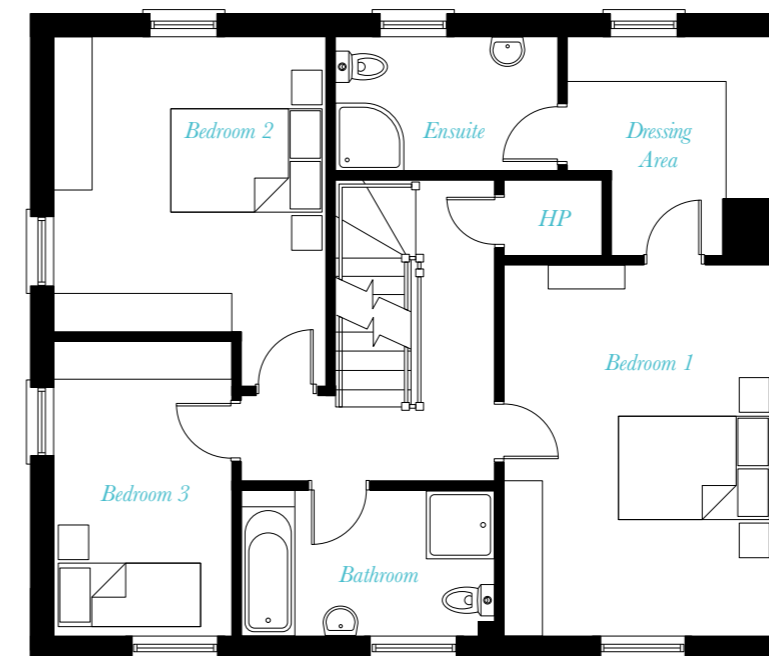
First Floor

Bedroom 1	16'1" x 11'7"	4.91 x 3.54m
Dressing Area	9'6" x 8'11"	2.89 x 2.71m
Ensuite	—	—
Bedroom 2	15'2" x 11'9"	4.62 x 3.59m
Bedroom 3	12'10" x 7'9"	3.90 x 2.35m
Bathroom	—	—
Store	—	—

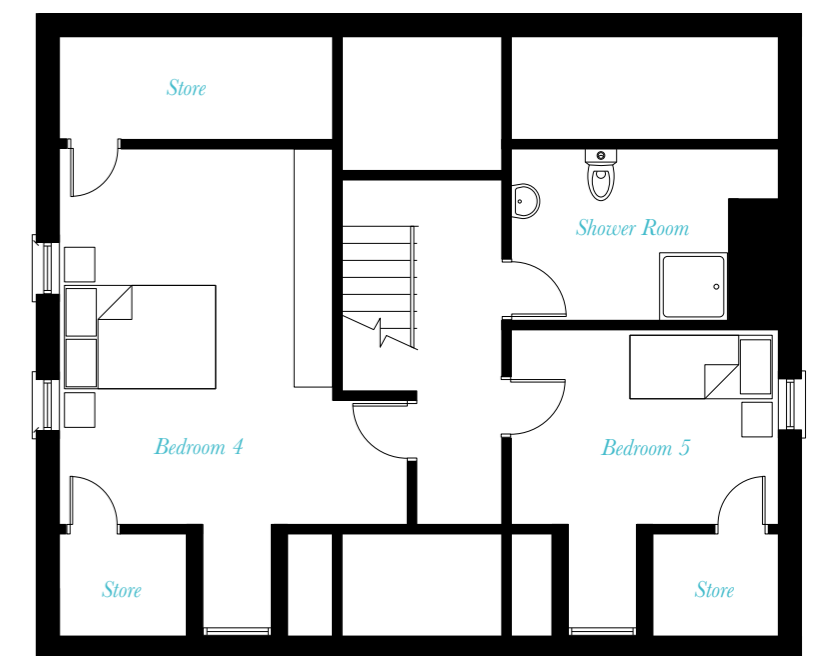
Second Floor

Bedroom 4	20'5" x 15'0"	6.22 x 4.58m
Bedroom 5	12'6" x 11'7"	3.82 x 3.54m
Shower Room	—	—

First Floor

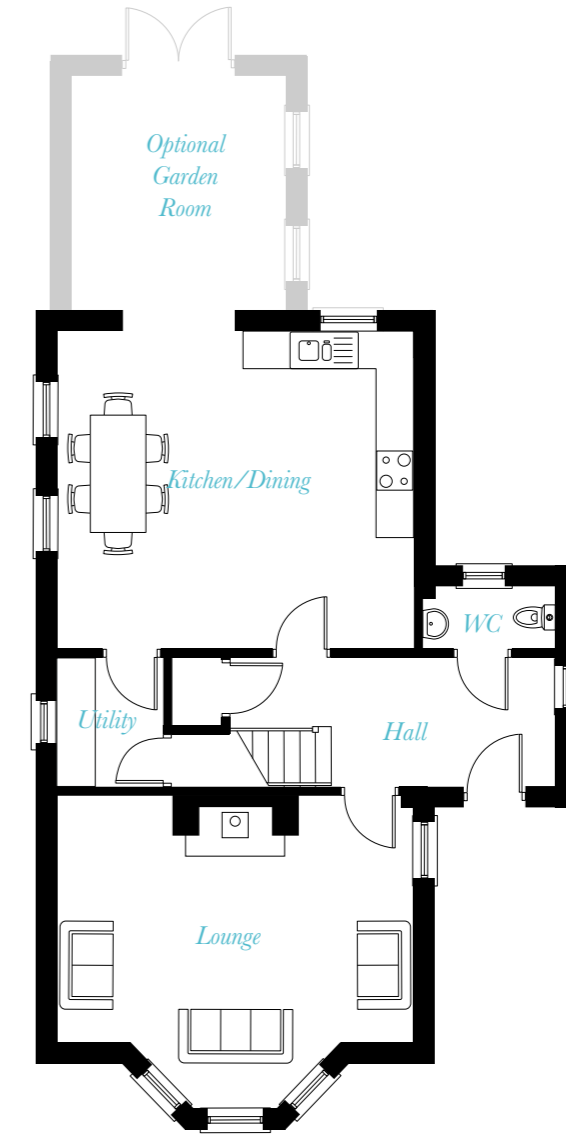


Second Floor





Ground Floor



The Haven — 5 Bedroom Detached Home — 2051 sq ft
 — with optional Garden Room — 2194 sq ft



Site map colour reference:

Plots: 156, 157, 158, 159, 160, 161

Ground Floor

Lounge	18'7" x 16'4"	5.66 x 4.99m
Kitchen/Dining	18'7" x 16'7"	5.66 x 5.05m
Optional Garden Room	12'2" x 11'2"	3.72 x 3.41m
Utility	—	—
WC	—	—

First Floor

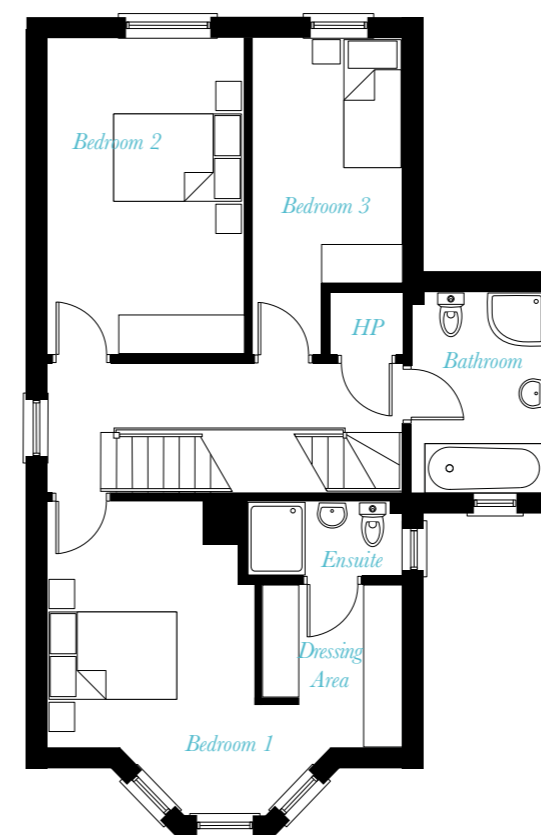
Bedroom 1	18'7" x 16'4"	5.66 x 4.99m
Ensuite	—	—
Dressing Area	—	—
Bedroom 2	16'7" x 10'4"	5.05 x 3.14m
Bedroom 3	16'7" x 7'10"	5.05 x 2.40m
Bathroom	—	—
Store	—	—

Second Floor

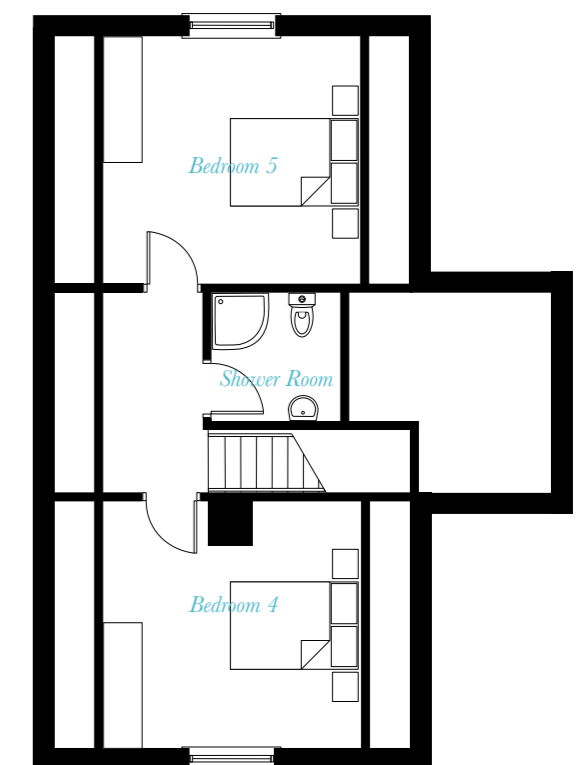
Bedroom 4	12'11" x 12'4"	3.93 x 3.76m
Bedroom 5	12'11" x 12'4"	3.93 x 3.76m
Shower Room	—	—

Dimensions represented from the longest point.

First Floor

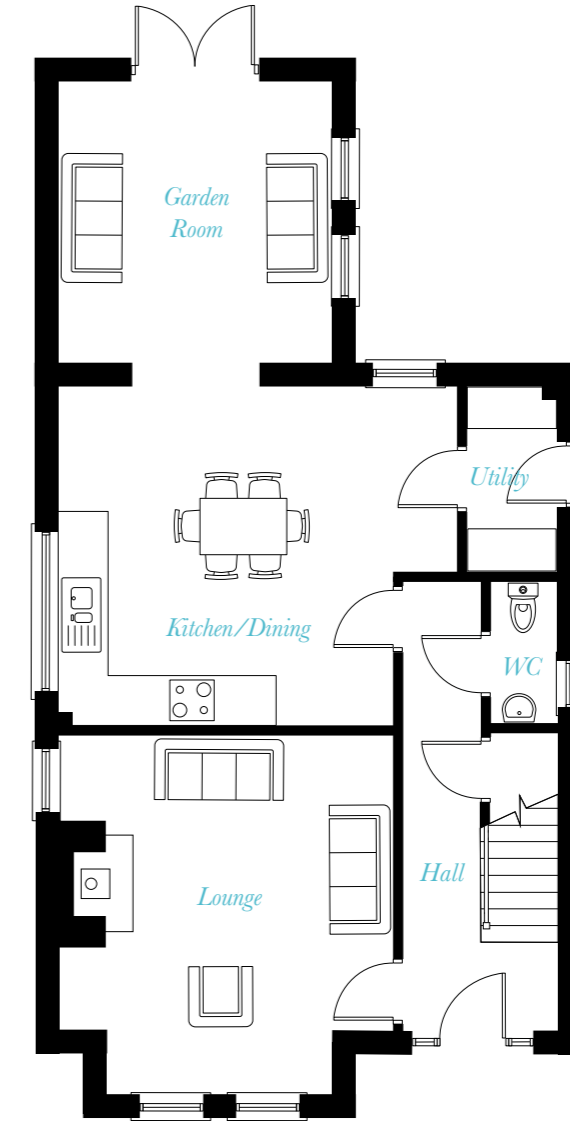


Second Floor





Ground Floor



The Firth

— 5 Bedroom Detached Home — 2042 sq ft with Garden Room

Ground Floor

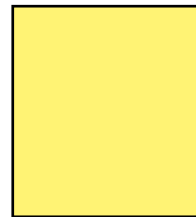
Lounge	16'6" x 15'5"	5.04 x 4.71m
Kitchen/Dining	18'4" x 15'8"	5.59 x 4.78m
Garden Room	13'0" x 12'8"	3.95 x 3.86m
Utility	—	—
WC	—	—

First Floor

Bedroom 1	15'5" x 13'6"	4.71 x 4.11m
Ensuite	—	—
Bedroom 2	11'11" x 9'11"	3.63 x 3.02m
Bedroom 3	12'9" x 11'11"	3.88 x 3.63m
Bathroom	—	—
Store	—	—

Second Floor

Bedroom 4	15'4" x 13'1"	4.67 x 4.00m
Bedroom 5	19'1" x 8'2"	5.81 x 2.50m
Shower Room	—	—
Store	—	—

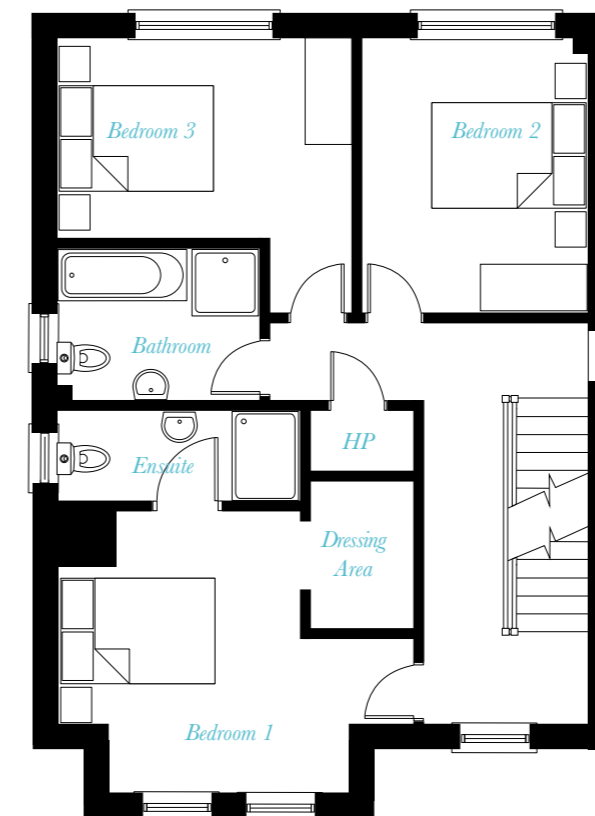


Site map colour reference:

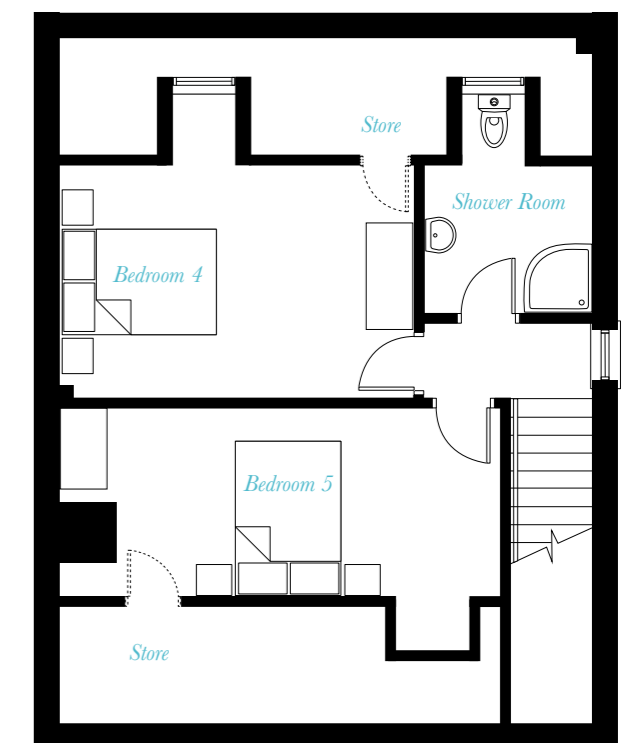
Plot: 167

Dimensions represented from the longest point.

First Floor



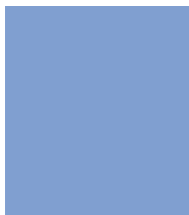
Second Floor





The Tiller

— 4 Bedroom Detached Home — 1675 sq ft
 — with optional Garden Room — 1793 sq ft



Site map colour reference:

Plots: 164, 165

Dimensions represented from the longest point.

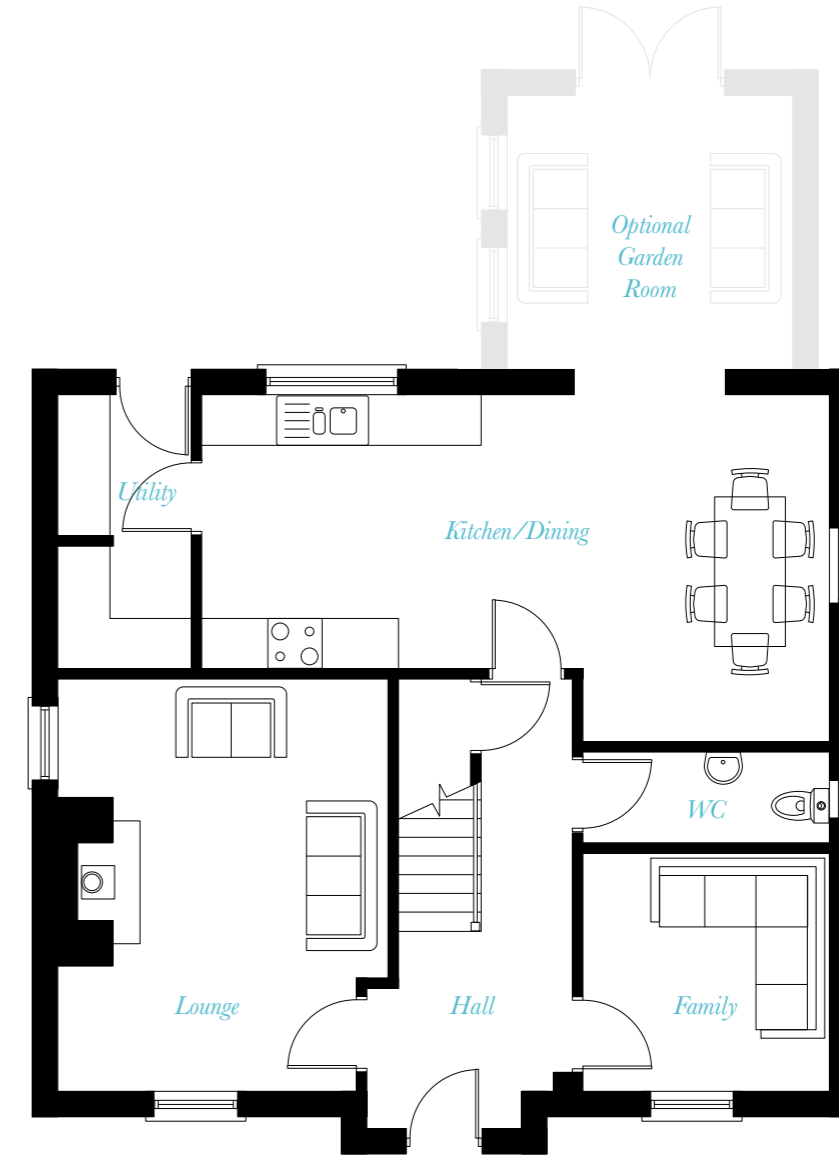
Ground Floor

Lounge	16'3" x 13'0"	4.96 x 3.96m
Family Room	9'9" x 9'5"	2.97 x 2.86m
Kitchen/Dining	24'9" x 13'8"	7.54 x 4.17m
Optional Garden Room	11'2" x 10'9"	3.41 x 3.27m
Utility	—	—
WC	—	—

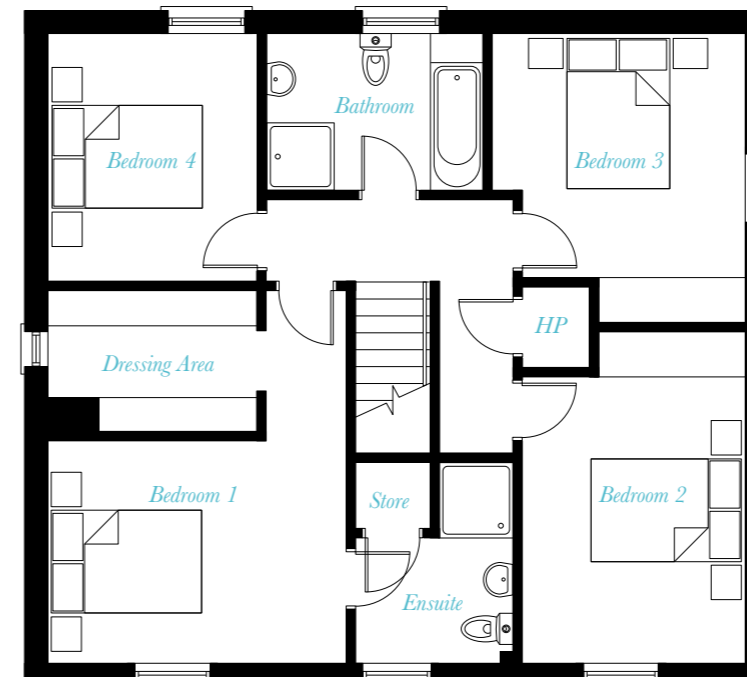
First Floor

Bedroom 1 (Including Dressing Area)	16'3" x 13'0"	4.96 x 3.96m
Ensuite	—	—
Bedroom 2	14'6" x 9'9"	4.42 x 2.97m
Bedroom 3	12'7" x 11'1"	3.83 x 3.37m
Bedroom 4	10'10" x 9'1"	3.29 x 2.78m
Bathroom	—	—

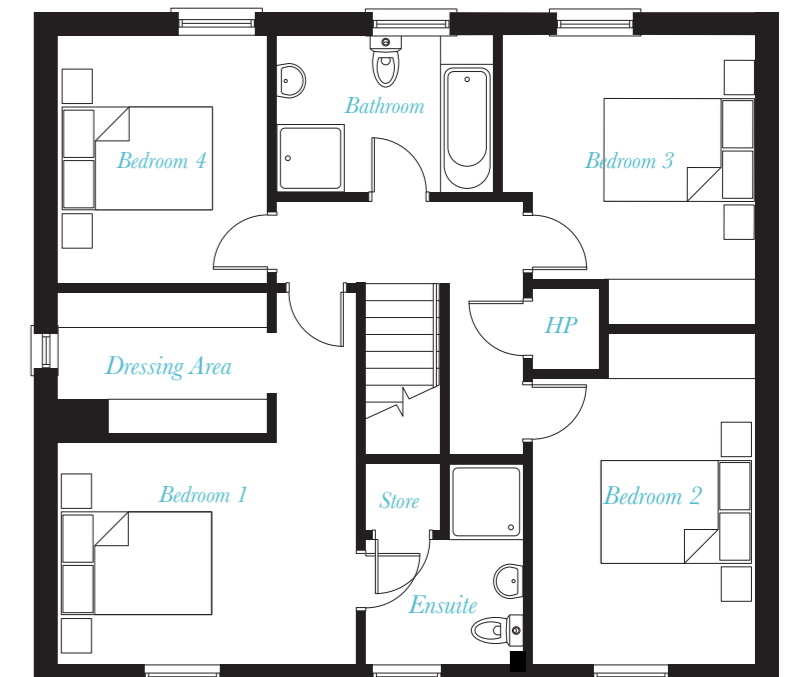
Ground Floor



First Floor



Plots 164



Plots 165



The Wharf — 4 Bedroom Detached Home — 1496 sq ft



Site map colour reference:

Plot: 154

Dimensions represented from the longest point.

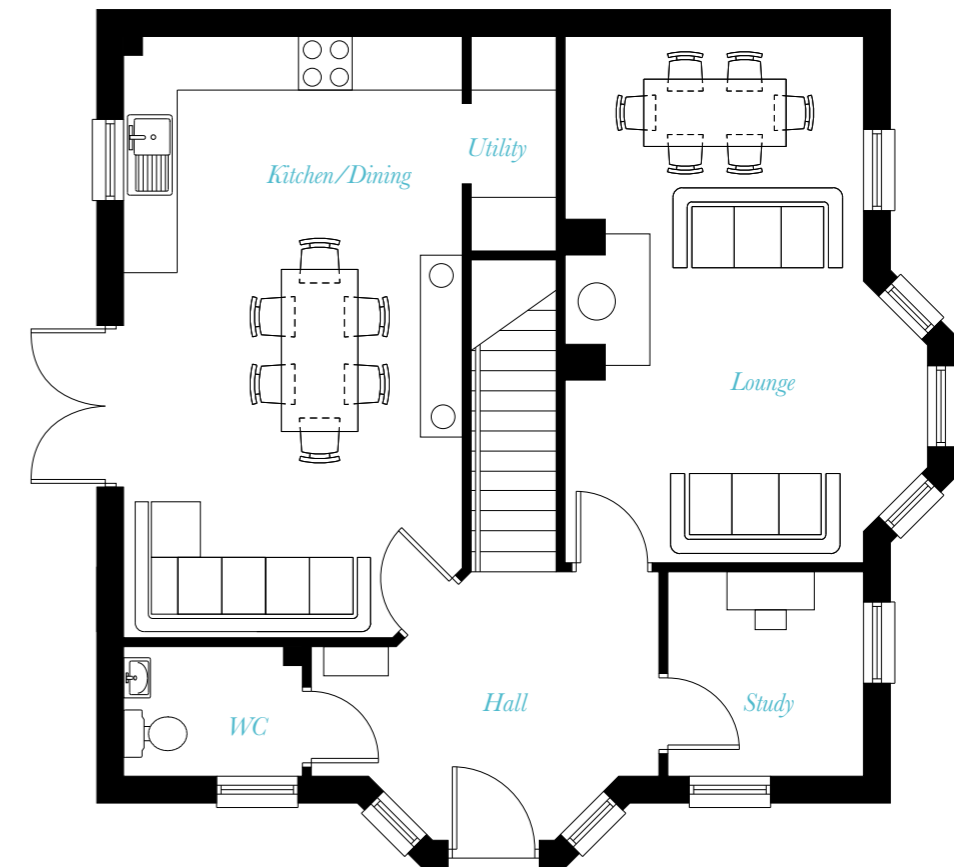
Ground Floor

Lounge	19'3" x 13'2"	5.86 x 4.02m
Study	7'8" x 7'2"	2.27 x 2.18m
Kitchen/Dining	21'11" x 12'4"	6.69 x 3.75m
Utility	—	—
WC	—	—

First Floor

Bedroom 1	14'2" x 10'3"	4.31 x 3.12m
Dressing Area	8'7" x 6'2"	2.62 x 1.89m
Ensuite	—	—
Bedroom 2	10'10" x 9'10"	3.31 x 3.00m
Bedroom 3	11'3" x 9'1"	3.44 x 2.78m
Bedroom 4	9'1" x 8'1"	2.78 x 2.47m
Bathroom	—	—
Store	—	—

Ground Floor



First Floor





The Strand — 4 Bedroom Detached Home — 1555 sq ft with Garden Room



Site map colour reference:

Plots: 150, 163

Dimensions represented from the longest point.

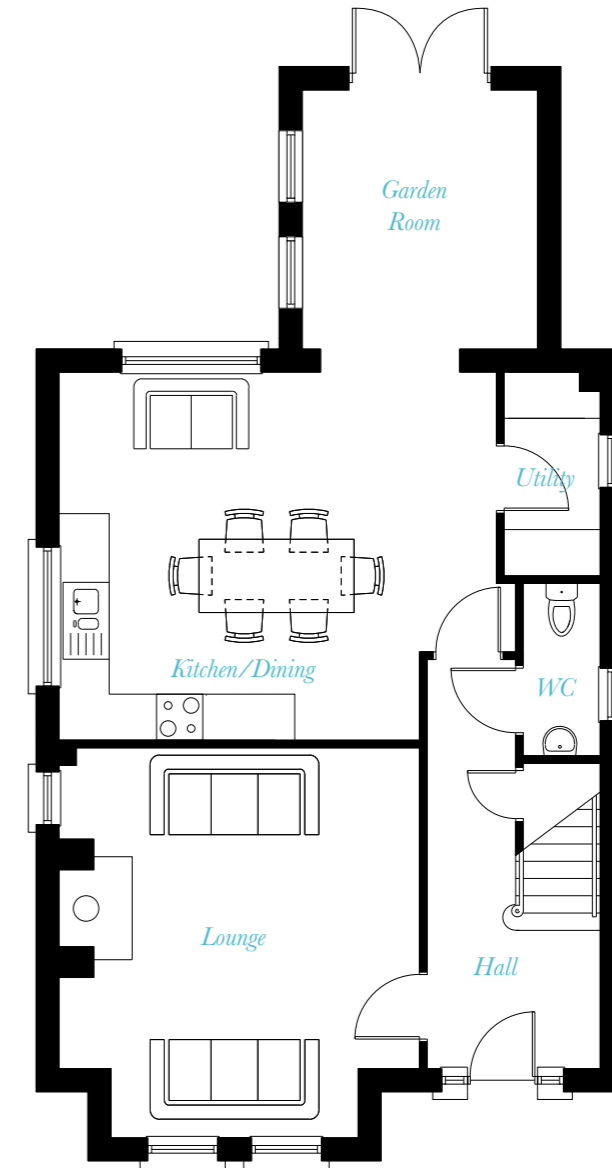
Ground Floor

Lounge	16'7" x 15'3"	5.06 x 4.66m
Kitchen/Dining	18'7" x 15'7"	5.66 x 4.76m
Garden Room	11'10" x 10'6"	3.61 x 3.19m
Utility	—	—
WC	—	—

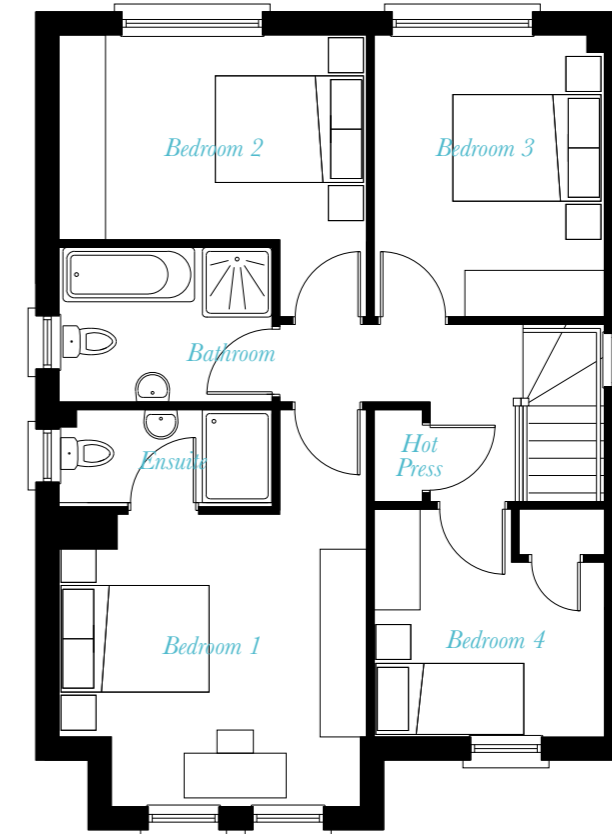
First Floor

Bedroom 1	16'8" x 12'10"	5.09 x 3.92m
Ensuite	—	—
Bedroom 2	12'10" x 11'10"	3.92 x 3.61m
Bedroom 3	11'10" x 9'9"	3.61 x 2.97m
Bedroom 4	9'9" x 9'5"	2.97 x 2.87m
Bathroom	—	—
Store	—	—

Ground Floor



First Floor





THE
SHORELANDS
at Hartley Hall, Greenisland

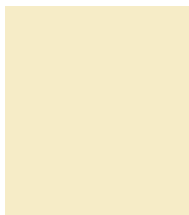


Semi-Detached Homes





The Pennant — 4 Bedroom Semi-Detached Home — 1586 sq ft with Garden Room



Site map colour reference:

Plots: 149

Ground Floor

Lounge	15'5" x 11'8"	4.69 x 3.56m
Kitchen/Dining	19'7" x 15'6"	5.96 x 4.72m
Garden Room	11'6" x 10'6"	3.50 x 3.19m
Utility	—	—
WC	—	—

First Floor

Bedroom 2	19'5" x 11'8"	5.93 x 3.56m
Bedroom 3	11'8" x 10'0"	3.56 x 3.04m
Bedroom 4	10'0" x 7'7"	3.04 x 2.30m

Second Floor

Bedroom 1	18'4" x 15'9"	5.6 x 4.80m
Ensuite	—	—
Store	—	—



Ground Floor

First Floor

Second Floor



The Regatta *with Garden Room* — 3 Bed Semi-Detached Home — 1311 sq ft



Site map colour reference:

Plots: 200, 201

Dimensions represented from the longest point.

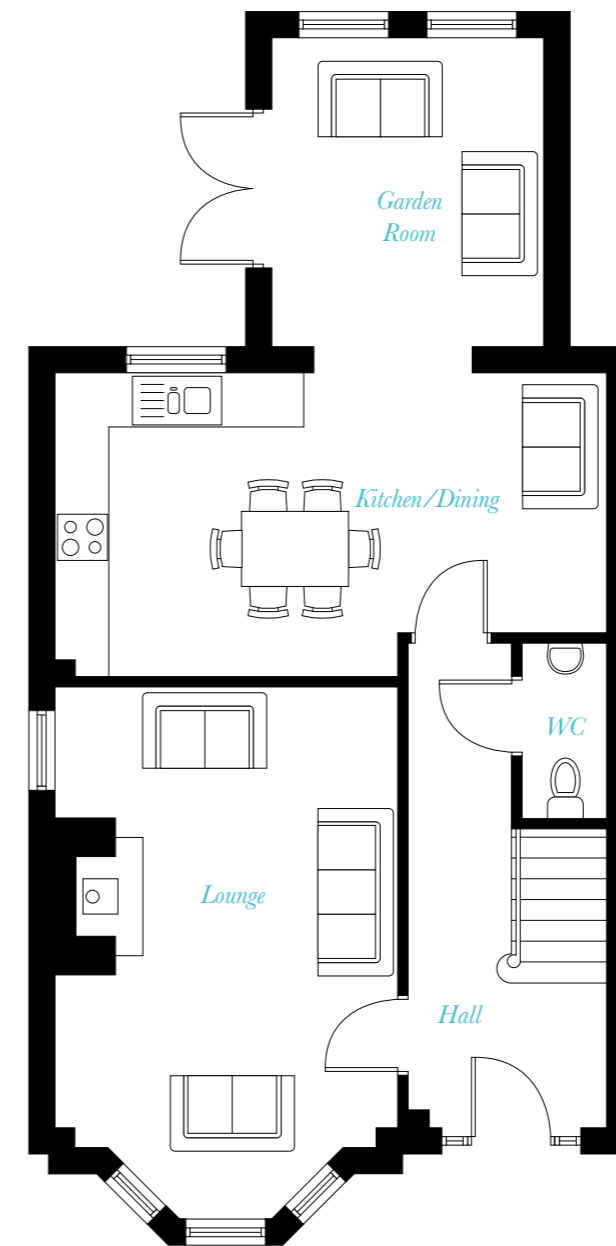
Ground Floor

Lounge	21'8" x 12'10"	6.61 x 3.90m
Kitchen/Dining	20'7" x 11'4"	6.27 x 3.45m
WC	—	—
Garden Room	11'6" x 10'1"	3.50 x 3.07m

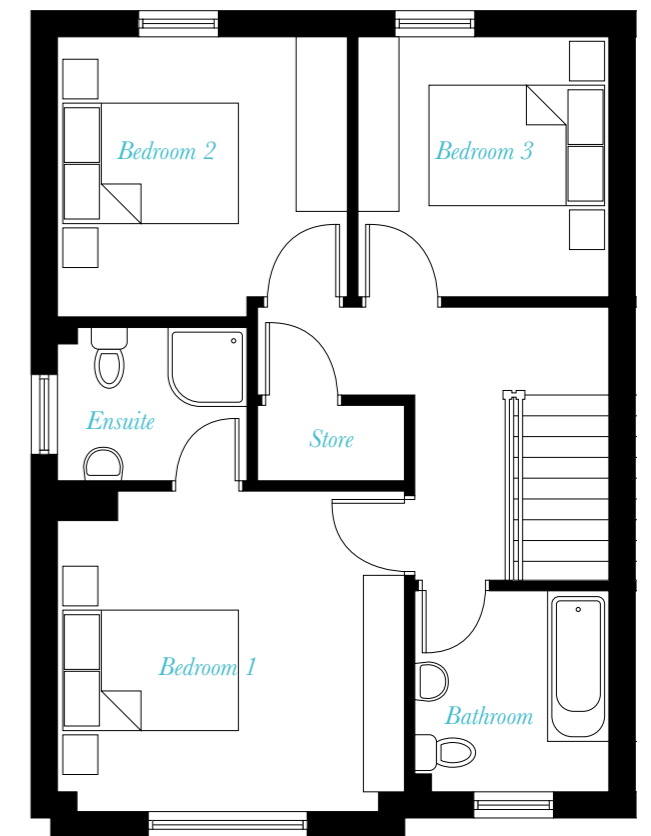
First Floor

Bedroom 1	13'0" x 11'11"	3.95 x 3.64m
Ensuite	—	—
Bedroom 2	10'10" x 10'5"	3.30 x 3.18m
Bedroom 3	9'8" x 9'4"	2.95 x 2.85m
Bathroom	—	—
Store	—	—

Ground Floor



First Floor





The Coral — 4 Bedroom Semi-Detached Home — 1305 sq ft



Site map colour reference:

Plots: 151, 152, 153, 153a

Dimensions represented from the longest point.

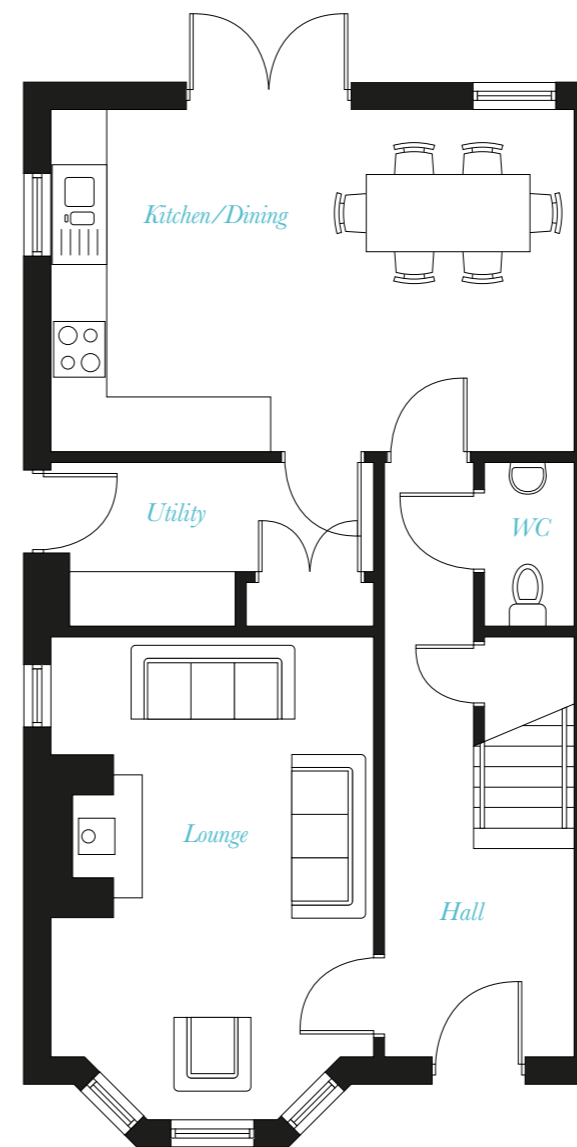
Ground Floor

Lounge	17'4" x 11'7"	5.29 x 3.53m
Kitchen/Dining	18'8" x 12'4"	5.70 x 3.75m
Utility	—	—
WC	—	—

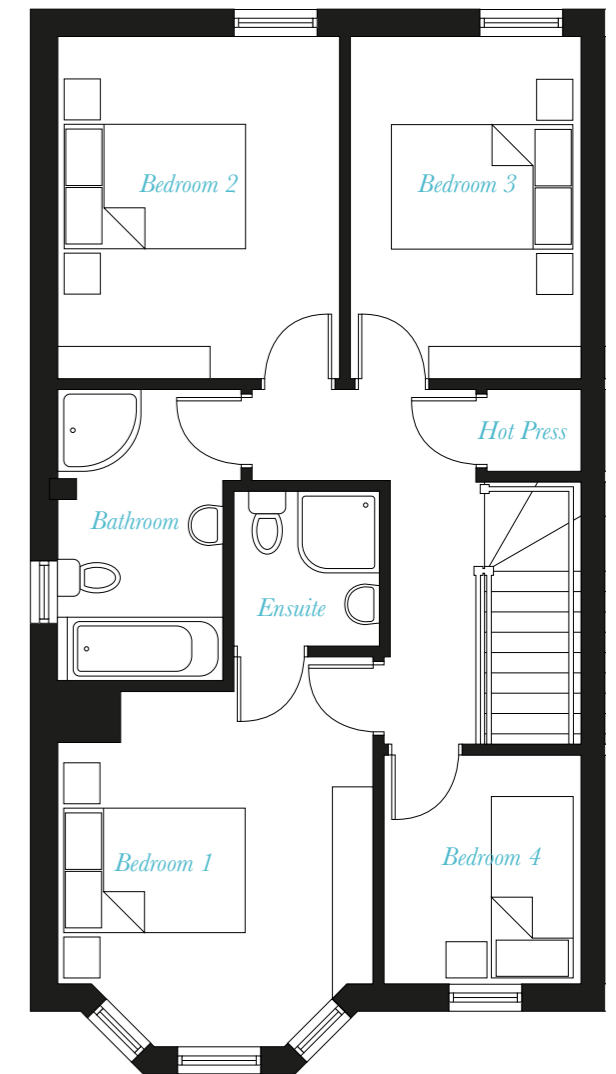
First Floor

Bedroom 1	13'11" x 11'4"	4.25 x 3.45m
Ensuite	—	—
Bedroom 2	12'4" x 10'1"	3.75 x 3.08m
Bedroom 3	12'4" x 8'2"	3.75 x 2.50m
Bedroom 4	8'2" x 7'0"	2.50 x 2.13m
Bathroom	—	—
Store	—	—

Ground Floor



First Floor





The Pier — 3 Bedroom Semi-Detached Home — 964 sq ft



Site map colour reference:

Plots: 203, 203a, 204, 204a

Dimensions represented from the longest point.

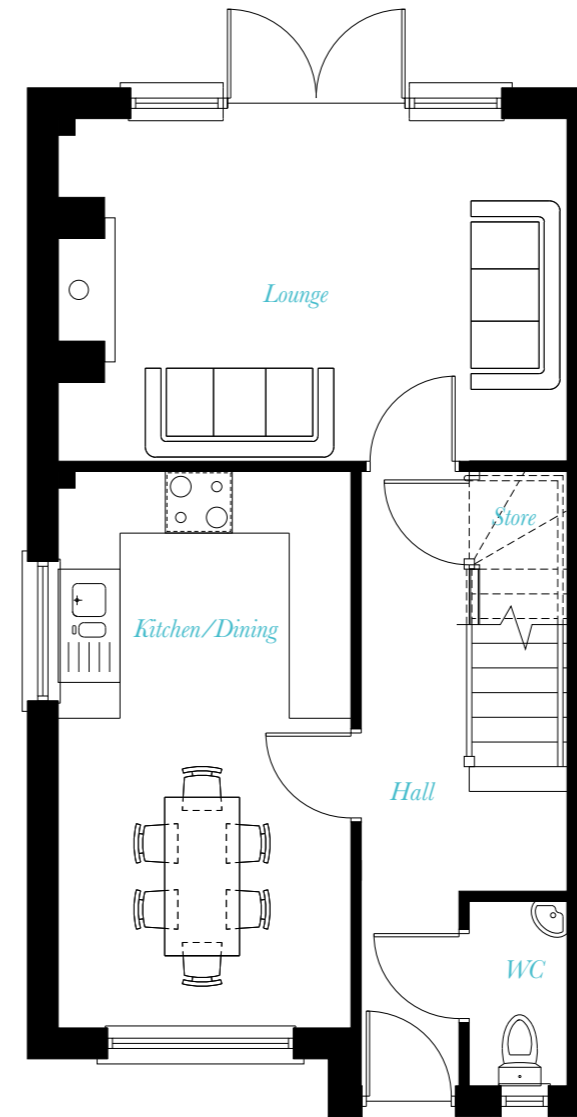
Ground Floor

Lounge	16'1" x 10'10"	4.91 x 3.31m
Kitchen/Dining	17'8" x 9'2"	5.38 x 2.80m
WC	—	—

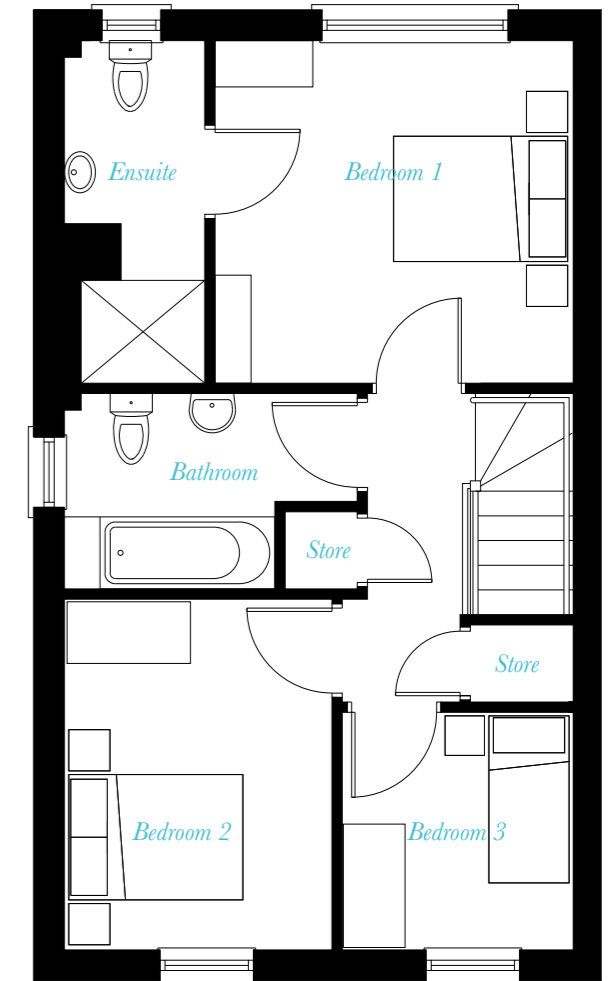
First Floor

Bedroom 1	10'11" x 10'10"	3.34 x 3.31m
Ensuite	—	—
Bedroom 2	11'0" x 9'0"	3.35 x 2.75m
Bedroom 3	7'5" x 7'3"	2.27 x 2.20m
Bathroom	—	—
Store	—	—

Ground Floor



First Floor







THE
SHORELANDS
at Hartley Hall, Greenisland

Location

The perfect place for contemporary living.

The Shorelands at Hartley Hall has the best of all worlds. Nearby you will find churches and schools- including the University of Ulster's Jordanstown campus. The location also offers easy access to commuter routes, buses and direct train lines to Belfast, Carrickfergus and Larne. Live life to the fullest.





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