



**BUILDING PERFECTION**

Westmount

WESTMOUNT PARK | BELFAST ROAD  
NEWTOWNARDS

**BLUE HORIZON**

building | 'bild |

verb (past and past participle built | 'bild  
| ) [ with obj. ]

1 creation or development

2 structure with roof and walls

## BUILDING PERFECTION

perfection | pe'feks(e)n |

adjective

1 improving something until it is faultless:



D&S Contracts

**13**



Potter Cowan  
Kitchens

**19**



Haldane Fisher  
Bathrooms

**41**



Robert Phillips  
Fireplaces

**63**

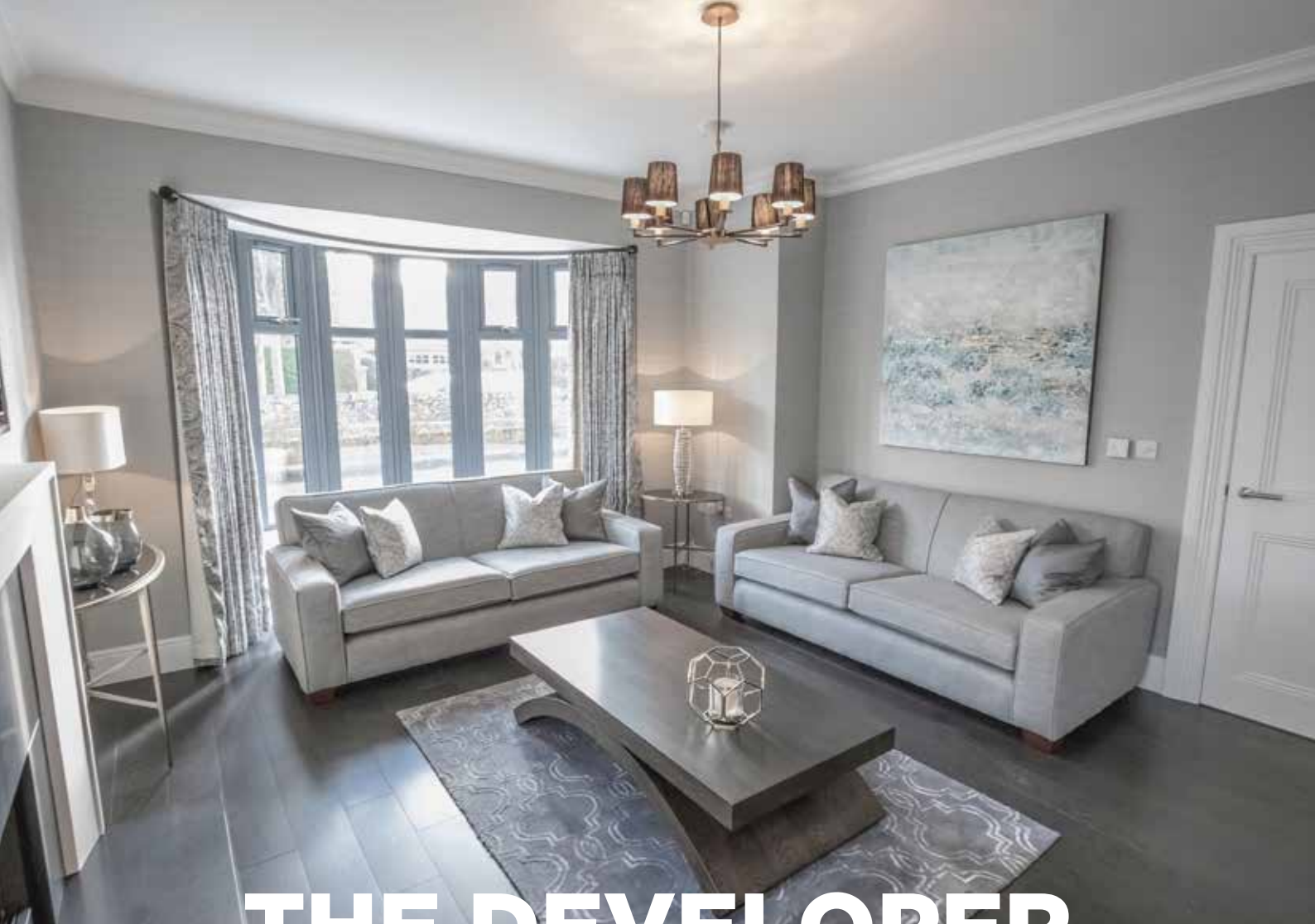
**BLUE HORIZON**

# CONTENTS

The Developer	05
The Architect	07
The Estate Agent	09
About the Contractor	13
Specification Selections	14
Kitchens	19
Bathrooms	41
Hutton Tiles	53
Internal Joinery	57
Finishing Touches	59
Carpets	61
Robert Phillips Fireplaces	63
Optional Extras	67
Optional Extras - Claire Hammond Interiors	69
Optional Extras - Bedroom Furniture	71
Optional Extras - Window Blinds	73



Claire Hammond  
Interiors  
**69**



# THE DEVELOPER



**At Blue Horizon we build houses for people who care. You care about quality, finish and craftsmanship; you care about atmosphere and ambience and you care about the future. We care about your home.**

## **BLUE HORIZON**

Achieving excellence demands an obsessive attention to detail and a determination to find the designs, the materials and the workmen that reflect our values - no shortcuts, no compromises and no reason to doubt us.

At every point during design and construction we put in that little bit of extra thought and effort that turns good into excellent.

With Blue Horizon you get a home you can love for a lifetime.



## **CONTACT**

Blue Horizon Developments,  
551 - 555 Lisburn Road,  
Belfast,  
BT9 7GQ

T: 028 9066 0961

E: [info@bluehorizondevelopments.com](mailto:info@bluehorizondevelopments.com)

W: [www.bluehorizondevelopments.com](http://www.bluehorizondevelopments.com)





# THE ARCHITECT

# A refreshing, individual approach for over 20 years

## ALAN PATTERSON DESIGN

Alan Patterson Design was formed in 1995 and specialises in all areas of residential, planning and architecture. The practice has established a strong client base which includes many leading Developers and Estate Agents in Northern Ireland. Alan Patterson Design takes particular pride in its close working relationship with long standing clients.

Our unique working relationship with our clients has allowed us the freedom to pursue our design objectives, producing a refreshing, individual approach which is reflected in each of our projects.



Andy Groves



Stephen Villiers

## CONTACT

Alan Patterson Design LLP,  
Darragh House,  
112 Craigdarragh Road,  
Holywood,  
BT19 1UB

T: 028 9185 2582  
E: [info@alanpattersondesign.com](mailto:info@alanpattersondesign.com)  
W: [www.alanpattersondesign.com](http://www.alanpattersondesign.com)





reedsrains.co.uk

MARY STREET



Reeds Rains

www.reedsrains.co.uk

**THE ESTATE AGENT**

FP  
Pay  
Point

collect+



## REEDS RAINS ESTATE AGENTS

Reeds Rains Estate Agents is the largest privately independently owned estate agency practice in Northern Ireland, that specialise in the New Homes sector. Our seven branch network has a dedicated New Homes consultant in each of our offices. We pride ourselves on strong customer service with the added benefit of local knowledgeable staff.

Our Westmount New Homes team will be able to advise on any queries throughout your purchase.



M: 07767 271664

E: [m.graham@reedsrains.co.uk](mailto:m.graham@reedsrains.co.uk)



T: 028 9181 4144

E: [ryan.hetherington@reedsrains.com](mailto:ryan.hetherington@reedsrains.com)

## CONTACT

Reeds Rains,  
2 Frances Street,  
Newtownards

T: 028 9181 4144  
E: [newtownards@reedsrains.com](mailto:newtownards@reedsrains.com)  
W: [www.reedsrains.co.uk](http://www.reedsrains.co.uk)

# CONGRATULATIONS ON RESERVING YOUR HOME

Thank you for purchasing a Westmount home. We aim to make your move to your new home as hassle free and uncomplicated as possible. This booklet has been put together in order to assist you with some of the decisions you will have to make during the build process. It will also give you all the information relevant to your new home including the specification and finish. If you have any queries on anything contained in this booklet please do not hesitate to contact us.

## RESERVATION

Now that you have reserved your new home we will take it off the market and the price will not be subject to change. You must however return signed contract and deposit within the reservation period of 8 weeks from receipt of contract and title by your solicitor.

Our sales advice team from our contractors, D&S Contracts, will be in touch with you during this period regarding your selections (where applicable) for your new home. This booklet has some information on choices and possible extras, but is by no means extensive and we will try to accommodate your ideas where possible.

## COMPLETION DATE

When you reserve your new home you will be given an estimation of completion. We will endeavour to ensure that this estimation date is as accurate as possible but please be aware that as we are often working far in advance an estimate is just that and will of course depend on when you sign your contract. It is also dependent on you making your selections from our suppliers on time. Please liaise with D&S Contracts regarding the timescale for your selections.

However, even with the most meticulous planning, build programmes are occasionally subject to change. Reasons can vary from labour or material supply difficulties to extended periods of bad weather. We also work with many external bodies ie Roads Service, Water authorities etc and are therefore dependent on them to also help us meet our deadlines. We will keep you informed along the way and around a month before your home will be finished we should be able to give you a date that we will work towards for completion. If by some chance your date has to be amended, we will be in touch accordingly.

## SOLICITOR

You must instruct a solicitor who deals with conveyancing who will act for you and in

your best interests. We can recommend independent legal advisors if you wish. You will need to stay in regular contact with your solicitor to ensure the sale is progressing at a satisfactory pace to help meet your deadline. Your solicitor must raise any title queries with, or draft any special conditions and send them to, our solicitors Carson McDowell, no later than 4 weeks from the date of issue of contracts. You must ensure that signed contracts and 10% deposit have been received by Carson McDowell within 8 weeks from the date of issue of contracts.

## A GUIDE TO BUYING YOUR NEW WESTMOUNT HOME

**STEP 1** Check that you are in a position to buy. Have you visited your lender/mortgage advisor to confirm your price range? Confirmed financial arrangements will be required by Reeds Rains Estate Agents prior to committing to the sale. If required, Reeds Rains Estate Agents can introduce you to an independent advisor.

**STEP 2** Choose your preferred house type and site number.

**STEP 3** Contact Ryan Hetherington at Reeds Rains Estate Agents and book your chosen site. At this point you will be required to confirm your chosen solicitor and pay a booking deposit of £1000. £500 of this will be refundable if you have to withdraw from the purchase for any reason prior to exchange of contracts.

**STEP 4** The Westmount team at Reeds Rains Estate Agents will issue Sales Advice Letters to all stakeholders (you the purchaser, your solicitor, the developer and the developer's solicitor). Signed contracts must be returned to Blue Horizon's solicitor within 8 weeks, along with your 10% deposit. Upon receipt of signed contracts, plus the 10% deposit, the developer's solicitor will provide you with an approximate completion date. The Westmount team will advise you on when to submit your mortgage application in line with your anticipated completion date.

**STEP 5** D&S Contracts will be in touch with you regarding your selections. The earlier you confirm your selections, the earlier the supplier can order them to ensure completion dates are met.

**STEP 6** Prior to completion, Blue Horizon will provide your solicitor with a final account. This will include any extras that you have requested.

**STEP 7** On the day of completion D&S Contracts will be in contact to arrange a suitable time for the handover of keys.

**NOTE:** Keys can only be released to you upon confirmation from the Developer's solicitor on the day of handover. Balance payment of completion funds to be paid by Telegraphic Transfer to Carson McDowell Solicitors.



# THE CONTRACTOR



## D&S CONTRACTS LTD

D&S Contracts is a family run business and has been in operation for 24 years. Our aim as a company is to deliver a high quality of workmanship to all our construction projects along with a high quality of service for our many clients.

D&S Contracts was established in 1993. The company has grown since completing many bespoke housing developments across Northern Ireland, the most recent being Rosstown Court in Bangor and Avonmore Court in Donaghadee. D&S Contracts employ over 30 staff along with many long serving sub contractors.

D&S Contracts hopes to continue this success and adapt to the ever changing construction industry.

Your main point of contact for Westmount will be Stephen Dillon. Stephen has been with the company for almost 20 years. He has completed many of our bespoke developments to a very high standard for both clients and home buyers. He will be there to guide you step by step through the purchase process to ensure that everything runs smoothly.

D&S Contracts foreman for this project will be Jonathan Penny. Jonathan has been with the company for 4 years successfully delivering numerous projects in Northern Ireland and England with his team of reliable sub contractors.

## CONTACT

D&S Contracts,  
22 Forthill Road,  
Dromore,  
BT25 1RF



M: 07815 926190

E: [stephen.dscon@hotmail.co.uk](mailto:stephen.dscon@hotmail.co.uk)



T: 028 9269 2542

E: [jpenny.dscontracts@icloud.com](mailto:jpenny.dscontracts@icloud.com)

# Specification Selections for Westmount

We're delighted that you've chosen a new home at Westmount. This is a small and exclusive development of superbly detailed luxury homes on the esteemed Westmount Park. Only 2 minutes from the delightful market town of Newtownards and 11 miles from Belfast, Westmount offers a balance of city and local town living while having the beauty of Strangford Lough and the surrounding countryside in which to relax. The homes have been designed with style and elegance and finished with a functional and high quality specification. We will take you through our carefully chosen team of suppliers who will help you make the selections, to make your new house at Westmount, a home.

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## KITCHEN & UTILITY ROOM

When you buy a Westmount home you can choose your luxury kitchen from our bespoke Westmount range at Potter Cowan, where you can book an appointment with Darren McCrellis or Emily Allen.

Potter Cowan,  
20 Duncrue Crescent,  
Belfast,  
BT3 9BW

**Contact:** Darren McCrellis

**T:** 028 9078 4432

**E:** darren.mccrellis@pottercowan.com

**W:** www.pottercowan.com

**Contact:** Emily Allen

**T:** 028 9078 4432

**E:** emily.allen@pottercowan.com

**W:** www.pottercowan.com

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## SANITARY WARE

At Westmount, we create bathrooms that make you feel just that little bit more indulged by combining great space with a fine finish. We have chosen high quality products to be part of your turn key experience. However, if you'd like to bespoke any elements, please arrange a meeting with Denise at Haldane-Fisher who will be delighted to talk you through your choices.

Haldane & Fisher,  
Enterprise Crescent,  
Ballinderry Road, Lisburn,  
BT28 2BP

**Contact:** Denise Abbott

**T:** 028 9267 6161

**E:** deniseabbott@haldane-fisher.com

**W:** www.haldane-fisher.com



## **FLOOR & WALL TILING**

Some samples of the kitchen and utility tiling will be available to view at Potter Cowan alongside the selected kitchen units. Hutton Tiles will provide the full high quality and impressive range for you to choose from and Michael will be there to guide you through the process.

Hutton Tiles,  
520 Shore Road,  
Belfast,  
BT15 4HF

**Contact:** Michael Rocks  
**T:** 028 9037 0241  
**E:** michael.rocks@huttontiles.co.uk  
**W:** www.huttontiles.co.uk

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## **CARPETS**

We will have samples of the carpets available on site but Stuart from Campbell's Carpets can take you through any other examples you would like to see including some of the laminate flooring that can easily be fitted as an optional extra. The aim is to ensure you're standing on comfortable ground!

Campbell's Carpets Ltd,  
Unit 1E Altona Business Park,  
Lisburn,  
BT27 5QB

**Contact:** Stuart Campbell  
**T:** 028 9267 2900  
**E:** info@campbellscarpets.co.uk

## **ROBERT PHILLIPS & SONS FIREPLACES**

A beautiful multi-fuel stove with surround and hearth has been chosen as part of your turn key experience. If you'd like to adjust this in any way, you can simply visit Grainne at Robert Phillips and she can help you make any changes for an additional cost.

Robert Phillips & Sons,  
3c White Mountain Road,  
Lisburn,  
BT28 3QY

**Contact:** Grainne Phillips  
**T:** 028 9266 4721  
**E:** [info@phillipsfireplaces.com](mailto:info@phillipsfireplaces.com)  
**W:** [www.phillipsfireplaces.com](http://www.phillipsfireplaces.com)

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## **PAINT COLOUR**

We have chosen an elegant and neutral Quarter Silver paint for the walls of your Westmount home. Ceilings will be painted in a complementary white.

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## **WHAT NEXT?**

Our Westmount Customer Liaison manager from D&S Contracts will contact you to arrange a meeting on site to discuss the options available and assist with regard to the selections for your home.

At the meeting you will be taken through the build process and advised of dates in which all your selections should be returned. You will also be given the following documents;

- House plans
  - Marked up mechanical and electrical drawings
  - A kitchen guide
-

**CONSTRUCTION TEAM:**

D&S Contracts,  
22 Forthill Road,  
Dromore,  
BT25 IRF

**Customer Liaison Manager:** Stephen Dillon  
**M:** 07815 926190  
**E:** stephen.dscon@hotmail.co.uk

We recommend that you make arrangements to choose your selections at your earliest convenience to facilitate works on site and to avoid any delays to your completion date.

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**Please see below for recommended order times and confirmation of your selections;**

- Kitchen, electrical layout, sanitary ware – should be made before wind/weather tight stage. Stephen will advise of timing at your initial meeting.
- Doors, fireplace, carpet, tiles etc - Stephen will advise of a date for confirmation of these selections at your initial meeting.

**Should you have any queries or require further assistance please do not hesitate to contact;**

**Ryan Hetherington** (Reeds Rains Estate Agents) **E:** ryan.hetherington@reedsrains.co.uk

**Stephen Dillon** (D&S Contracts) **E:** stephen.dscon@hotmail.co.uk

**Jonathan Penny** (D&S Contracts) **E:** jpenny.dscontracts@icloud.com

**Feel free to contact any of the above at any time to discuss your property.**

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**Once again thank you for choosing Westmount.**





# KITCHENS

# Choose your luxury Westmount Kitchen

## POTTER COWAN

Potter Cowan is one of Ireland's leading kitchen product and component distributors with branches in Belfast, Dublin and Cork.

Potter Cowan has become recognised for providing first class products and service to customers. We believe in fully understanding our customer needs to ensure long term satisfaction.

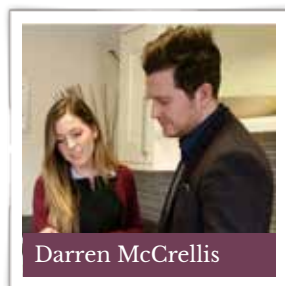
All our kitchens are manufactured using modern techniques and with the best materials, by one of the leading manufacturers in Ireland of quality cabinets and accessories.

Our selection of dynamic kitchen appliances from Caple and Neff are designed to make an impression, combining stunning contemporary design with outstanding control and functionality.

We have created the following kitchen layouts for your home allowing you to bespoke to your tastes via choice of doors, handles and worktops. Darren or Emily will be happy to discuss these selections with you and any additional items you may choose to add.

## CONTACT

Potter Cowan,  
Phoenix House,  
20 Duncrue Crescent,  
Belfast,  
BT3 9BW



T: 028 9078 4432

E: [darren.mccrellis@pottercowan.com](mailto:darren.mccrellis@pottercowan.com)

W: [www.pottercowan.com](http://www.pottercowan.com)



T: 028 9078 4432

E: [emily.allen@pottercowan.com](mailto:emily.allen@pottercowan.com)

W: [www.pottercowan.com](http://www.pottercowan.com)

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## KITCHEN DOOR COLOURS COLLECTION 1

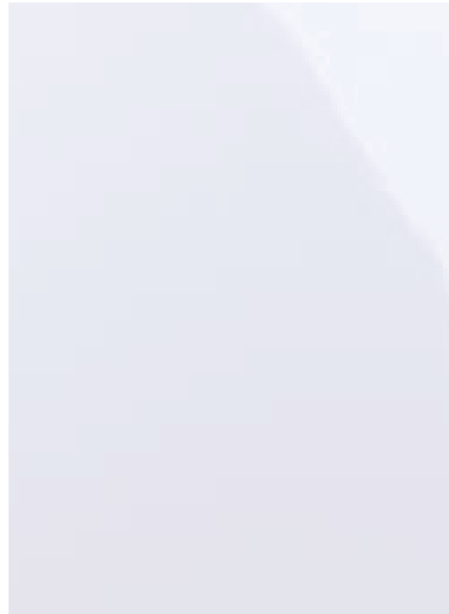
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The kitchen doors in your Westmount home can be painted in a wide range of colours, allowing you to tailor and style the kitchen for the rest of the house and to your own personal taste. A full array of colours and shades are available for you to choose from and we've included some of the most popular selections here for you to see.

### GLOSS DOORS



White Ivory



Vanilla Ivory

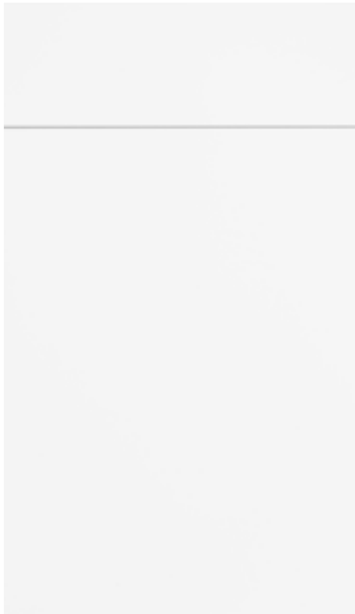


Alabaster



Dakar

### MATT DOORS



White



Dove Grey

### CROSS WOODGRAIN - MIX & MATCH





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## KITCHEN DOOR COLOURS COLLECTION 2

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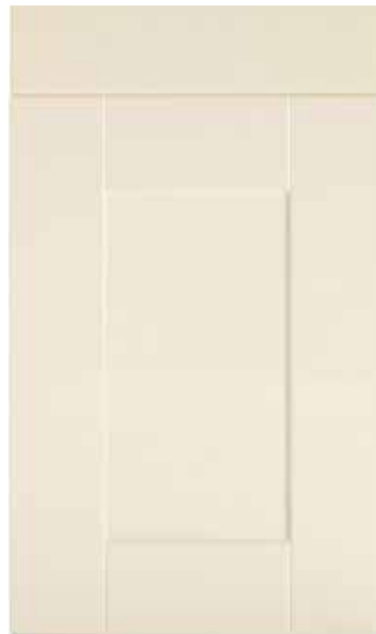
Buckingham: Ivory Ash



Boston Fjord



Sorrento: White Gloss



Amalfi: Cream Gloss



Windsor Shaker: Oak



Gresham

## ADDITIONAL COLOURS



Cashmere Ash



Dakar Ash



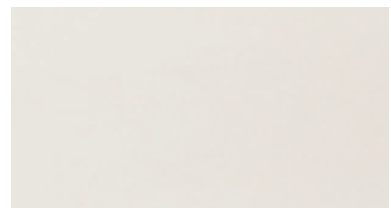
Dove Grey Ash



Mussel Ash



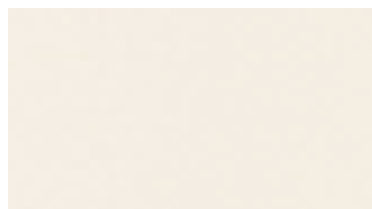
Stone Grey Ash



Cashmere Super Matt



Dove Grey Super Matt



Mussel Super Matt



White Super Matt

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# WORKTOPS

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Platinum Etchings | Platinum Black



Crystal | Everest



Gloss | Everest



Platinum Etchings | Platinum Graphite



Matte 58 | Paloma Black



Gloss | Paloma Black



Etchings | Kerala Granite



Etchings | Jamocha Granite



Gloss | Jamocha Granite



Satin NDF | Terra Grafite



Satin NDF | Marfil Pomice



Etchings | Travertine



Platinum Etchings | Platinum Cyclone



Platinum Etchings | Platinum Tornado



Matte 58 | Brushed Concrete



Honed | Basalt Slate



Etchings | Avalon Granite Black



Matte 58 | Avalon Granite Black



Crystal | Black Fleck



Matte 58 | Paloma Dark Grey



Crystal | Charcoal Splatter



Etchings | Butterum Granite



Gloss | Butterum Granite



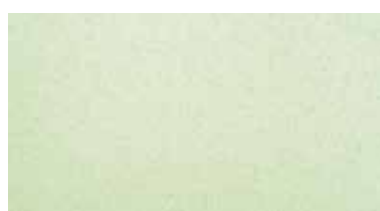
Lustre | Cappuccino Stone



Lustre | Citrine



Matte 58 | Paloma Cream



Matte 58 | Paloma White



Matte 58 | Xenon



Matte 58 | Paloma Light Grey



Lustre | Imperial White

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# WORKTOPS

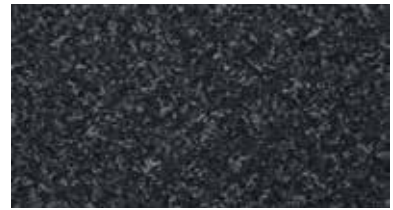
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Gloss | Black Storm



Lustre | Midnight Stone



Crystal | Jet



Scovato | Black Sequoia



Scovato | Slate Sequoia



Honed | Breccia Mar



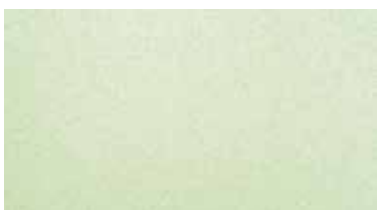
Honed | Breccia Pacifica



Etchings | Classic Crystal Granite



Lustre | Café Azul



Gloss | Paloma White



Platinum Etchings | Platinum Cloud



Platinum Etchings | Platinum White



Satin NDF | Veneto Marble

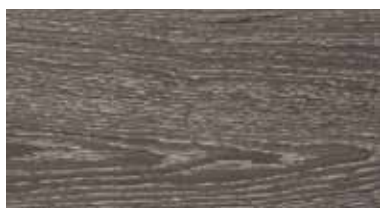


Matte 58 | White



Gloss | Crisp White





Puregrain | Shadow Oak



Puregrain | Scarlet Oak



Lumber | Wenge Butcher Block



Puregrain | Thai Beamwood



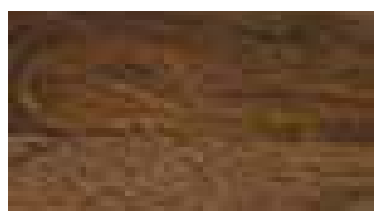
Scovato | Authentic Formwood



Woodland | Pale Maple



Woodland | Bark Microplank



Woodland | Wide Planked Walnut



Woodland | Microplank



Lumber | Newcastle Oak



Lumber | Padua Oak



Puregrain | Swedish Oak



Woodland | Walnut Butcher Block



Lumber | Oriental Block



Matte 58 | Cotswold

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## MINERVA & SILESTONE WORKTOPS - UPGRADE OPTIONS

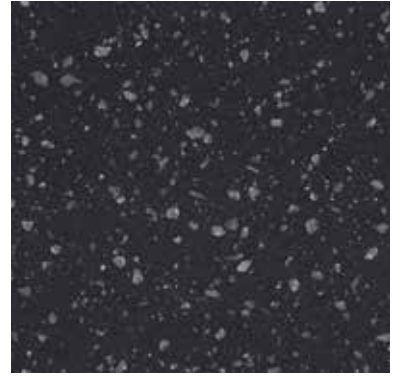
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Amazonia Brown



White



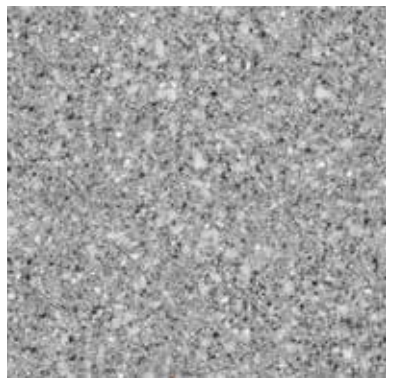
Black Granite



Cocoa Brown



Grey Crystal



Peak Stone



Marengo



Noka



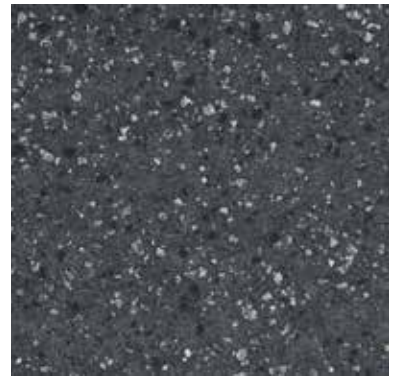
Rougui



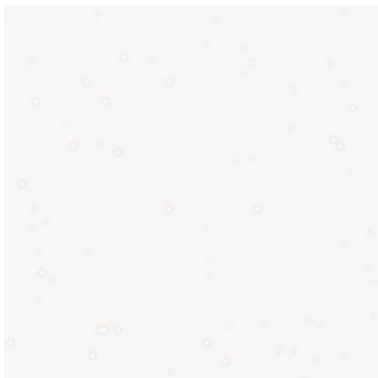
Fossil



Ice Crystal



Nimbus Grey



Sparkling White



Blanco City



Gris Expo

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## APPLIANCES

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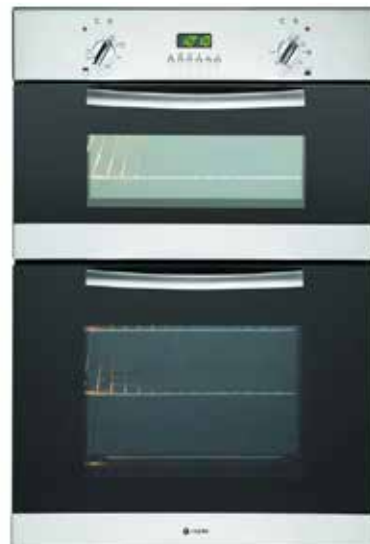
Washer Dryer  
WDi2203



Integrated Washer Dryer  
(upgrade option)  
V6320X1GB



Double Oven  
(upgrade option)  
U14M42N5GB



Built-in Double Oven  
C3245



Integrated Fridge Freezer  
Ri735



Integrated Fridge Freezer  
(upgrade option)  
KI6873F30G 70/30



Integrated Dishwasher  
Di631



Integrated Dishwasher  
(upgrade option)  
S51M66X0GB



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## APPLIANCES

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Curved Glass Island Hood  
(upgrade option)  
I89DK62N0B



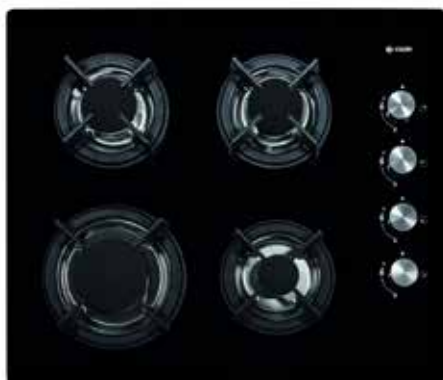
Curved Glass Chimney Hood  
CGC610SS



Curved Glass Chimney Hood  
(upgrade option)  
D89GR22N0B



LED Strip Lighting



Gas on Glass Hob  
C743G



Gas on Glass Hob  
(upgrade option)  
T26CR48S0

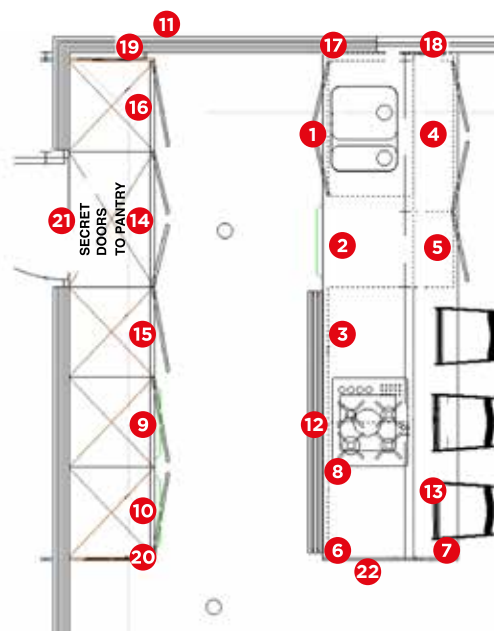


Lyon 1.5 Bowl Sink & Avel Tap



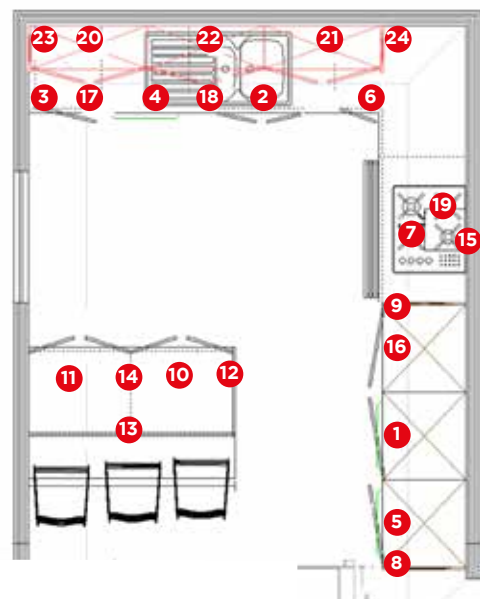
# THE MORRISON

1. 900 Base Unit
2. 600 Integrated Dishwasher
3. 900 3 Drawer Pack
4. 1000 Base Unit
5. 500 Base Unit
6. End Support Panel
7. End Support Panel
8. 900 3 Drawer Pack
9. 600 Tall Oven Housing
10. 600 Tall Fridge Housing
11. Tall Filler Flush
12. 600 Floating Hob
13. 600 Floating Sink
14. 900 Larder
15. 600 Larder
16. 600 Larder
17. Filler
18. Filler
19. Tall End Support
20. Tall End Support
21. Covered Space
22. Show Back





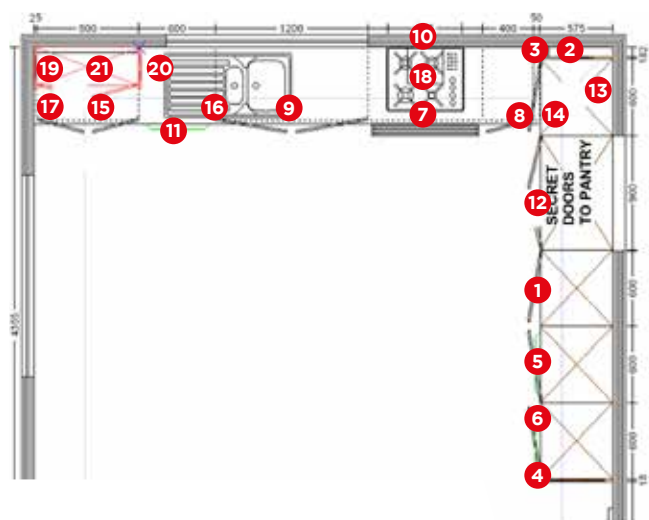
1. 600 Tall Oven Housing
2. 1000 Base Unit
3. Filler Flush
4. 600 Integrated Dishwasher
5. 600 Tall Fridge Housing
6. 900 'L' Shaped Corner Base
7. 1000 3 Drawer Pack
8. Tall End Support
9. Tall End Support
10. 700 Base Unit
11. 700 Base Unit
12. End Support Panel
13. Show Back
14. Island Worktop
15. 600 Floating Hob
16. 600 Larder
17. 450 Base Unit
18. 600 Floating Sink
19. Chimney Hood
20. 800 Wall Unit
21. 800 Wall Unit
22. 800 Wall Unit
23. End Support Panel
24. End Support Panel







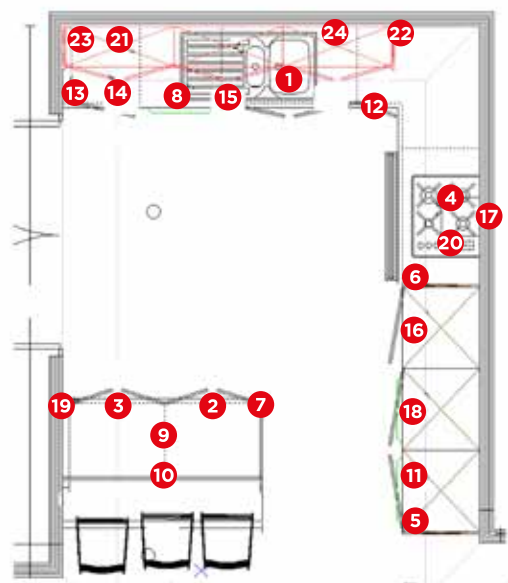
1. 600 Larder
2. Tall Filler
3. Tall End Support
4. Tall End Support
5. 600 Tall Oven Housing
6. 600 Tall Fridge Housing
7. 900 3 Drawer Pack
8. 400 Base Unit
9. 1200 Base Unit
10. 600 Floating Hob
11. 600 Integrated Dishwasher
12. 900 Larder
13. 600 Larder
14. Filler
15. 800 Base Unit
16. 600 Floating Sink
17. Filler
18. Chimney Hood
19. End Support Panel
20. End Support Panel
21. 800 Wall Unit





# THE DUNROBIN

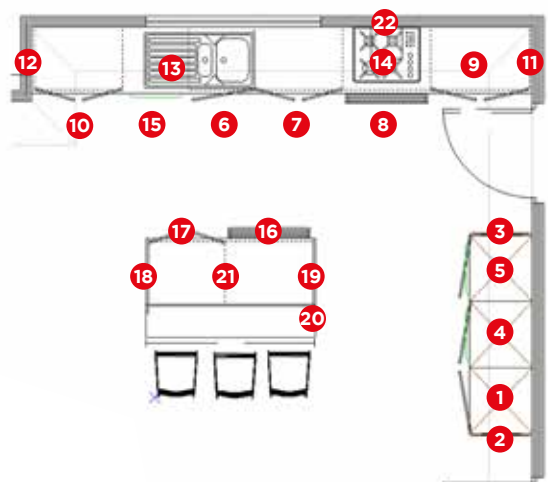
1. 1000 Base Unit
2. 700 Base Unit
3. 700 Base Unit
4. 1000 Drawer Pack
5. Tall End Support
6. Tall End Support
7. End Support Panel
8. 600 Integrated Dishwasher
9. Island Worktop
10. Show Back
11. Tall Fridge Housing
12. 900 'L' Shaped Corner Base
13. Filler Flush
14. 500 Base Unit
15. 600 Floating Sink
16. 600 Larder
17. 600 Floating Hob
18. 600 Tall Oven Housing
19. Filler
20. Chimney Hood
21. 800 Wall Unit
22. End Support Panel
23. End Support Panel
24. 800 Wall Unit





# THE MONTGOMERY

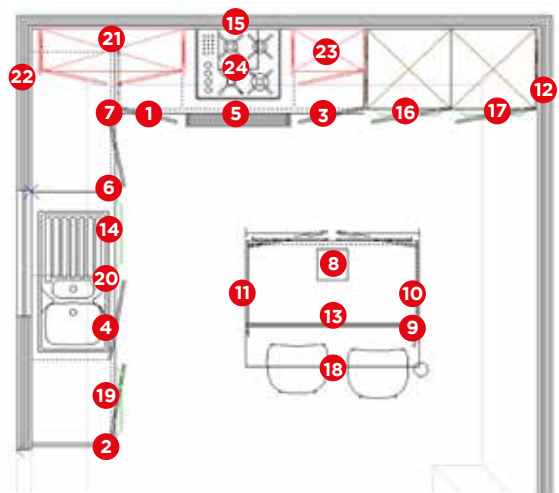
1. 600 Larder
2. Tall End Support
3. Tall End Support
4. 600 Tall Fridge Housing
5. 600 Tall Fridge Housing
6. 600 Base Unit
7. 800 Base Unit
8. 800 3 Drawer Pack
9. 900 Base Unit
10. 800 Base Unit
11. Filler Flush
12. Filler Flush
13. 600 Floating Sink
14. 600 Floating Hob
15. 600 Integrated Dishwasher
16. 800 3 Drawer Pack
17. 700 Base Unit
18. End Support Panel
19. End Support Panel
20. Show Pack
21. Island Worktop
22. Chimney Hood





# THE WYNYARD

1. 500 Base Unit
2. End Support Panel
3. 400 Base Unit
4. 600 Base Unit
5. 800 3 Drawer Pack
6. 1000 Right Hand Corner Base
7. Filler
8. 1200 Base unit
9. 1200 Show Back
10. End Support Panel
11. End Support Panel
12. Tall Filler
13. Covered Space
14. 600 Integrated Dishwasher
15. 600 Floating Hob
16. 600 Tall Oven Housing
17. 600 Tall Fridge Housing
18. Island Worktop
19. 600 Integrated Appliance
20. 600 Floating Sink
21. 1000 Wall Unit
22. Filler
23. 500 Wall Unit
24. Chimney Hood





# BATHROOMS





# Bathed in Luxury

## HALDANE FISHER

Haldane Fisher was founded in 1946 and remains a family run business with the highest levels of customer service, product knowledge and sound advice. Combining this with our wide and contemporary product range, we have designed luxurious and spacious bathrooms and ensuites for your Westmount home.

We have a dedicated area in our Lisburn showroom for you to see the bathroom products available for Westmount (alongside the tiling options available).

Should you require any additional help or assistance, Denise and Anna will be on hand to help with your queries and selections. Already included is:

- Vitra sanitary ware with quality chrome fittings to Bathrooms, Ensuites and WCs
- Slimline shower trays with stylish Twyfords shower doors
- Low voltage down lights



Haldane Fisher,  
Enterprise Crescent,  
Ballinderry Road,  
Lisburn,  
BT28 2BP

**Contact:** Denise Abbott

**T:** 028 9263 3976

**E:** [denise.abbott@haldane-fisher.com](mailto:denise.abbott@haldane-fisher.com)

**W:** [www.haldane-fisher.com](http://www.haldane-fisher.com)



**Contact:** Anna Burling

**T:** 028 9263 3976

**E:** [anna.burling@haldane-fisher.com](mailto:anna.burling@haldane-fisher.com)

**W:** [www.haldane-fisher.com](http://www.haldane-fisher.com)



**BATHROOM**



**ENSUITE**



**WC**



**BATHROOM**



**ENSUITE**



**WC**



**BATHROOM**



**ENSUITE**



**WC**



**BATHROOM**



**ENSUITE**



**WC**





**BATHROOM**



**ENSUITE**



**WC**

## MONTGOMERY B



**BATHROOM**



**ENSUITE**



**WC**



**BATHROOM**



**ENSUITE**



**WC**



**BATHROOM**



**ENSUITE**



**WC**



# Enjoy spending time in your own luxurious sanctuary at Westmount

The elegant bathroom at the Fairfields showhouse, another development from Blue Horizon Developments.







# TILING



# A reputation built on distinctive & beautiful designs

## HUTTON TILES

Originally established in 1888, Hutton Tiles represent several top manufacturers exclusively in Northern Ireland. We have built our reputation on distinctive, beautiful designer wall and floor tiles. We never compromise on quality and that has stood by us to this day.

We are delighted to be associated with Blue Horizon on the wonderful Westmount development where we have carefully selected a world leading tile manufacturer Imola to complement the standard of build in these superb quality homes.



Hutton Tiles,  
520 Shore Road,  
Belfast,  
BT15 4HF

**Contact:** Michael Rocks  
**T:** 028 9037 0241  
**E:** [michael.rocks@huttontiles.co.uk](mailto:michael.rocks@huttontiles.co.uk)  
**W:** [www.huttontiles.co.uk](http://www.huttontiles.co.uk)

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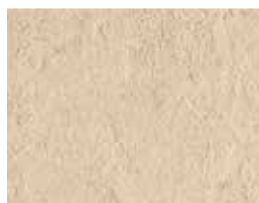
## FLOOR TILES

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**Concrete Project** - 8 colours are available as standard in a matt finish in either 30 x 60 or 60 x 60 size



60A



60B



60DG



60G



60MU



60N



60R



60W

**Creacon** - 5 colours are available as standard in a matt finish in either 30 x 60 or 60 x 60 size



60B



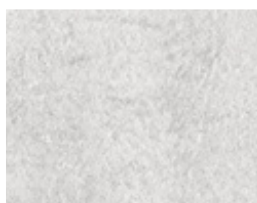
60DG



60G



60N



60W

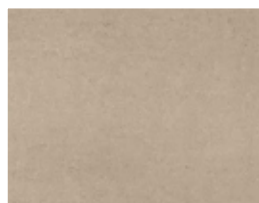
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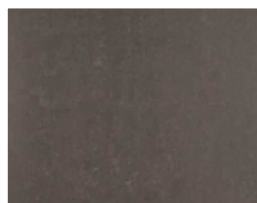
**Micron RE** - 7 colours are available as standard in a matt finish and 60 x 60 size



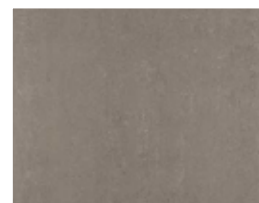
60A



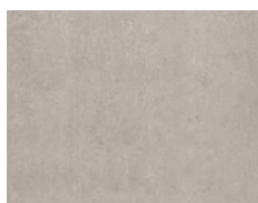
60B



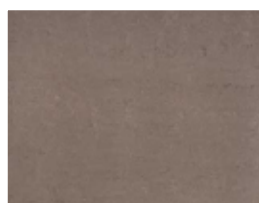
60DG



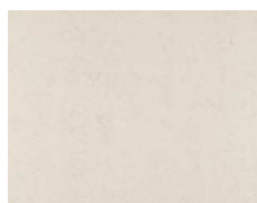
60G



60GB



60TO



60W

**Walk** - 6 colours are available as standard in a matt finish and 60 x 60 size



60B



60DG



60G



60BG



60TO



60W

The Concrete Project is available in 120 x 120 or 120 x 60 at an additional cost if preferred. Polish finishes are also available at an additional cost if preferred. Michael will be happy to go through these options with you to choose the most suitable for your Westmount Home.





## INTERNAL JOINERY

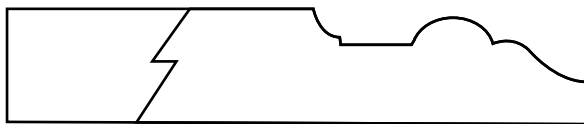
The pictures opposite are from the luxurious Fairfield's showhouse and clearly show some of the beautiful and elegant features detailed below.

### INTERNAL DOORS

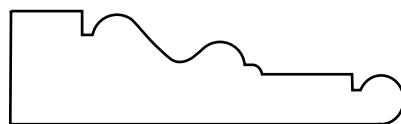
This traditionally styled 4 panel door offers both a solid appearance and feel. The mould sits within the door panel, providing a traditional look with a modern appeal. Quality ironmongery completes the look of these impressive internal doors.

### SKIRTING BOARDS AND ARCHITRAVES

Traditional deep moulded skirting boards and architraves compliment and frame our Bolection mould doors and enrich the finish of each home.



Skirting Boards



Architraves

### STAIRCASES

The Westmount staircases feature traditional painted handrails, spindles and sturdy period style newell posts which add presence and style to the homes.

A living room with light grey walls and a cream-colored carpet. In the foreground, a large teal velvet ottoman sits on the carpet. To the left, a white armchair with a patterned cushion is positioned against a white radiator. A framed picture of a harbor scene hangs on the wall above the radiator. A multi-bulb chandelier hangs from the ceiling. In the background, an open doorway leads to another room. To the right, a fireplace with a dark wood surround is visible, with a green ceramic vase on the mantel. A large, ornate mirror hangs on the wall above the fireplace.

# FINISHING TOUCHES

# **Choose the finishing touches that personalise your home...**

Both internally and externally Westmount is uncompromising in its commitment to a quality finish. Craftsmanship, thought and attention to detail are combined to create a beautiful ambience, generous living spaces and a classical feel that will stand the test of time – in tune with our heritage but perfect for contemporary life.







# A large selection of luxury carpets and floors

## CAMPBELL'S CARPETS LTD

Campbell's Carpets is a newly formed family business based in Lisburn. The Father and sons team have over 60 years combined experience in the retail flooring industry.

Campbell's Carpets stock a huge selection of flooring that can be tailored to suit any home. There is also a selection of laminate floors to add to your Westmount home if you prefer; the staff are dedicated to offering a friendly and helpful service to ensure you make the right choices to add warmth, comfort and distinction as you desire.



Campbell's Carpets Ltd,  
Unit 1E Altona Business Park,  
Lisburn,  
BT27 5QB

**Contact:** Stuart Campbell  
T: 028 9267 2900  
E: [info@campbellscarpets.co.uk](mailto:info@campbellscarpets.co.uk)



# FIREPLACES



# The finest producers of handcrafted Fireplaces

## ROBERT PHILLIPS FIREPLACES

Established in 1959, Robert Phillips are now Northern Irelands finest producers of handcrafted fireplaces with an ethos of producing contemporary, traditional or eco-friendly solutions to meet the individuals needs.

They are happy to invite people to their showroom for inspiration and advice to ensure the vision for your home is met. The picture opposite is an example of a Robert Phillips stove, hearth and surround from another Blue Horizon show house.



Robert Phillips Fireplaces,  
3 White Mountain Rd,  
Lisburn,  
BT28 3QJ

**Contact:** Grainne Phillips  
**T:** 028 9266 4721  
**E:** [info@phillipsfireplaces.com](mailto:info@phillipsfireplaces.com)  
**W:** [www.phillipsfireplaces.com](http://www.phillipsfireplaces.com)

**Our homes have space;  
space for entertaining,  
space for relaxing and  
space for the family.**









**OPTIONAL EXTRAS**

# Bespoke your home beyond the Westmount offering with our mouthwatering selection of optional extras...

## REMEMBER - IT'S YOUR WESTMOUNT HOME

### INTERIOR DESIGN

Let Claire go to town with your own personalised interior design.

*See page 69*

### WINDOW BLINDS

Stylish and convenient automatic blinds from Bracken Blinds.

*See page 73*

### BESPOKE BEDROOM FURNITURE

Furniture tailored to your needs in a wide range of finishes, designed by Potter Cowan.

*See page 71*



# INTERIORS



# Creating classic living environments that fit with your needs, dreams and aspirations

## CLAIRE HAMMOND INTERIORS

Claire Hammond Interiors is an interior design company based in Belfast specialising in private residences, show homes and commercial spaces. With more than 10 years of experience working on high-end projects all over Ireland, Claire Hammond Interiors brings a wealth of style and creativity to any design process.

Claire offers a bespoke service that includes design consultation, space planning, bespoke furniture design, budgeting, purchasing and project management.

Over a number of years Claire has developed a close working relationship with local and international suppliers alike, providing you with the ultimate in furniture, fabrics and finishes. Alongside local craftsmen Claire creates unique pieces offering you timeless styles from contemporary to classic, modern to traditional.

## CONTACT

Claire Hammond Interiors,  
Carnegie Building,  
Library Hill,  
121 Donegall Road,  
BT12 5JL

**Contact:** Claire Hammond  
**T:** 028 9023 2317  
**E:** [info@clairehammondinteriors.com](mailto:info@clairehammondinteriors.com)  
**W:** [www.clairehammondinteriors.com](http://www.clairehammondinteriors.com)





# BESPOKE FURNITURE



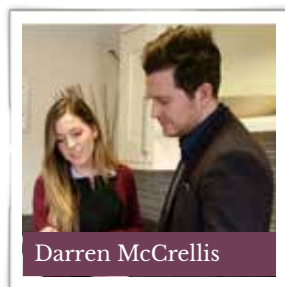
# Tailored for you, bespoke bedroom furniture

## POTTER COWAN

Making the most of your bedroom requires furniture that appeals, is highly functional and offers great storage solutions. Our bedrooms offer a wide range of highly attractive furniture designs to make the most of your bedroom. The extensive and carefully thought out range of cabinets in bespoke colours and finishes will help complete your home in the manner of your choosing.

## CONTACT

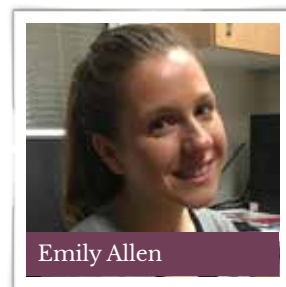
Potter Cowan,  
Phoenix House,  
20 Duncrue Crescent,  
Belfast,  
BT3 9BW



T: 028 9078 4432

E: [darren.mccrellis@pottercowan.com](mailto:darren.mccrellis@pottercowan.com)

W: [www.pottercowan.com](http://www.pottercowan.com)



T: 028 9078 4432

E: [emily.allen@pottercowan.com](mailto:emily.allen@pottercowan.com)

W: [www.pottercowan.com](http://www.pottercowan.com)



# Internal and external window systems

## BRACKEN BLINDS

For all types of internal and external window systems. The blinds can be made as standalone units that simply plug into a local mains socket and can easily be controlled by a remote or wall switch or for bigger systems can be integrated into a home automation system. We work with well recognised and respected motorised blind companies such as Somfy to provide products made to measure. Regardless of size and shape of window we can provide a perfect solution.

We also offer an extensive range of solar control fabric. The principle of this fabric is to reflect the maximum amount of solar rays from its white external surface and considerably reduce transmission to ensure optimum control of glare phenomena, thanks to its dark interior colour. The fabric comes in 3 opening settings 3%, 5% & 10%, the heat absorbed by the fabric is added to the heat transmitted.

We have installed both motorised and manually operated blinds at our site office for you to view.



Bracken Blinds,  
Unit 4 Edgar Ind Estate,  
Comber Road,  
Belfast,  
BT8 8AN

**Contact:** Ronnie McClean  
**M:** 07889 413969  
**T:** 028 9081 2424  
**E:** [ronnie@bracken.co.uk](mailto:ronnie@bracken.co.uk)



# **NOTES and REMINDERS**





Check List:  
what I need to do....

Visit Potter Cowan and agree  
kitchen layout with Darren or  
Emily

Visit Denise or Anna in Haldane  
Fisher and select sanitary ware

See Grainne at Robert Phillips  
Fireplaces and choose stove

Arrange tile choices with Michael  
at Huttons

Contact D&S Contracts with a list  
of optional extras



[illegible]



# Westmount

WESTMOUNT PARK | BELFAST ROAD  
NEWTOWNARDS