



Bishop's Row



Harberton BT9

Achieving a rare blend of timeless architectural elegance and ultra modern design, there is a feeling of stature and grandeur external and internally with these four imposing homes.

Externally they are traditionally designed in keeping with their BT9 surroundings and form an impressive entrance leading into the beautiful open landscaped space of Harberton formal gardens. These four homes will feature a stunning Summer House in the rear gardens for perfect outside living.

Internally the emphasis is on contemporary free flowing family living with elegant light filled accommodation and five bedrooms over three floors.

Features such as high ceilings, deep architraves and skirtings blend classical design with open plan state of the art family kitchens, making Bishop's Row the most sought after homes in BT9.

Bishop's Row



The Gloucester

SITE 80
5 Bedroom Detached Home
3795 sq ft
Summer House 160 sq ft

Pages 6-9



The Crawford

SITE 81
5 Bedroom Detached Home
3844 sq ft
Summer House 154 sq ft

Pages 10-13



The Crawford

SITE 59
5 Bedroom Detached Home
3844 sq ft
Summer House 154 sq ft

Pages 14-17



The Gloucester

SITE 60
5 Bedroom Detached Home
3795 sq ft
Summer House 144 sq ft

Pages 18-21



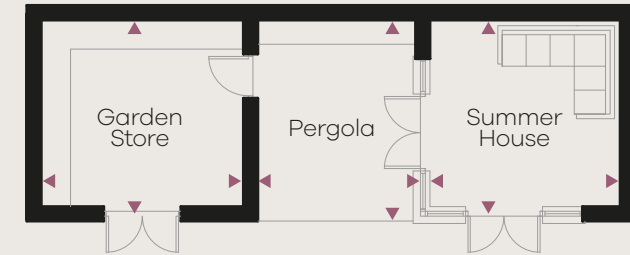
The Gloucester
Site 80



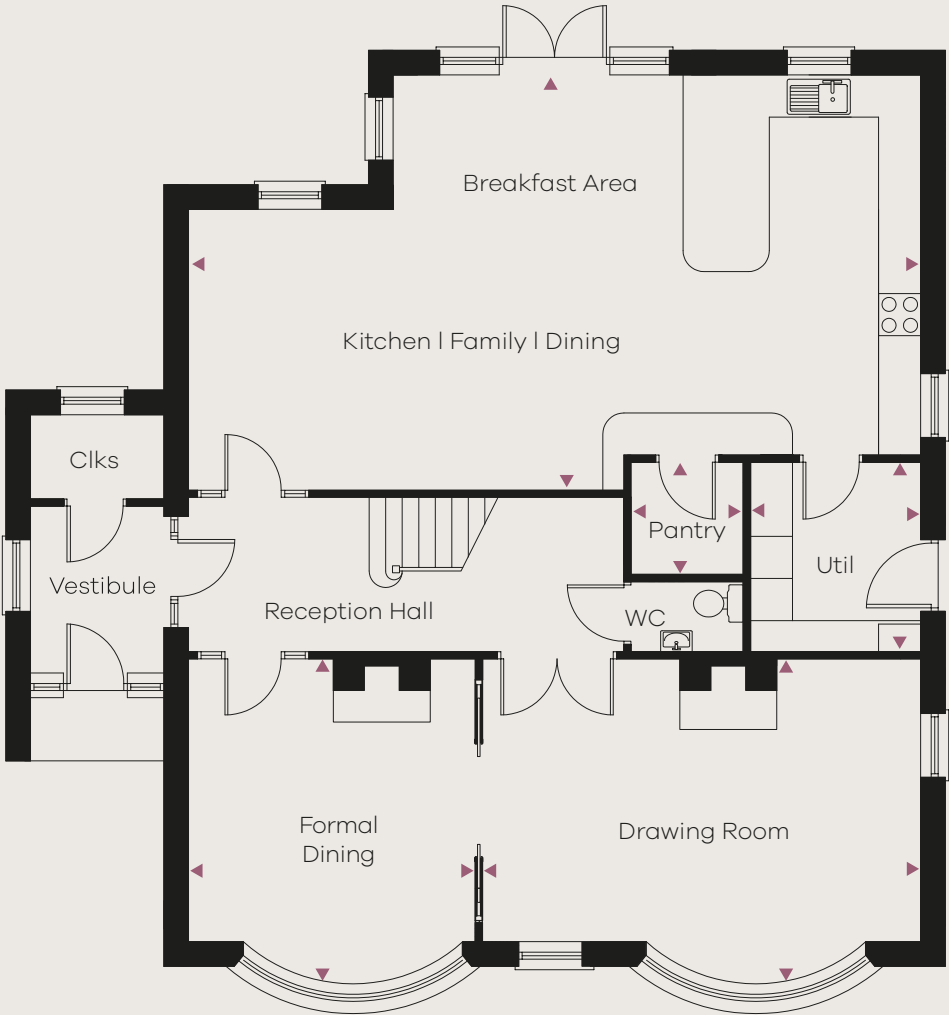
The Gloucester
Rear garden and summer house

The Gloucester | site 80

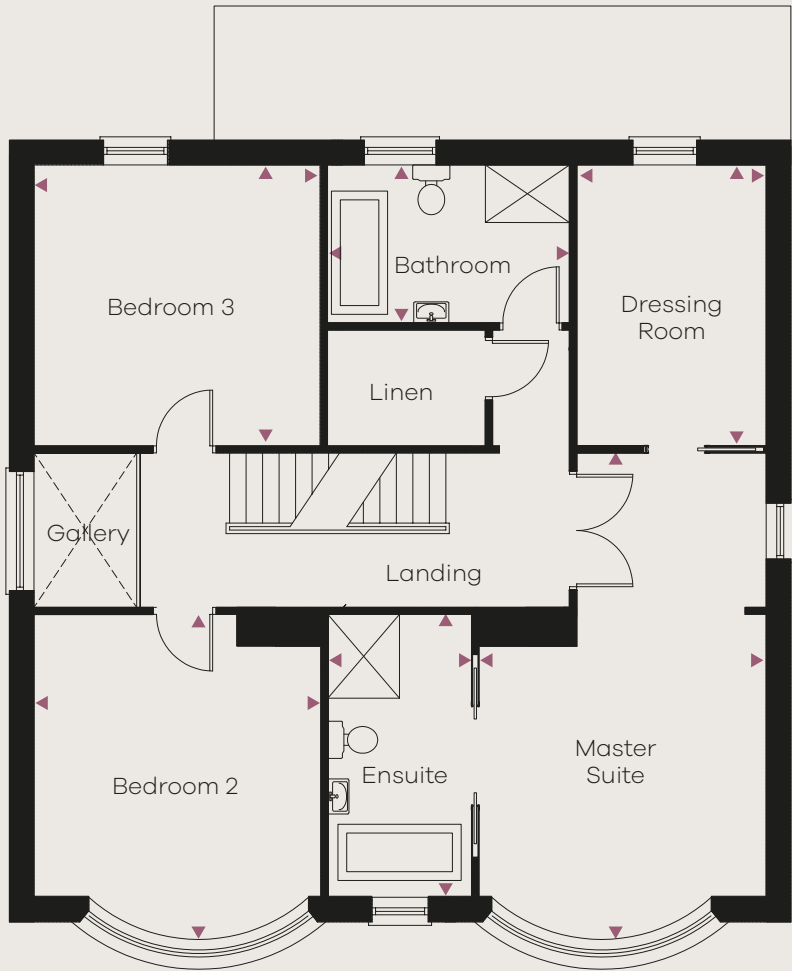
Floor Area - 3795 sq ft
Summer House Floor Area - 160 sq ft



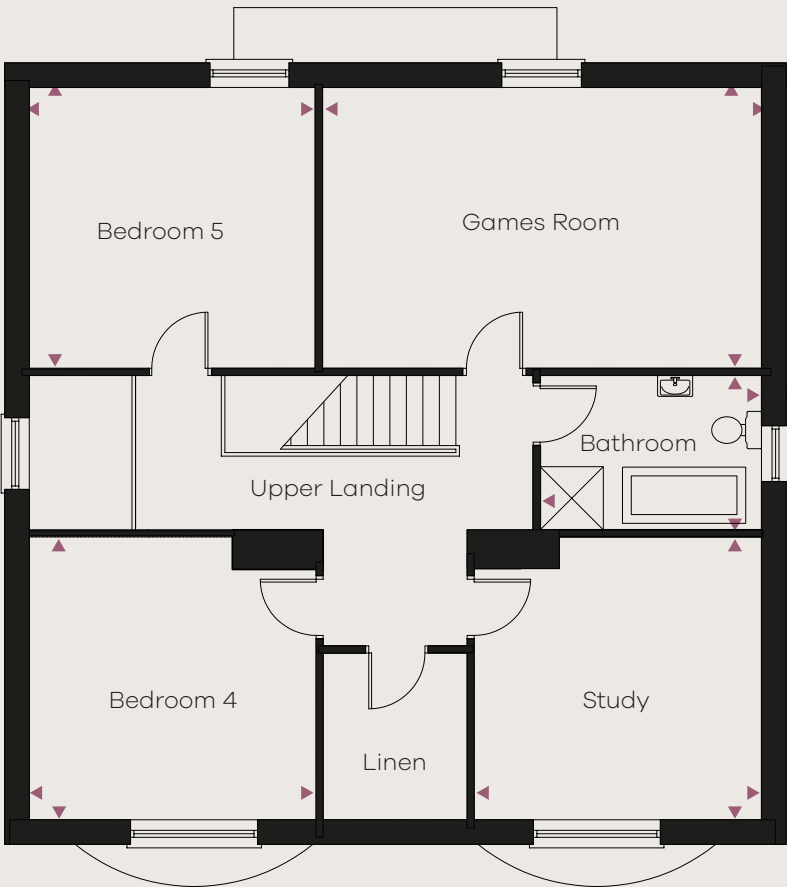
SUMMER HOUSE - PLAN & DIMENSIONS			
Summer House	12'10" × 12'7"	3.91 × 3.84m	
Pergola	13'7" × 10'8"	4.14 × 3.24m	
Garden Store	13'8" × 12'7"	4.15 × 3.84m	



GROUND FLOOR			
Vestibule with Cloaks			
Reception Hall with separate WC			
Drawing Room	20'5" × 15'1"	6.24 × 4.62m	
Formal Dining	15'1" × 13'4"	4.62 × 4.08m	
Kitchen Family Dining	34'2" × 19'4"	10.42 × 5.91m	
Pantry	5'2" × 5'2"	1.60 × 1.60m	
Utility Room	8'8" × 7'9"	2.70 × 2.42m	



FIRST FLOOR			
Master Suite	22'7" × 13'5"	6.92 × 4.09m	
Ensuite	13'2" × 6'9"	4.02 × 2.05m	
Dressing Room	13'2" × 8'9"	4.00 × 2.70m	
Bedroom 2	15'1" × 13'5"	4.62 × 4.08m	
Bedroom 3	13'5" × 13'2"	4.07 × 4.00m	
Bathroom	11'3" × 7'4"	3.45 × 2.25m	



SECOND FLOOR			
Games Room	20'5" × 13'1"	6.25 × 4.00m	
Bedroom 4	13'4" × 13'2"	4.08 × 4.02m	
Bedroom 5	13'3" × 13'1"	4.07 × 4.00m	
Study	13'4" × 13'2"	4.09 × 4.02m	
Bathroom	10'3" × 7'2"	3.15 × 2.20m	

The Crawford
Site 81

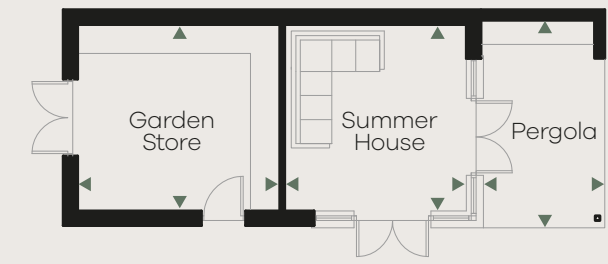


The Crawford
Rear garden and summer house

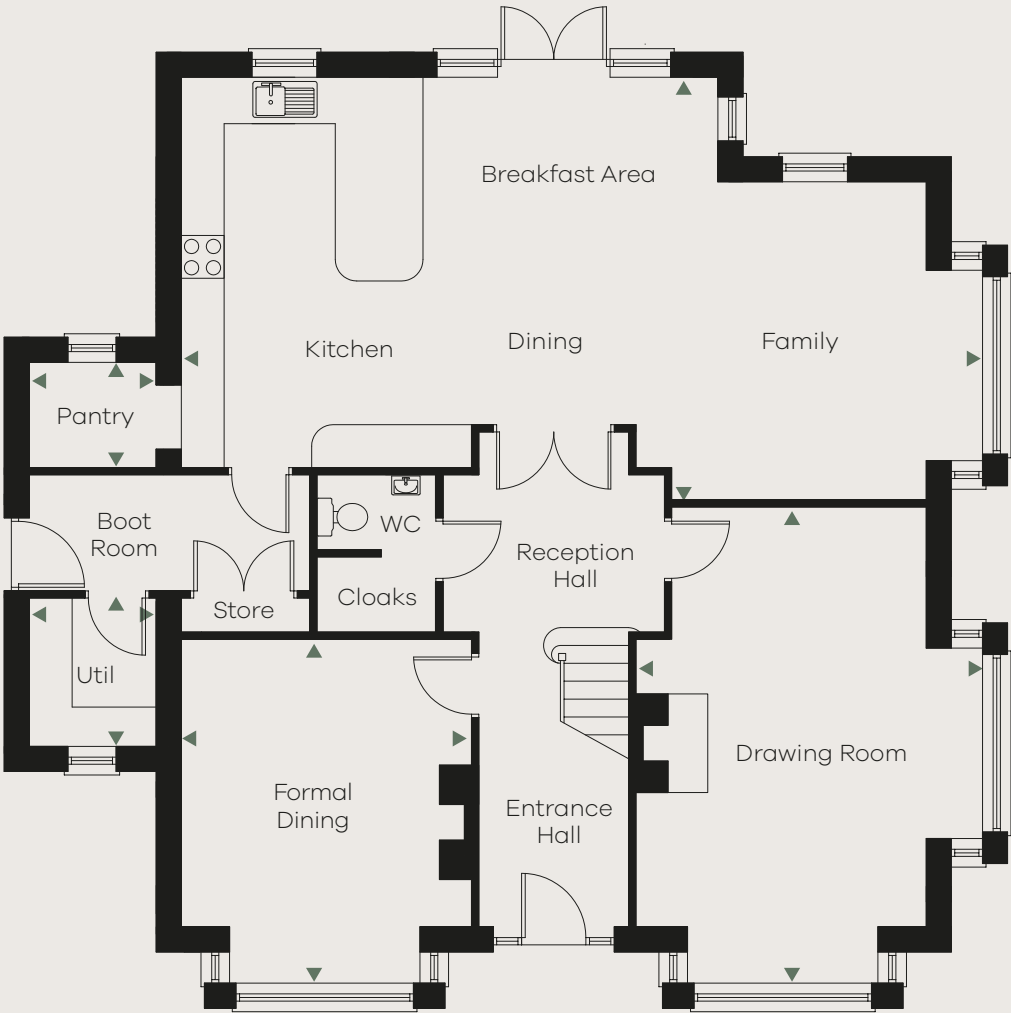


The Crawford | site 81

Floor Area - 3844 sq ft
Summer House Floor Area - 154 sq ft

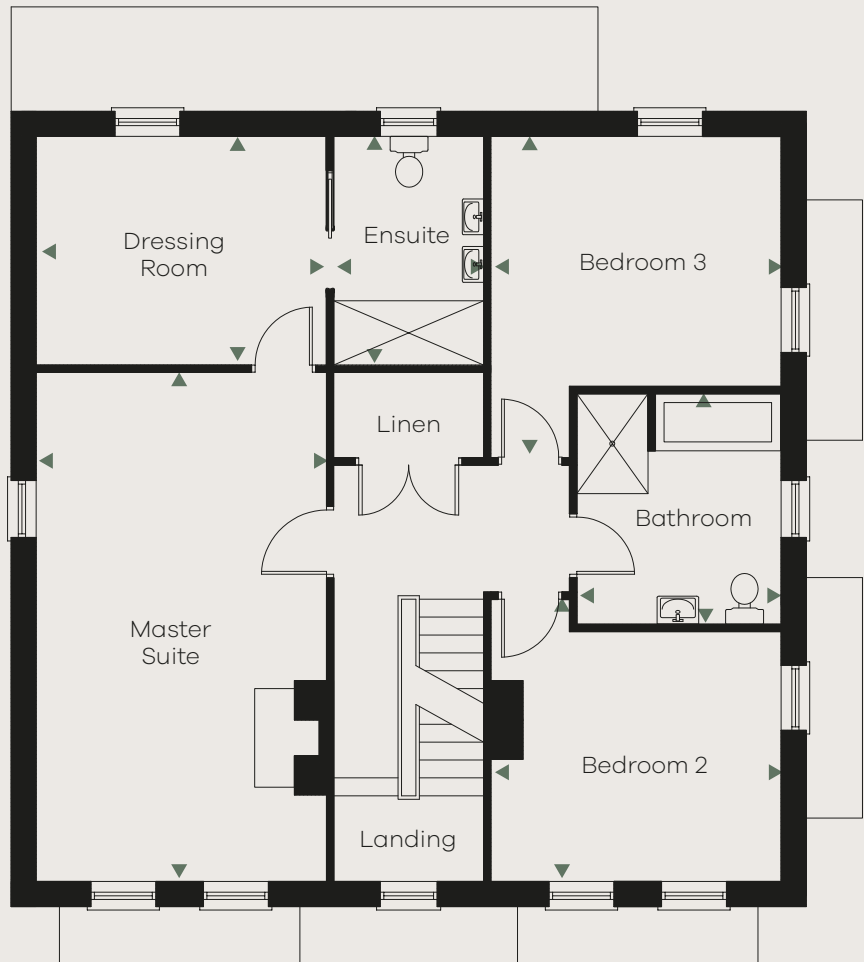


SUMMER HOUSE - PLAN & DIMENSIONS			
Summer House	12'7" × 12'3"	3.84 × 3.74m	
Pergola	14'0" × 8'4"	4.27 × 2.54m	
Garden Store	13'8" × 12'7"	4.15 × 3.84m	



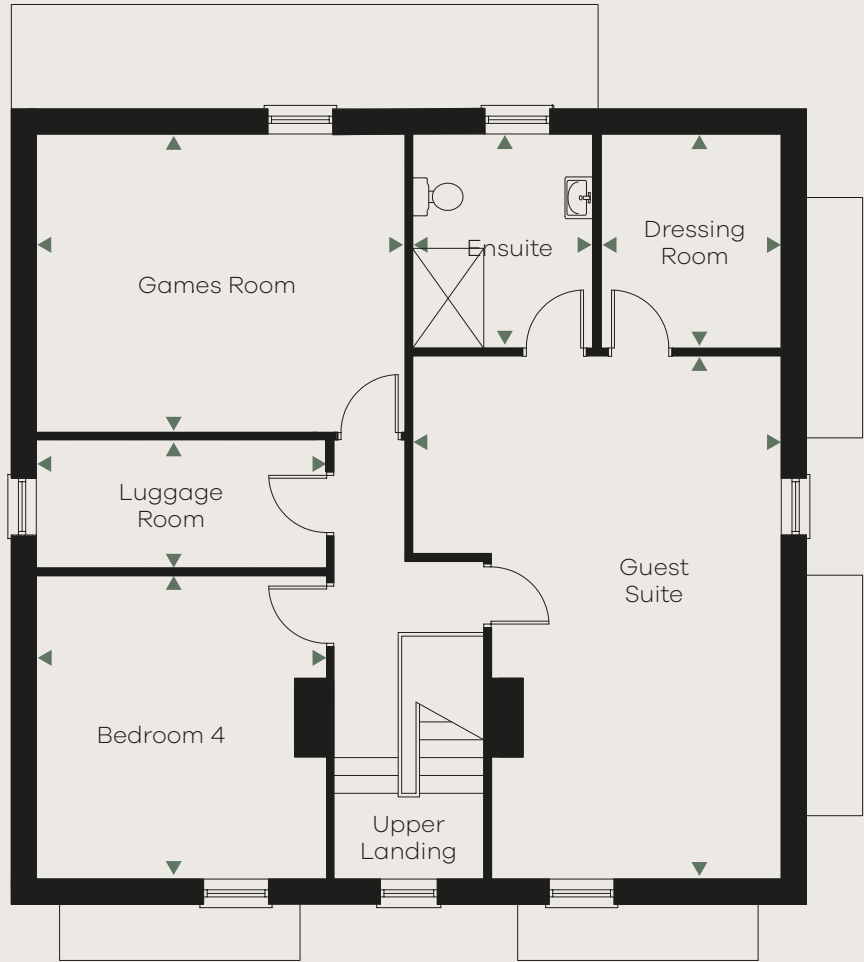
GROUND FLOOR

Entrance Hall			
Reception Hall with separate WC			
Drawing Room	21'8" × 15'9"	6.66 × 4.84m	
Formal Dining	15'8" × 13'3"	4.81 × 4.06m	
Kitchen Family Dining	36'7" × 19'5"	11.21 × 5.96m	
Pantry	5'8" × 4'8"	1.77 × 1.47m	
Utility Room	6'8" × 5'8"	2.07 × 1.77m	



FIRST FLOOR

Master Suite	23'4" × 13'3"	7.15 × 4.06m	
Ensuite	10'5" × 6'9"	3.20 × 2.10m	
Dressing Room	13'3" × 10'5"	4.06 × 3.20m	
Bedroom 2	13'3" × 12'9"	4.06 × 3.95m	
Bedroom 3	14'7" × 13'3"	4.50 × 4.06m	
Bathroom	10'5" × 9'4"	3.22 × 2.86m	



SECOND FLOOR

Guest Suite	24'0" × 16'9"	7.32 × 5.15m	
Ensuite	9'8" × 8'8"	3.00 × 2.53m	
Dressing Room	9'8" × 8'2"	3.00 × 2.52m	
Bedroom 4	13'9" × 13'3"	4.25 × 4.06m	
Games Room	16'9" × 13'7"	5.16 × 4.17m	
Luggage Room	13'3" × 5'9"	4.06 × 1.80m	

The Crawford
Site 59

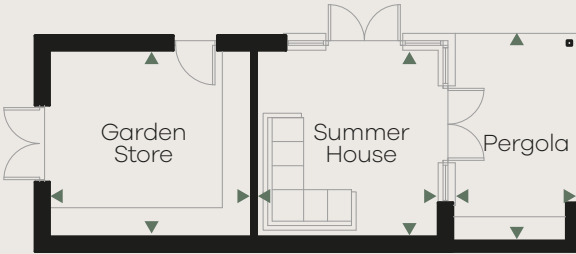


The Crawford
Rear garden and summer house

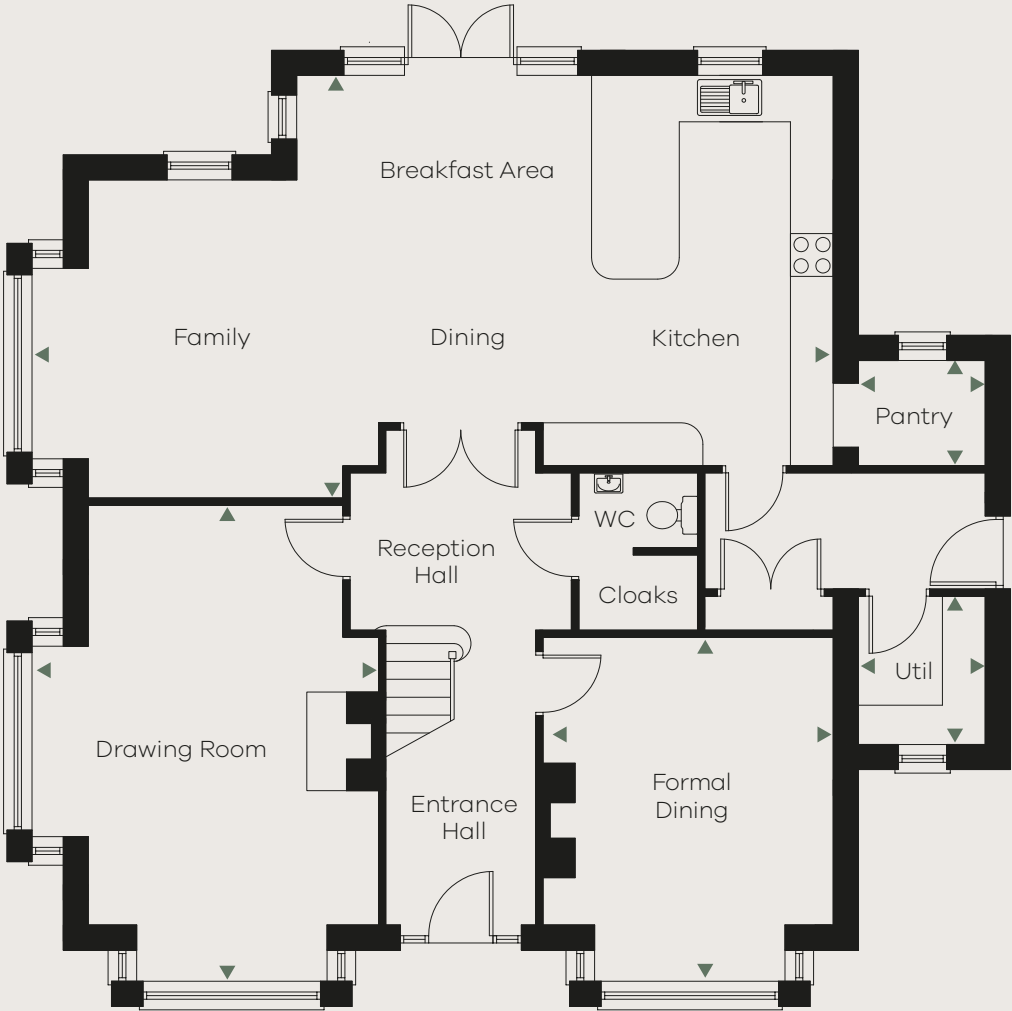


The Crawford | site 59

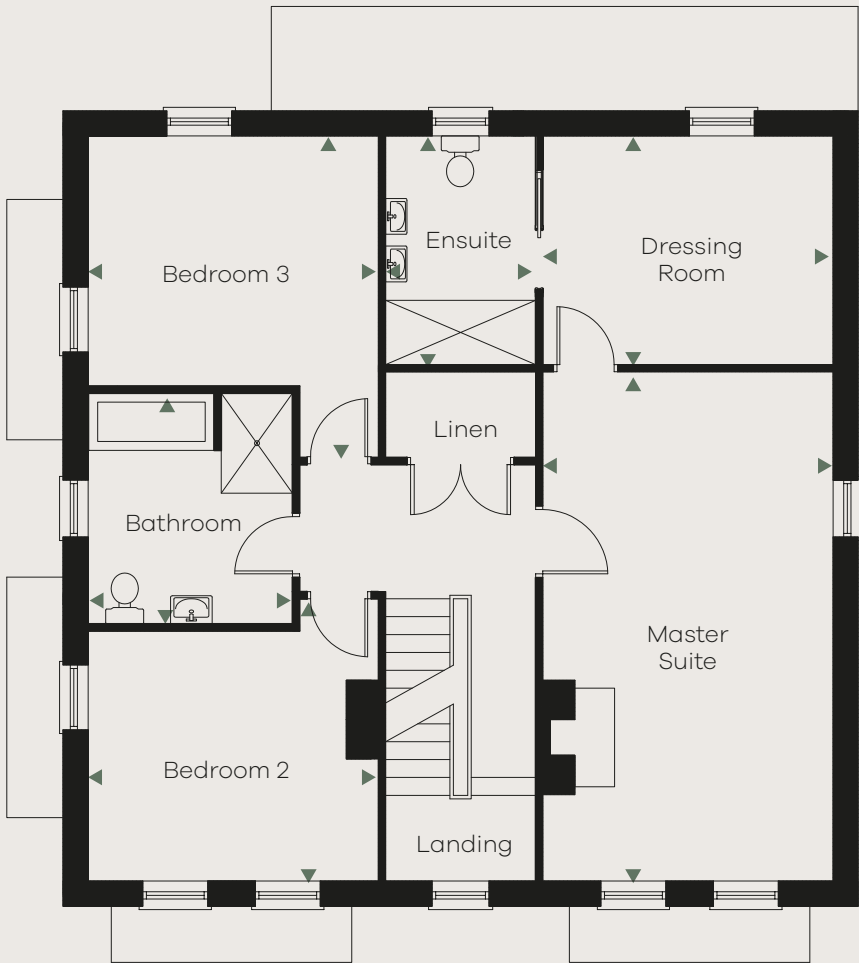
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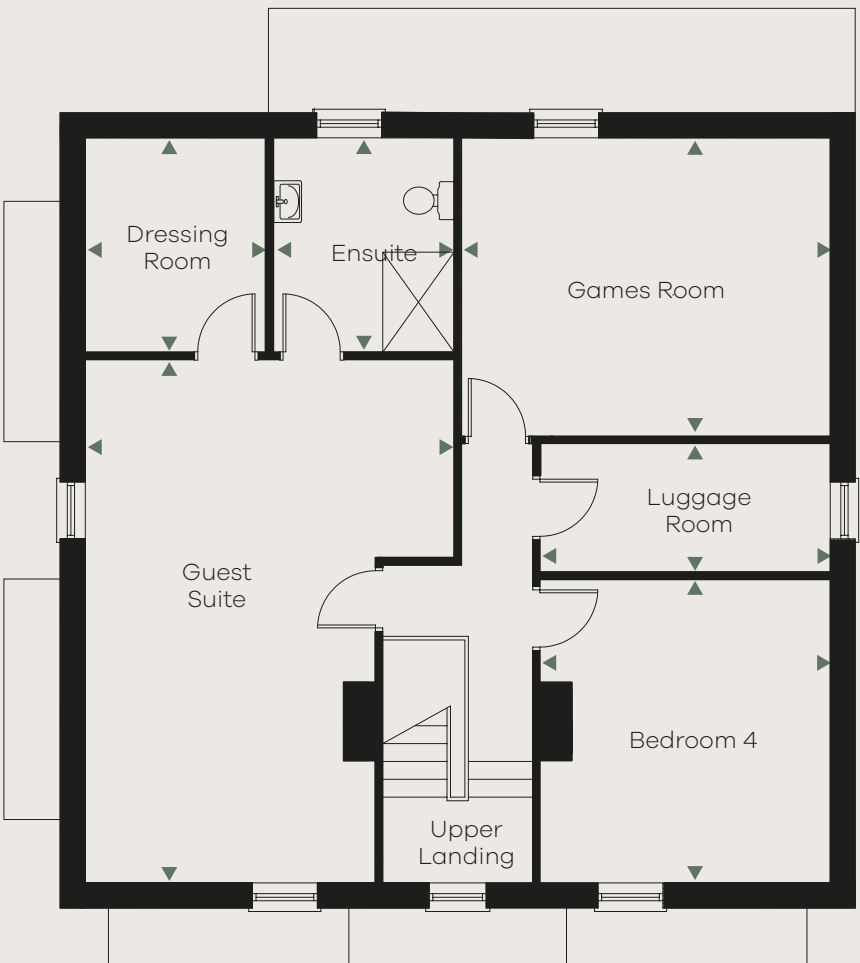
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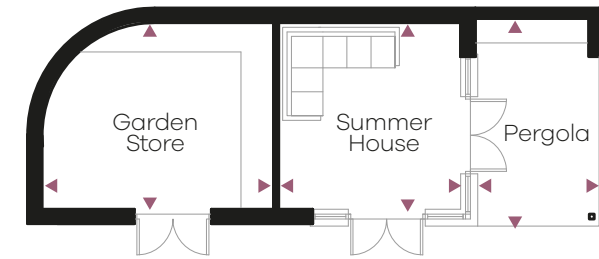


The Gloucester
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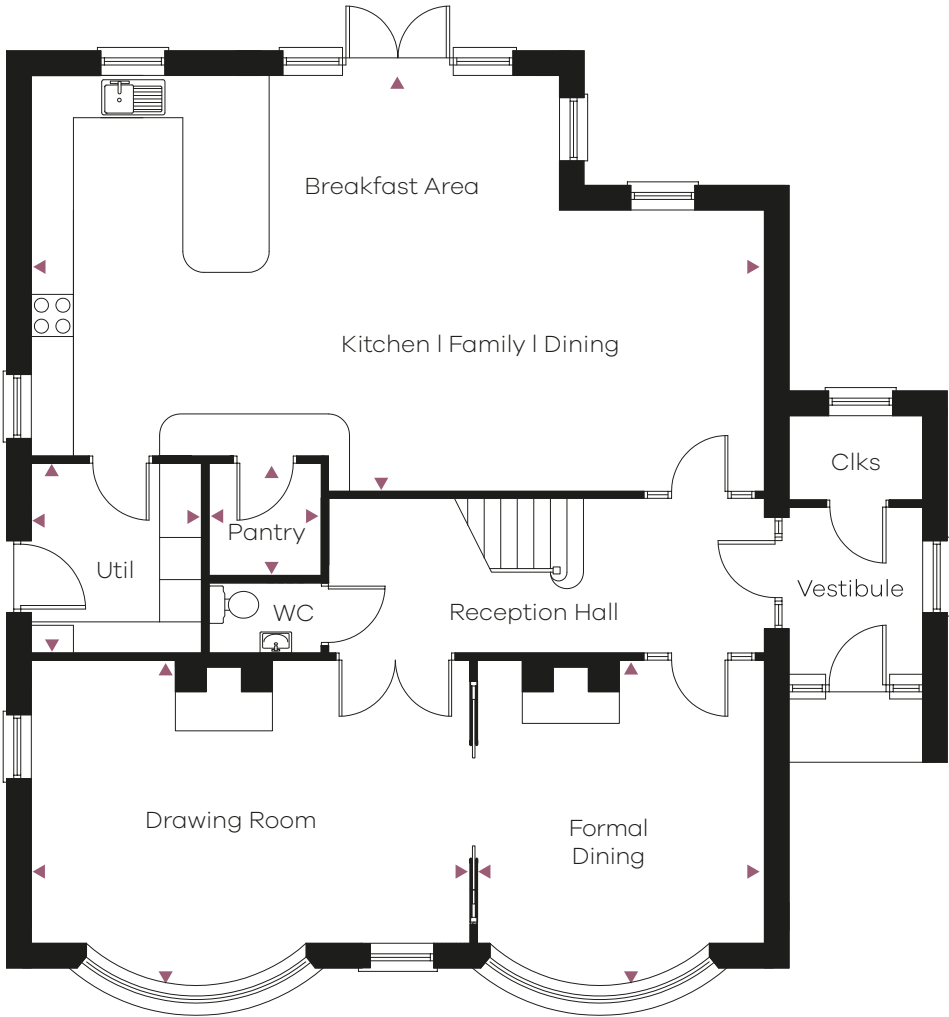


The Gloucester | site 60

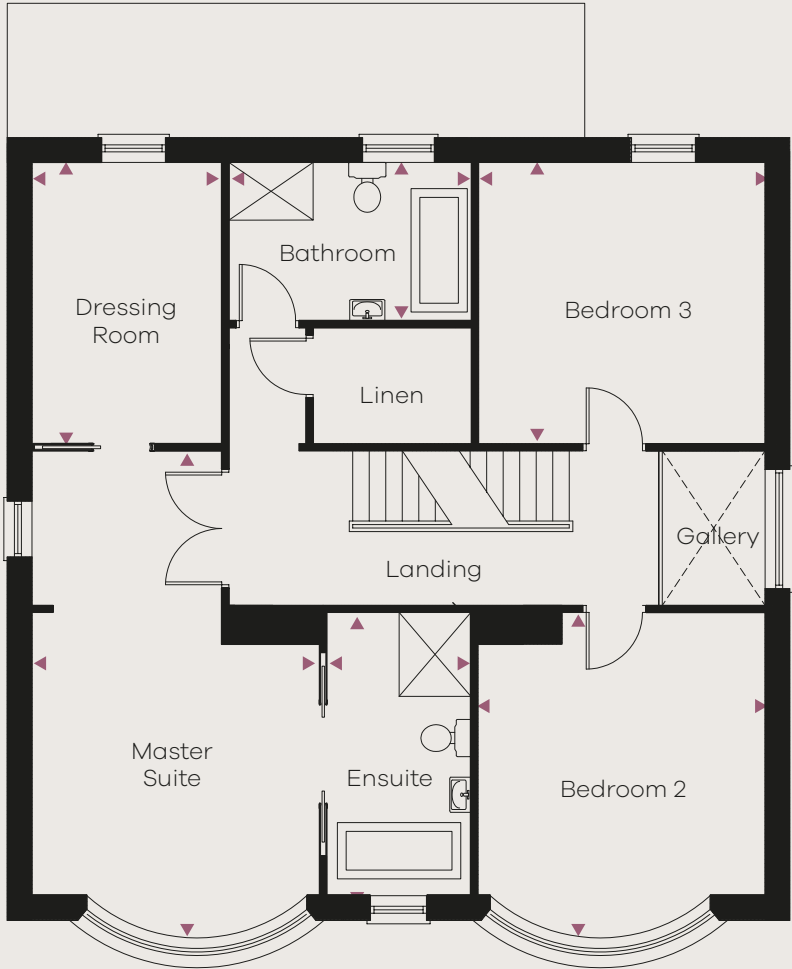
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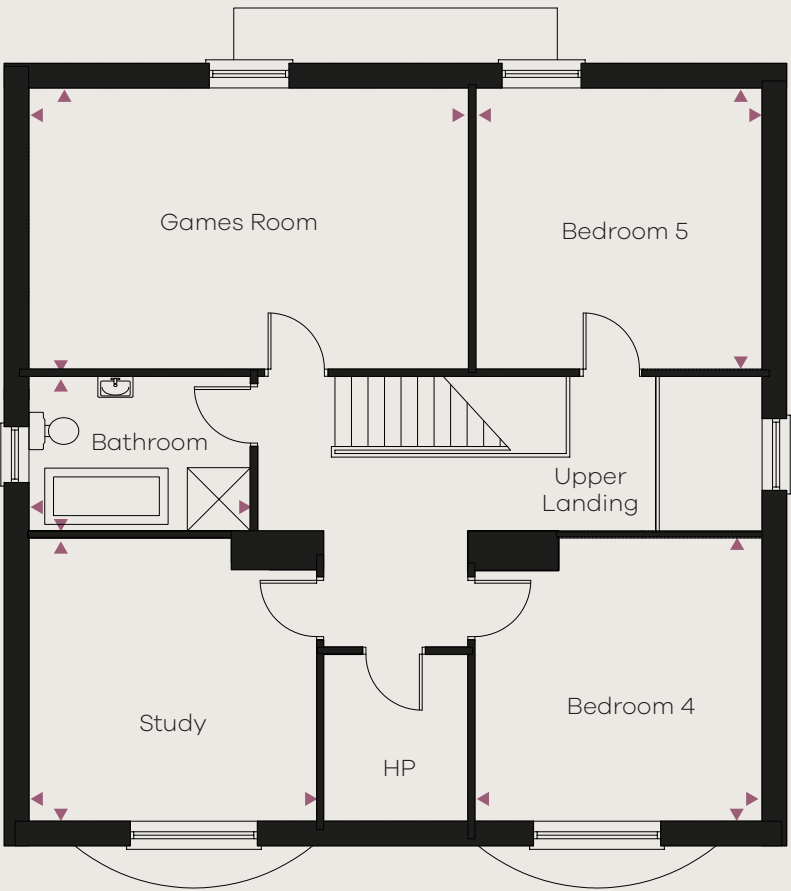
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Pergola	13'0" x 8'2"	3.96 x 2.50m	
Garden Store	15'8" x 11'9"	4.77 x 3.58m	



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All photographs are from our Harberton Show Home



Specification

Kitchen

- Choose your luxury Kitchen finishes from our bespoke Harberton range at Alwood, Lurgan
- You will be invited to book a personal appointment with the award winning designer Janice Sutherland
- Corian or quartz worktop and hand painted doors
- We have tailored the layout design to optimise the unit and worktop space in each Kitchen
- Integrated Bosch appliances include electric oven and combination microwave with warming drawer, fridge freezer and dishwasher
- Integrated Bora glass ceramic hob with built in downdraft extractor
- Quooker Fusion boiling water tap
- Solid beech cutlery drawer inserts and plate peg boards
- Separate shelved Pantry to selected house types
- Low voltage down lights
- Bluetooth speaker audio system

Utility Room

- High quality units with choice of door finishes, worktops and handles
- Free standing washing machine and tumble dryer

Sanitary Ware

- Vitra sanitary ware with quality chrome fittings to Bathrooms, Ensuites and WCs
- Wall hung WC with Geberit concealed cistern
- Low profile Acquabella slate shower trays with contemporary Kudos glass panels and doors to Bathrooms and Ensuites
- Heated anti-steam illuminated wall mirror to Bathrooms and Ensuites
- Low voltage down lights

Flooring

- Premium carpet and underlay in Drawing Room, Formal Dining, Bedrooms stairs and landing
- Tiled floor to Vestibule / Entrance / Reception Hall, Kitchen, Dine, Utility, Cloakroom and WC
- Italian floor and wall tiling to Bathroom and Ensuite

Heating

- Gas fired central heating
- Energy efficient boiler
- Underfloor heating to Bathroom and Ensuite
- Underfloor heating throughout ground floor
- High output radiators on upper floors
- Heated chrome towel rails to Bathroom, Ensuite and WC

Internal finishes

- Painted internal walls in one colour throughout and white ceilings
- Traditional panel internal doors painted white with quality ironmongery
- Deep moulded skirting boards and architraves
- Comprehensive range of electrical sockets, switches, TV points and telephone points including 5 amp sockets to Drawing Room
- Security alarm
- Mains smoke and carbon monoxide detectors
- 9 ft high ceilings to ground and first floor
- Feature corning to Entrance/Reception Hall, Drawing Room and Formal Dining Room
- PC Allowance towards fireplace and surround
- Partial roofspace flooring with light and power, and ladder access
- Pre wired for BT Infinity connection

External finishes

- Traditional cavity wall construction with clay brick and roughcast render finish
- Traditional finish tiled roof
- uPVC double glazed windows with gunmetal grey finish
- Painted front and rear doors
- Bitmac driveway with cobbled edging
- Turfed gardens to front and rear
- Landscape plan incorporating wall detailing, planting and hedging throughout the development
- Flagged patio areas and paths
- Front and rear outside electrical sockets
- Front and rear external lighting
- Rear outside water supply
- Decorative chimney stacks and pots
- TV and data points to Summer House
- Sliding double doors from Summer House to patio area
- Tiled floor and painted walls to Summer house





Bishop's Row - Aerial Overview



HARBERTON BELFAST 9



A Perfect Location

Located in the heart of BT9, Harberton is only a few minutes walk from Lisburn Road's bustling hub with local amenities, award winning restaurants, friendly coffee shops, elegant boutiques, inspiring interior emporia and quality delicatessens. The wide choice of superb schools, public transport links, golf courses, parks and excellent range of activities for all ages make it the perfect location for family living.

A few minutes away...

Balmoral Golf Club	1 minute
Balmoral Rail Halt	1 minute
Lisburn Road	2 minutes
M1 Motorway	2 minutes
Marks and Spencer	3 minutes
Lady Dixon Park	5 minutes
Stranmillis Village	5 minutes
Malone Golf Club	5 minutes
Queens University	7 minutes
Belfast City Centre	10 minutes

- Sport and Recreation
- Education
- Walks/Parks
- Public Transport



www.harbertonbt9.com

PROJECT ARCHITECT



DEVELOPED BY



SALES REPRESENTATION



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B L O C K
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