

blissful seclusion...

Water's Edge

CASTLE CALDWELL
LOWER LOUGH ERNE



relax and unwind...

Everyone deserves their own piece of paradise.
Somewhere secluded.
Surrounded by water, flora and fauna.
Far from the madding crowd.
A place where they can relax, unwind in luxury
and leave rejuvenated.



...in blissful seclusion

nothing else comes this close...



...perfect waterside living

Imagine an exclusive waterside setting, offering a collection of unique, luxury boathouse style homes to immerse yourself in and retreat to. Water's Edge offers the enviable choice to relax and explore on Lough Erne's timeless tranquil beauty.





Red deer at Water's Edge



Cruising on Lough Erne

relax... amidst breathtaking flora and fauna

Picture the scene. Your very own piece of Fermanagh Lakelands' natural beauty. Experience the extraordinary sights and sounds that you have always aspired to on the south facing shores of Lower Lough Erne. Red deer abound, freshwater pike, salmon, trout and roach.

Breeding birds in abundance - snipe, curlew, sparrowhawks and long-eared owls; all inhabitants of the shore-line communities of reedbeds and wet woodlands.



Old Enniskillen to Belcoo Railway bridge at Water's Edge

Fermanagh Lakelands - life undiluted





Janus stone figure on Boa Island



Wakeboarding on Lough Erne



Marble Arch Caves



Belleek Pottery

Fermanagh for many - Donegal on your doorstep

Fermanagh Lakelands are well worth exploring. Wonderful waterways framed by stunning landscapes and populated with memorable landmarks and high octane activities. Enchanting myths, legends, traditions and history at every turn. **Castle Coole** and **Florence Court** offer wonderful walks and fine interiors. **Belleek Pottery** holds a very special place in the cultural heritage of Fermanagh.

The **Marble Arch Caves** boast some of the finest natural landscapes in Ireland and offer a window into Fermanagh's 650 million year past.

Golf courses are well over par - **Lough Erne Resort**, **Castle Hume**, **Enniskillen**, **Ashwood** and **Black Lion** making Fermanagh a great place to play - a great place

to stay. **Fishing** on the Lakelands is an anglers paradise of game and coarse angling.

Waterskiing and **wakeboarding** now feature prominently on Lough Erne for those who prefer their weekends with a little more 'inverted air'.

From Water's Edge, it is 5 miles to the Donegal border, making Donegal town 20 miles and the famous resorts and beaches of Rossnowla and Bundoran 15 miles away.

Cycling, **golfing**, **cruising**, **wakeboarding**, **sailing**, **fishing** or simply doing nothing - it's your retreat. Your place. Your choice to be as active as you want while you recharge your batteries.



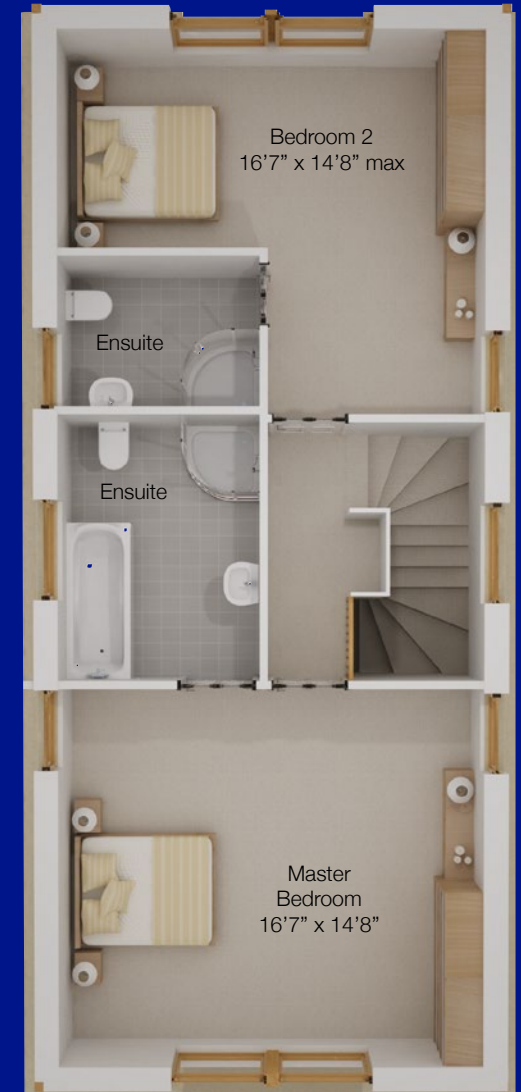
Basement



Ground Floor



First Floor



Water's Edge Accommodation

Water's Edge - live life in luxurious tranquility



boathouse living at the water's edge

Listen to the water lapping on the shallow shore.

Designer led spacious accommodation, combined with peace, comfort and gated security.

A choice of seclusion and tranquility or a wealth of amenities and activities.

The wood cladding, panoramic vista windows, stone elevations and feature lough-facing balconies make these boathouse homes the epitome of perfection.

Photos © Northern Ireland Tourist Board



Boa Island



Fishing on Lower Lough Erne



Photographs are for illustration purposes only and are taken from the show home at Water's Edge.

create your own atmospheric lakeside sanctuary

SPECIFICATION

GENERAL

Traditional construction with high levels of insulation
Low emissivity double glazed windows
Entrance doors with 3 point locking system
Gas Fired Heating System
Advanced underfloor heating system on ground floor
All properties are freehold (no ground rent to pay)

INTERNAL

Walls and ceilings painted white
Floor tiling throughout ground floor

KITCHEN

A choice of high quality custom designed kitchens complemented by the latest in electrical appliances (fridge freezer, washer dryer, electric oven, gas hob, extractor fan)

BATHROOM

High quality contemporary sanitary ware fitted as standard to bathroom and ensuite with wall tiling to wet areas

ELECTRICAL

Comprehensive electrical specification to include excellent range of electrical points
Full mains smoke detection system installed
Fitted intruder alarm

EXTERNAL

Recreation area outside each property
Dedicated parking area outside each property
Generous levels of landscaping throughout development
Generous common lighting on entrance road
Secure private access with gated entrance
Recreation area and children's playground for the exclusive use of residents
2.5km of private waterside and woodland walkways for the exclusive use of residents
Private floating jetty - berths available for hire by residents

SITE MANAGEMENT A management company will be established to manage all common areas and landscaping (mandatory management fee payable by owners)

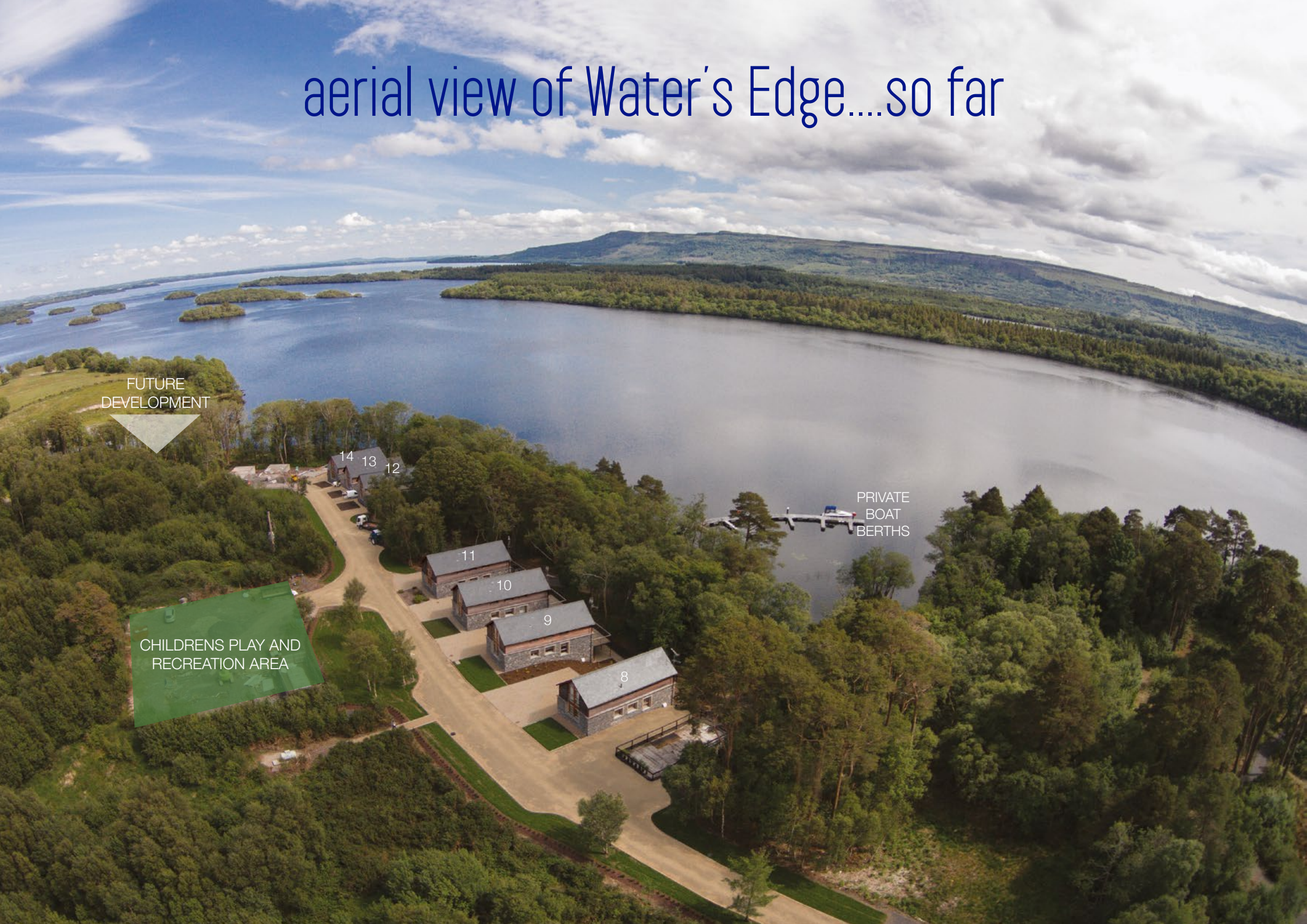


aerial view of Water's Edge...so far

FUTURE
DEVELOPMENT

CHILDRENS PLAY AND
RECREATION AREA

PRIVATE
BOAT
BERTHS



our commitment to your enjoyment

Choose your Water's Edge home, safe in the knowledge that we deliver.

We value quality, service and innovation. We build homes that suit today's modern lifestyle, providing the ultimate in comfort, functionality, efficiency and style.

We are committed to making each home the best.

We aim to set new standards in quality construction - giving you peace of mind for your future enjoyment.



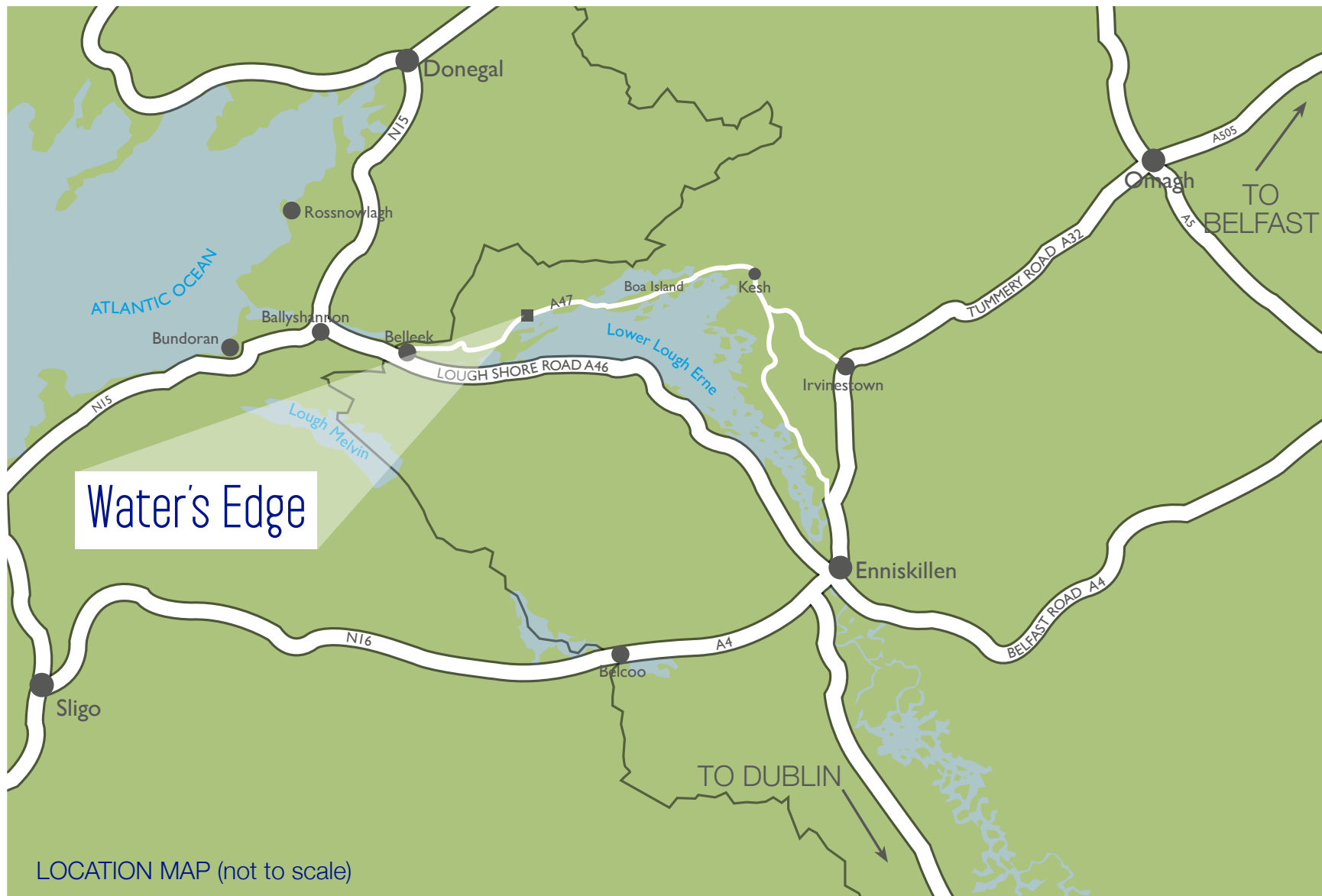
Rare flora at Water's Edge



Garvary riverside walkway

your own piece of lakeland beauty





relax and unwind in blissful waterside seclusion...



SELLING AGENTS



485 Lisburn Road, Belfast,
Co. Antrim, BT9 7EZ

T: 028 9066 1111

www.fetherstonclements.com



41 Belmore Street, Enniskillen,
Co. Fermanagh, BT74 6AA

T: 028 6632 4485

www.montgomeryfinlay.com

DEVELOPER



72-74 Omagh Road, Dromore,
Co. Tyrone, BT78 3AJ

T: 028 8289 7109

www.newparkdevelopments.com