



ANNAHILT

Gate

Ballynahinch Road
Hillsborough

The Final Phase

LORCAN HOMES

Lorcan Homes was established in 2012 and has become known throughout Northern Ireland as a developer of quality new homes. Following on from the success of Ravara Developments, which was founded in 2002, Lorcan Homes is the second generation of the family in construction.

Our vision is to be a dynamic and innovative company with a passion for building stylish, energy efficient homes that are both desirable and affordable.

Our portfolio boasts a delightful mix of detached homes, semi-detached homes and townhouses in beautifully planned and landscaped areas. We take architectural inspiration from the surrounding area to ensure our developments not only enhance the beauty of the area but that they will maintain their appeal for decades to come.

Previous Developments



Hillhall Grange, Hillhall Rd, Lisburn



Church View, Main Street, Hillsborough



Myrtlefield Manor, Lisburn Road, Belfast



Lenaghan Heights, Saintfield Road, Belfast

Hillsborough Forest Park



Annahilt Gate is a truly unique development of modern, extremely energy efficient village style homes built within traditional streetscapes and backing on to open countryside.

Annahilt Park



This delightful village style development features a superb range of detached homes, semi detached homes and townhouses, set in a carefully planned, landscaped site layout with two feature planted green areas, providing focal points for the development. The exterior elevations have taken their architectural inspiration from the nearby beautiful village of Hillsborough making them notable for their style, finish and attention to detail. Annahilt Gate is enhancing the ambience of the area and is becoming a real gem of a development that will maintain its appeal for decades.

Annahilt Gate Entrance



Annahilt Gate sits a short drive from the beautiful village of Hillsborough, in an area of outstanding natural beauty, steeped in history with breathtaking panoramic views of the Dromara Hills and beyond, offering convenience to many leading grammar and primary schools. Commuting to Belfast and Lisburn city centres or all parts south could not be easier, with excellent road links to the M1 motorway and A1 carriageway which are a short drive away.

The Pheasant Bar & Restaurant



Hillsborough and Lisburn play host to an enviable range of restaurants, children's play parks, and cinema, along with many beautiful parks and 2 superb golf courses. The wonderful rural location of Annahilt Gate ensures that residents could not be better placed to enjoy all the superb benefits that this beautiful, renowned and historic area has to offer.



Location Map



Distances To;

Hillsborough	3.7 Miles
Ballynahinch	4.8 Miles
<i>Sprucefield Shopping Centre</i>	6.0 Miles
M1 Motorway	6.0 Miles
Dromore	7.3 Miles
Lisburn	8.2 Miles
<i>Saintfield</i>	8.2 Miles
Belfast	14.2 Miles
George Best Belfast City Airport	17.5 Miles
International Airport	22.4 Miles

ANNAHILT MAP



SITE LAYOUT FINAL PHASE

Booked ●

The COACH HOUSE

The FARRIER

The PHEASANT

The BLACKSMITH

The SADDLERY

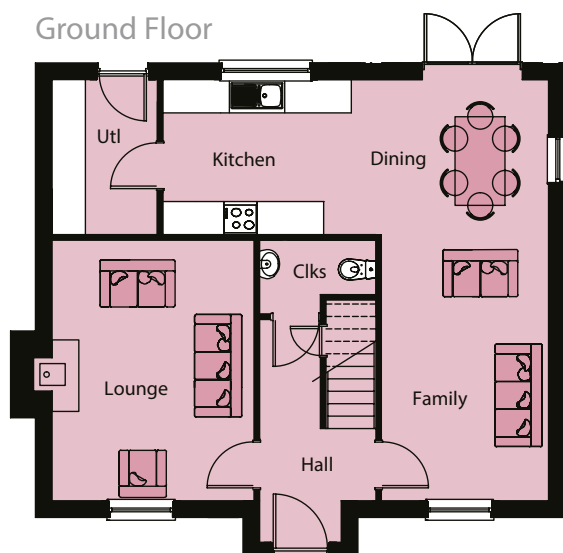
The STABLES





The Coach House

Total Floor Area: 1,477 sq ft approx.



Ground Floor

Entrance Hall		
Lounge	4.70 x 3.64m	15'4" x 11'9"
Family	4.70 x 3.01m	15'4" x 9'9"
Kitchen/Dining	max 6.96 x 2.79m	22'8" x 9'2"
Utility	2.79 x 1.90m	9'2" x 6'2"
Cloaks / WC	2.08 x 1.33m	6'9" x 4'4"



First Floor

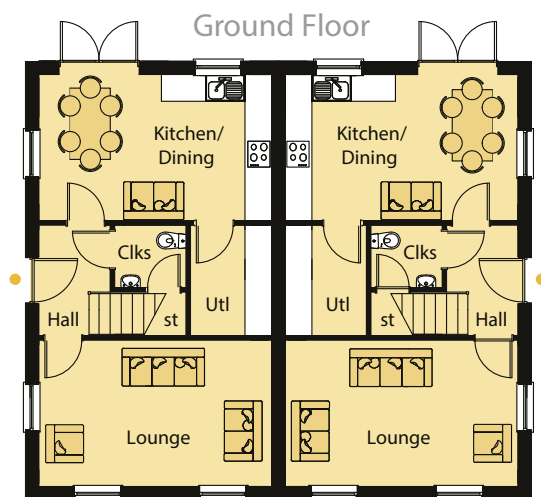
Master Bedroom	3.90 x 3.64m	12'8" x 11'9"
Ensuite max	2.20 x 2.10m	7'2" x 6'9"
Bedroom 2	3.64 x 3.55m	11'9" x 11'7"
Bedroom 3	3.90 x 3.00m	12'8" x 9'8"
Bedroom 4	3.00 x 2.55m	9'8" x 8'4"
Bathroom	2.55 x 2.10m	8'4" x 6'9"



Computer Visual

The Saddlery

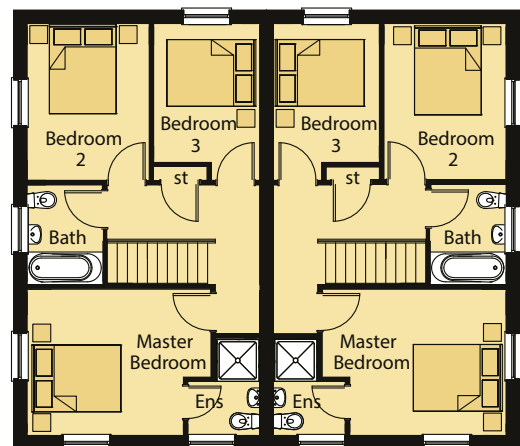
Total Floor Area: 1,040 sq ft approx.



Ground Floor

Entrance Hall		
Lounge	5.22 x 3.28m	17'1" x 10'8"
Kitchen/Dining	max 5.22 x 3.28m	17'1" x 10'8"
Utility	2.47 x 1.82m	8'1" x 5'10"
Cloaks / WC	1.60 x 1.37m	5'2" x 4'5"

First Floor



First Floor

Master Bedroom	max 4.12 x 3.28m	13'5" x 10'8"
Ensuite	max 2.18 x 1.61m	7'1" x 5'3"
Bedroom 2	3.52 x 2.75m	11'6" x 9'0"
Bedroom 3	max 3.52 x 2.37m	11'6" x 7'8"
Bathroom	2.24 x 1.72m	7'3" x 5'6"

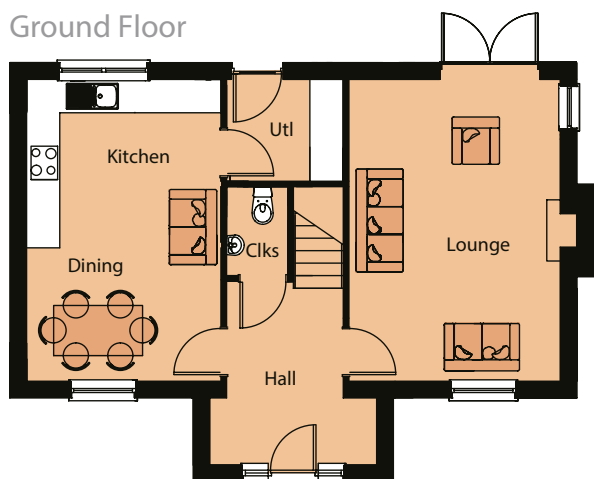


Computer Visual

The Farrier

Total Floor Area: 1,218 sq ft approx.

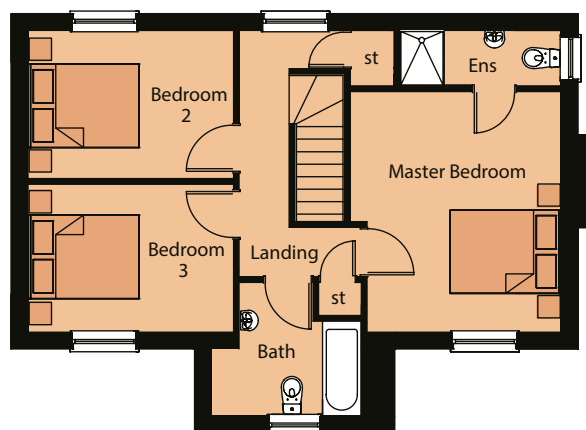
Ground Floor



Ground Floor

Entrance Hall		
Lounge	5.43 x 3.80m	17'9" x 12'5"
Kitchen/Dining	5.43 x 3.50m	17'9" x 11'5"
Utility	2.10 x 1.83m	6'9" x 6'0"
Cloaks / WC	1.56 x 1.10m	5'1" x 3'6"

First Floor



First Floor

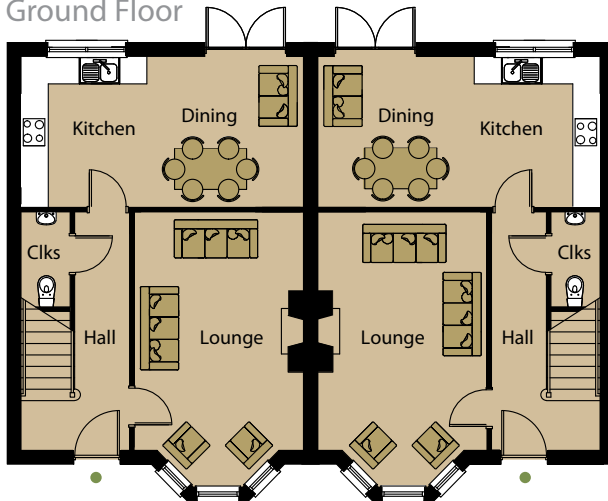
Master Bedroom	max 4.33 x 3.80m	14'2" x 12'5"
Ensuite	2.90 x 1.00m	9'5" x 3'3"
Bedroom 2	3.70 x 2.66m	12'1" x 8'8"
Bedroom 3	3.70 x 2.66m	12'1" x 8'8"
Bathroom	max 3.00 x 2.30m	9'8" x 7'6"



The Pheasant

Total Floor Area: 1,151 sq ft approx.

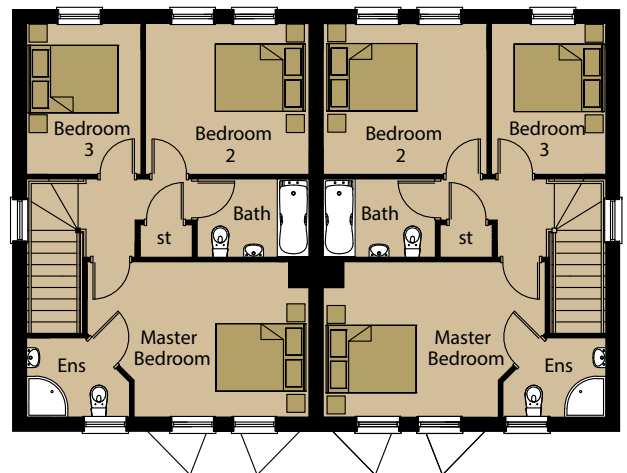
Ground Floor



Ground Floor

Entrance Hall		
Lounge including bay	6.01 x 3.70m	19'7" x 12'1"
Kitchen/Dining	6.18 x 3.30m	20'3" x 10'9"
Cloaks / WC	2.07 x 1.07m	6'8" x 3'5"

First Floor



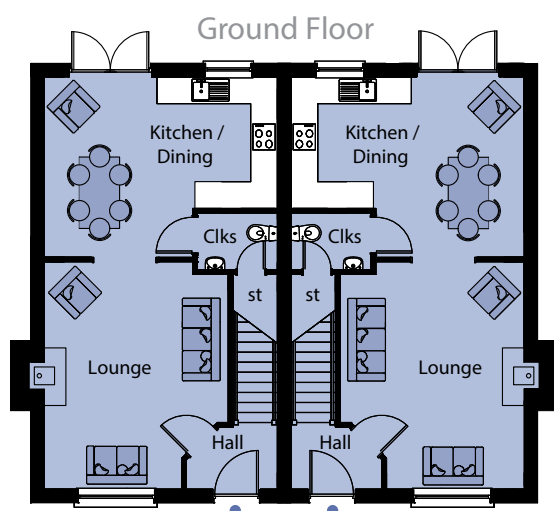
First Floor

Master Bedroom	max 4.85 x 3.40m	15'9" x 11'1"
Ensuite	2.35 x 1.74m	7'7" x 5'7"
Bedroom 2	3.58 x 3.29m	11'8" x 10'8"
Bedroom 3 max	3.29 x 2.50m	10'8" x 8'2"
Bathroom	2.45 x 1.72m	8'0" x 5'7"



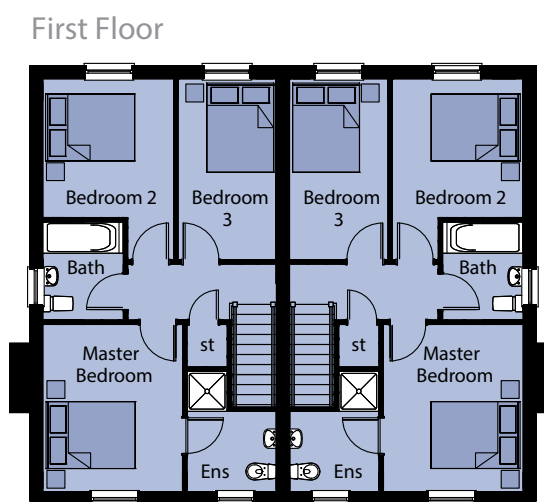
The Blacksmith

Total Floor Area: 1,040 sq ft approx.



Ground Floor

Entrance Hall		
Lounge max	5.10 x 4.12m	16'7" x 13'5"
Kitchen/Dining max	5.22 x 4.04m	17'1" x 13'3"
Cloaks / WC	1.80 x 1.27m	5'9" x 4'2"



First Floor

Master Bedroom	3.75 x 3.12m	12'3" x 10'2"
Ensuite max	2.70 x 2.00m	8'8" x 6'5"
Bedroom 2 max	4.04 x 2.92m	13'3" x 9'6"
Bedroom 3	4.04 x 2.20m	13'3" x 7'2"
Bathroom	2.20 x 1.72m	7'2" x 5'7"

HIGH QUALITY FINISHES & DETAILS

EXTERNAL FEATURES

- Traditional construction with a mix of brick, stone, dash and render finishes
- Natural slate roof
- Classic solid hardwood front door with a multi-point locking system (painted different colours)
- External lighting fitted to front and rear doors
- Gardens levelled and sown
- Rear gardens enclosed with timber fencing (where applicable)
- Outside water tap
- Bitmac driveways
- Management company will be set up to manage common areas

INTERNAL FEATURES

- Internal walls and ceilings painted
- Moulded skirting boards and architraves with painted finish
- Engineered floor joists
- Smoke, heat and carbon monoxide detectors
- Comprehensive range of electrical sockets, switches, TV and telephone points
- Broadband and WIFI ready
- USB socket in kitchen and master bedroom

KITCHEN

- Bespoke kitchen designed and fitted with a wide choice of soft close doors and drawers
- Appliances to include integrated fridge freezer, dishwasher, oven, hob and extractor fan
- Plumbed for washing machine
- LED downlighters to kitchen ceiling
- Under lighting to kitchen cupboards
- Partial wall tiling
- Matching units, worktop and handles to utility room (where applicable)

BATHROOM & ENSUITES

- Stylish white sanitary ware with chrome fittings
- Chrome heated towel rail in bathroom and ensuite
- Thermostatically controlled shower in ensuite
- LED downlighters in bathroom and ensuite ceilings
- Partial wall tiling around bath, splashback tiling above wash hand basins

FLOOR COVERINGS & TILES

- Floor tiling to kitchen, cloaks /wc, bathroom and ensuite
- Carpet and underlay to lounge, dining area, bedrooms, hall, stairs and landing

HEATING

- Phoenix Natural Gas central heating
- Energy efficient combination boiler which provides instant hot water on demand
- Thermostatically controlled zones
- Digital time clock

WARRANTY

- 10 year NHBC warranty
- 1 year on appliances from date of completion

OPTIONAL EXTRAS *(On specific sites)*

- Sunroom available
- Garage available

SUSTAINABLE LIVING AT ANNAHILT GATE WITH LOWER ENERGY BILLS

At Annahilt Gate we take our environmental responsibilities seriously. A high standard of insulation along with robust windows and doors keep out the draughts and retain the warmth.

Modern energy efficient heating systems reduce the amount of energy used to heat our homes, reducing carbon emissions and ensuring lower heating bills.





www.lorcanhomes.com



@Lorcan Homes



@Lorcan Homes



@Lorcan Homes Ltd

Joint selling agents



17 Market Place, Lisburn
Telephone: 028 9266 1700
www.templetonrobinson.com



15 Market Place, Lisburn
Telephone: 028 9266 6638
www.freddalzell.com



Raising Standards. Protecting Homeowners

In compliance with Consumer Protection from Unfair Trading and Business Protection from Misleading Marketing Regulations, please note that any visual or pictorial representations as featured in this brochure such as 3D computer generated images are purely intended as a guide for illustrative, concept purposes only and often may be subject to change. Any floor plans and site layouts used are not to scale and all dimensions are approximate and subject to change. Also note the brochure does not feature exact location or presence of specific or detailed items such as street lighting, sub stations or full finishes etc.

All specific details to your chosen plot or immediate boundaries etc. should be checked with the agent, developer, or your legal advisor prior to purchase.

Copyright notice: All rights reserved. The contents of this brochure may not be reproduced, copied, redistributed, or otherwise made available in whole or part without the prior written consent from the developer.