



DROMORE ROAD, HILLSBOROUGH

CONTEMPORARY HOMES, CLASSICALLY REFINED



# Pantridge Lane

DROMORE ROAD, HILLSBOROUGH

CONTEMPORARY YET CLASSICALLY  
REFINED, PANTRIDGE LANE IS A  
DEVELOPMENT THAT IS SENSITIVELY  
INTEGRATED WITHIN A TRANQUIL  
VILLAGE SETTING

# WELCOME TO PANTRIDGE LANE

LUXURY AND EXCLUSIVITY  
IN THE PERFECT SETTING





HILLSBOROUGH OYSTER FESTIVAL



THE PLOUGH INN



THE PARSON'S NOSE



OWL & PUSSYCAT CAFE



THE HILLSIDE BAR & RESTAURANT

# Pantridge Lane

## LIVELY OR LAIDBACK - HILLSBOROUGH IS THE PERFECT VILLAGE

Everything you need is here - excellent primary and nursery schools, sports clubs, award winning restaurants, popular bars, artisan coffee shops, boutique retailers, antique shops, and delicatessens. Events and entertainment in the village caters for all ages - fringe theatres, concerts, culture and history festivals, and Sunflowerfest and the world famous Oyster Festival during the summer months.

Superb transport connections via the M1 motorway or A1 Carriageway to the outstanding selection of high achieving schools and the business hubs of Belfast and Lisburn make Pantridge Lane the ideal choice for families with school age children.

Experience the village's historical heritage and enjoy a breath of fresh air in the beautiful gardens of Hillsborough Castle and Forest Park.

Pantridge Lane is an  
exceptional development in  
stunning surroundings



LADY ALICE TEMPLE, HILLSBOROUGH CASTLE GARDENS



HILLSBOROUGH LAKE

SPACE TO EXPLORE  
SPEND QUALITY TIME AS A FAMILY  
AND ENJOY HILLSBOROUGH'S  
GREAT OUTDOORS





THE ABERCORN | SITE 1 | 2164 sq ft

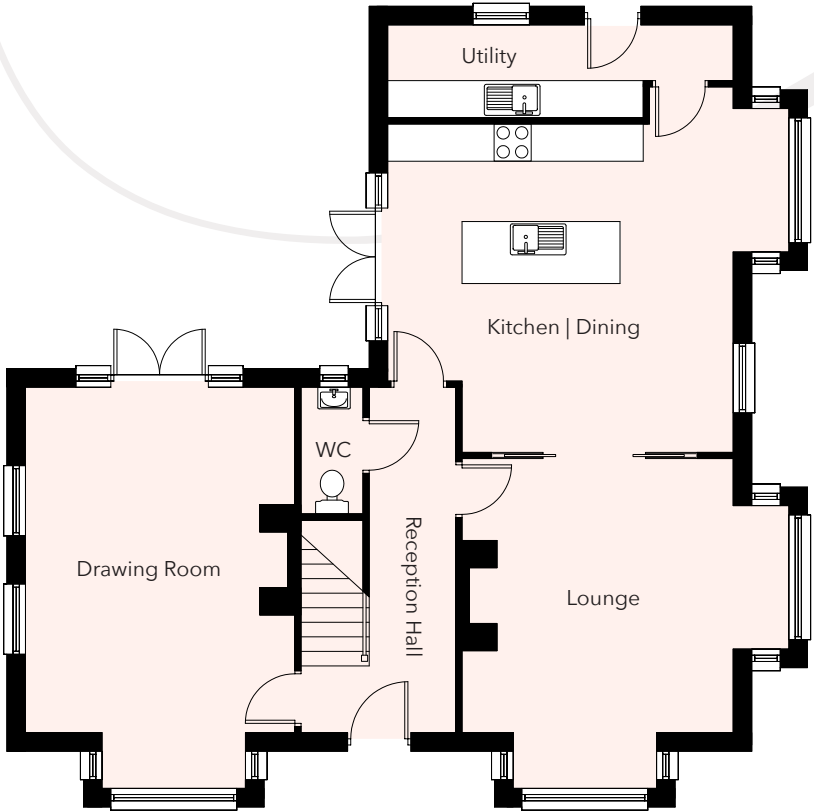
4 BEDROOM DETACHED FAMILY HOME



SITE LAYOUT - NOT TO SCALE

THE ABERCORN | SITE 1 | 2164 sq ft

GROUND FLOOR



GROUND FLOOR

Reception Hall with separate WC

Lounge (into bay)	17'6" x 17'4"	5.32 x 5.27
Kitchen   Dining	18'4" x 17'5"	5.57 x 5.30
Drawing Room (into bay)	21'3" x 14'3"	6.47 x 4.35
Utility Room	18'4" x 4'11"	5.57 x 1.50

FIRST FLOOR

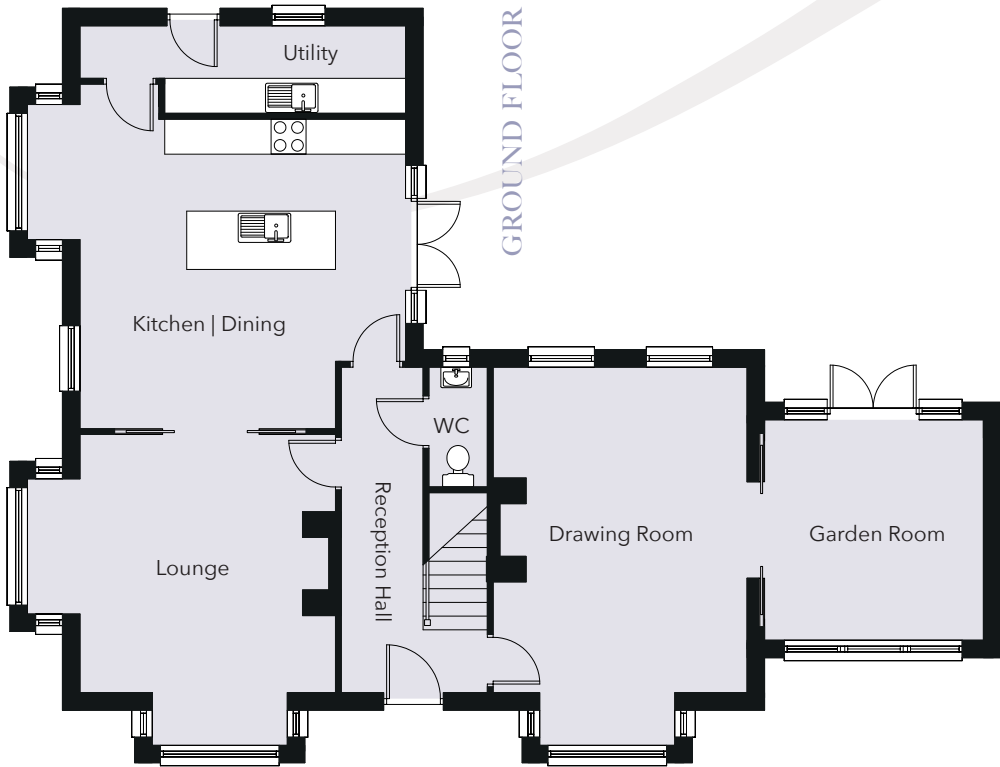


FIRST FLOOR

Master Bedroom	14'3" x 11'9"	4.35 x 3.57
Ensuite	7'4" x 6'3"	2.22 x 1.90
Dressing Room	6'8" x 6'3"	2.02 x 1.90
Bedroom 2	14'4" x 12'9"	4.37 x 3.88
Bedroom 3 max	14'4" x 14'2"	4.37 x 4.32
Bedroom 4 max	14'4" x 9'11"	4.37 x 3.02
Bathroom	10'0" x 6'11"	3.05 x 2.10

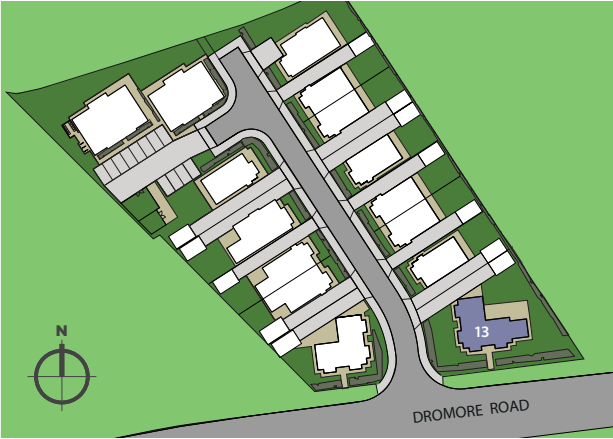


THE BRADSHAW | SITE 13 | 2316 sq ft inc Garden Room



THE BRADSHAW | SITE 13 | 2316 sq ft inc Garden Room

4 BEDROOM DETACHED FAMILY HOME



SITE LAYOUT - NOT TO SCALE

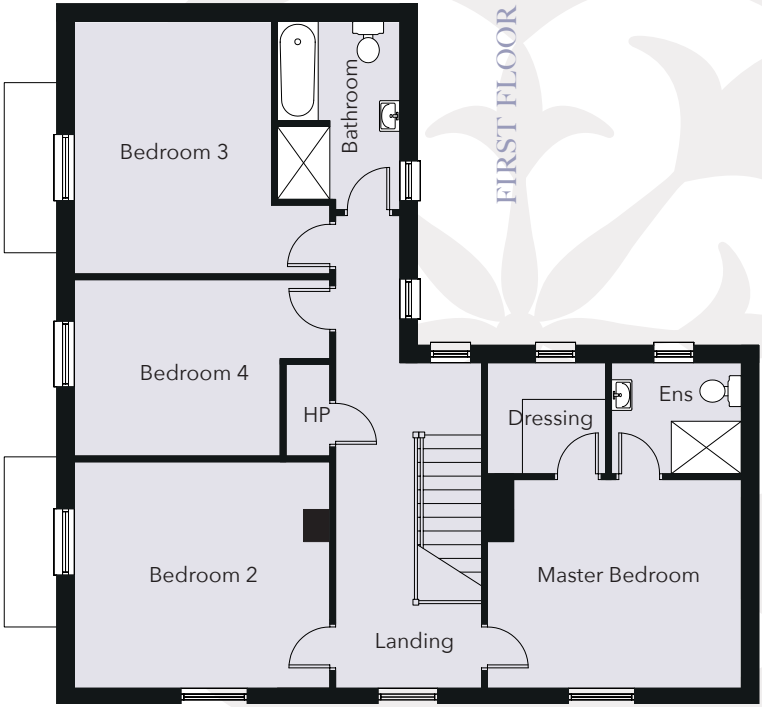
GROUND FLOOR

Reception Hall with separate WC

Drawing Room (into bay)	21'3" x 14'3"	6.47	x	4.35
Kitchen   Dining	21'3" x 19'4"	6.47	x	5.90
Lounge (into bay)	17'6" x 17'4"	5.32	x	5.27
Garden Room	12'5" x 12'4"	3.77	x	3.75
Utility Room	18'4" x 4'11"	5.57	x	1.50

FIRST FLOOR

Master Bedroom	14'3" x 11'9"	4.35	x	3.57
Ensuite	6'3" x 7'4"	2.22	x	1.90
Dressing Room	6'8" x 6'3"	2.02	x	1.90
Bedroom 2	14'4" x 12'9"	4.37	x	3.88
Bedroom 3 max	14'4" x 14'2"	4.37	x	4.32
Bedroom 4 max	14'4" x 9'11"	4.37	x	3.02
Bathroom	10'0" x 6'11"	3.05	x	2.10





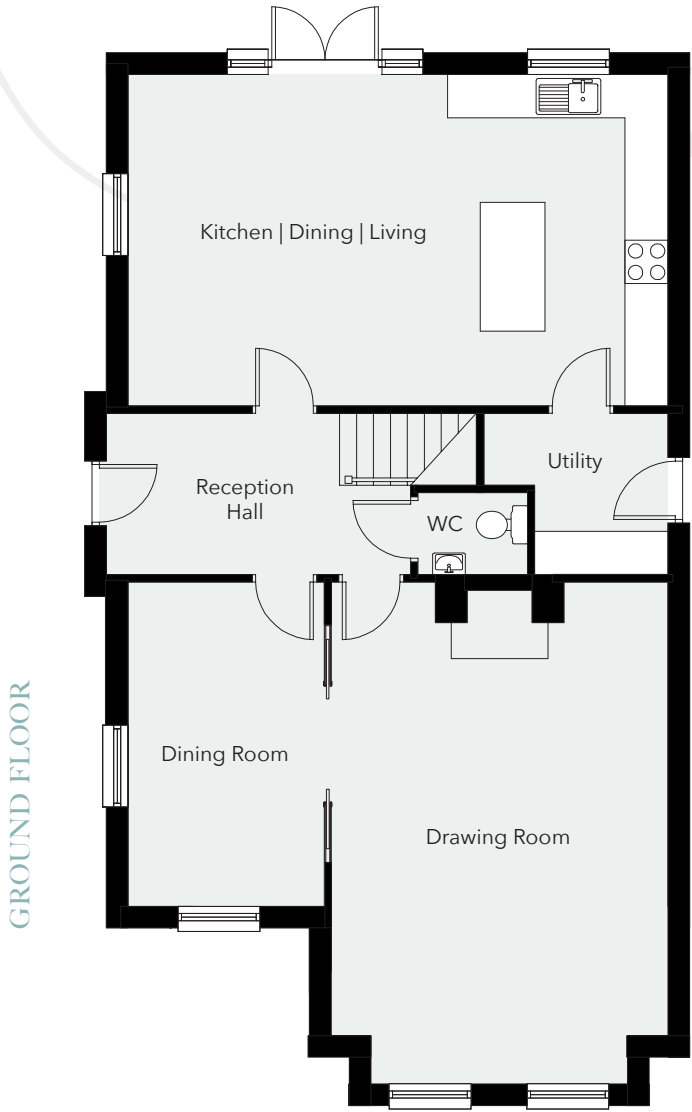
THE CLIFTON | SITE 6 | 2076 sq ft

4 BEDROOM DETACHED FAMILY HOME



SITE LAYOUT - NOT TO SCALE

THE CLIFTON | SITE 6 | 2076 sq ft



GROUND FLOOR

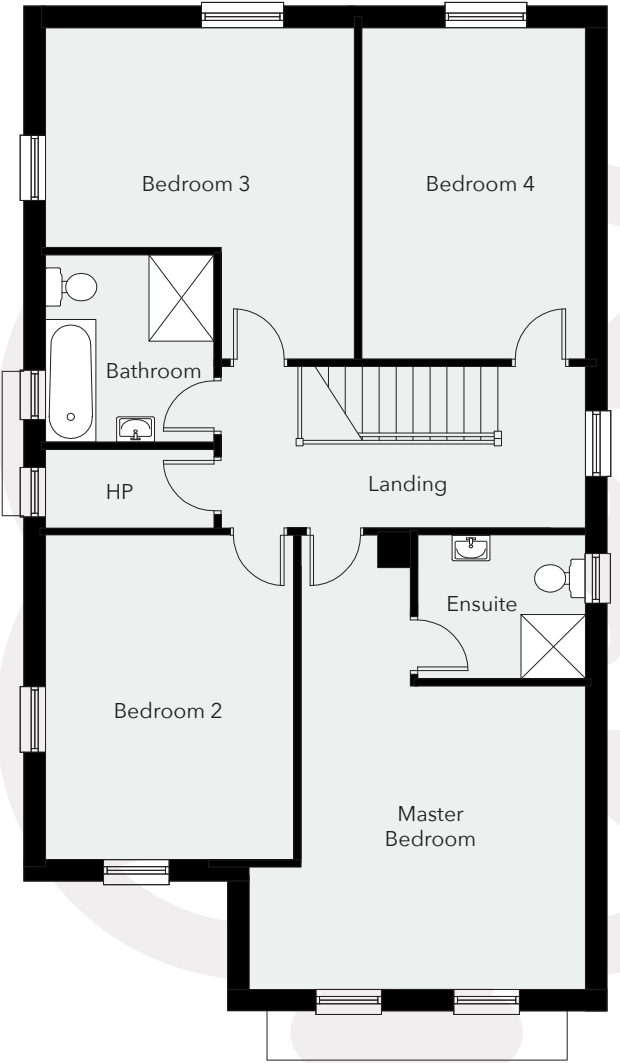
GROUND FLOOR

Reception Hall with separate WC				
Drawing Room	22'11" x 15'4"	6.97	x	4.67
Dining Room	14'9" x 8'11"	4.49	x	2.72
Kitchen   Dine   Living	24'7" x 15'5"	7.49	x	4.70
Utility Room	8'5" x 7'4"	2.55	x	2.24

FIRST FLOOR

Master Bedroom max	20'8" x 15'4"	6.30	x	4.66
Ensuite	7'8" x 6'7"	2.33	x	2.00
Bedroom 2	14'9" x 11'3"	4.50	x	3.43
Bedroom 3 max	15'1" x 14'1"	4.60	x	4.28
Bedroom 4	15'1" x 10'2"	4.60	x	3.10
Bathroom	8'6" x 7'8"	2.60	x	2.33

FIRST FLOOR





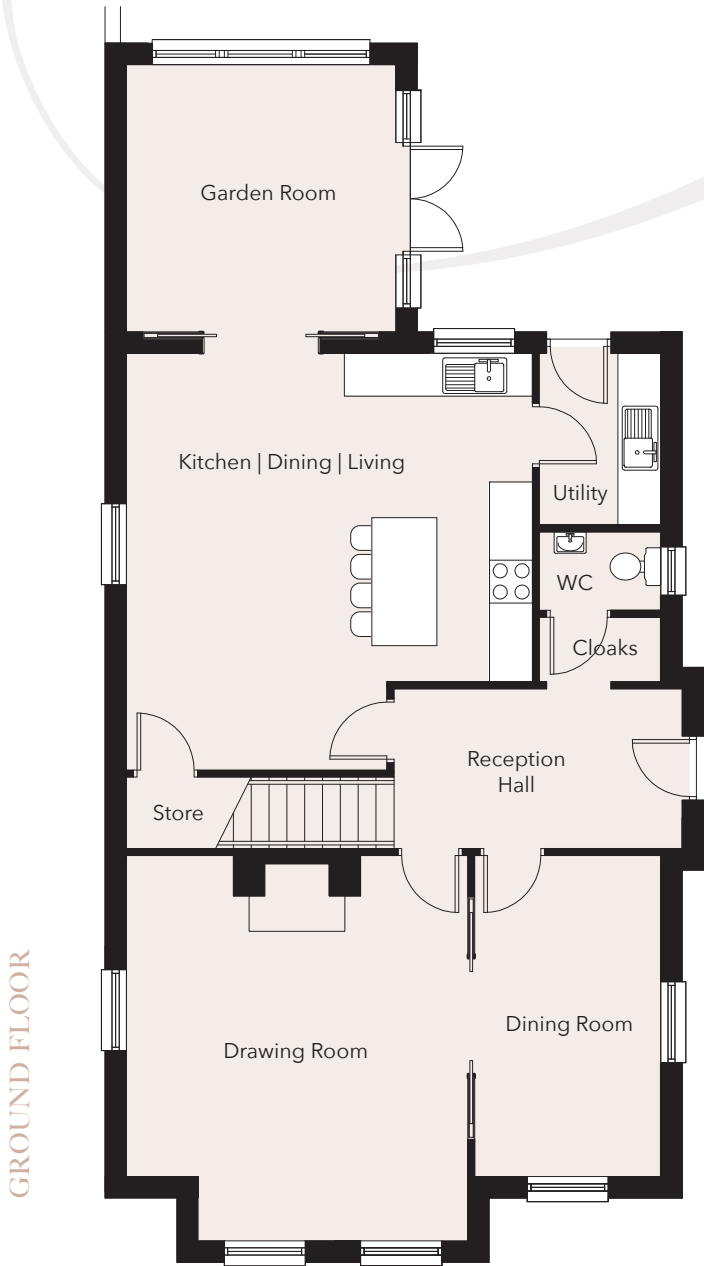
THE DELANEY | SITE 4 | 2069 sq ft inc Garden Room

4 BEDROOM DETACHED FAMILY HOME



SITE LAYOUT - NOT TO SCALE

THE DELANEY | SITE 4 | 2069 sq ft inc Garden Room

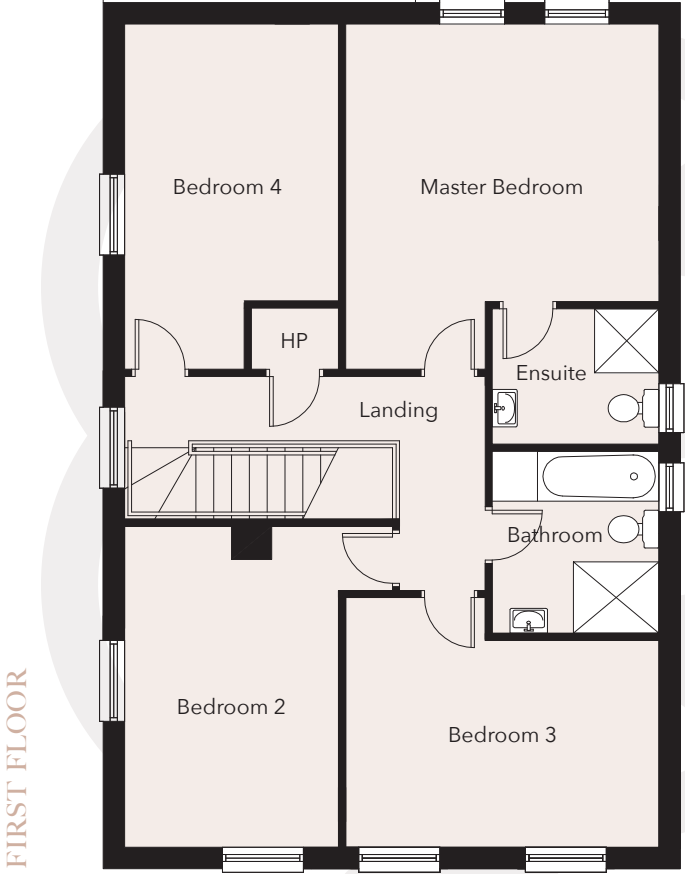


GROUND FLOOR

Reception Hall with separate WC		
Drawing Room	17'9" x 15'8"	5.40 x 4.78
Dining Room	14'9" x 8'7"	4.50 x 2.60
Kitchen   Dine   Living max	19'2" x 18'8"	5.84 x 5.69
Utility Room	7'10"x 5'7"	2.40 x 1.70
Garden Room	12'5" x 12'4"	3.77 x 3.75

FIRST FLOOR

Master Bedroom max	15'11"x 14'5"	4.84 x 4.39
Ensuite	7'8" x 6'3"	2.33 x 1.90
Bedroom 2	14'9" x 9'10"	4.50 x 3.00
Bedroom 3	14'5" x 11'6"	4.38 x 3.50
Bedroom 4 max	15'11"x 9'10"	4.84 x 3.00
Bathroom	8'4" x 7'8"	2.55 x 2.33





THE ERSKINE

SITES 5, 9, 12

1591 sq ft

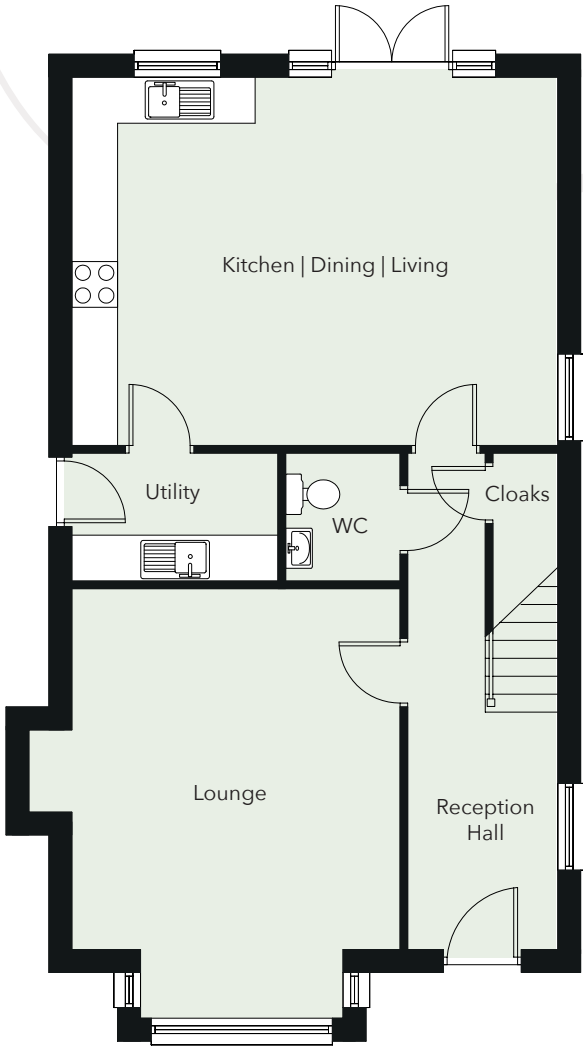
4 BEDROOM DETACHED FAMILY HOME



SITE LAYOUT - NOT TO SCALE

THE ERSKINE | SITES 5, 9, 12 | 1591 sq ft

GROUND FLOOR



GROUND FLOOR

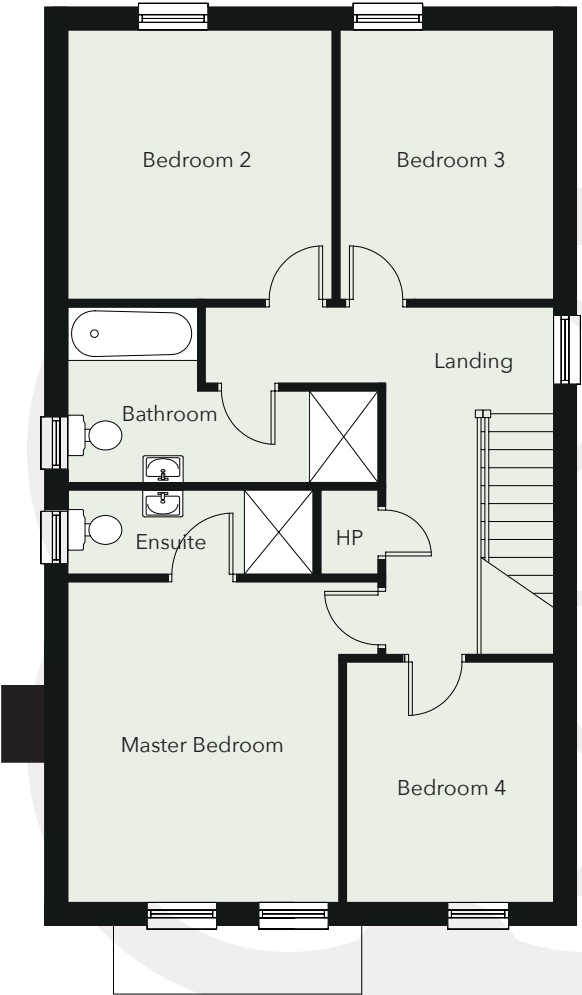
Reception Hall with separate WC and Cloakroom					
Lounge into bay	18'6" x 14'1"	5.62	x	4.30	
Kitchen   Dine   Living	20'11" x 15'10"	6.36	x	4.82	
Utility Room	8'10" x 5'6"	2.70	x	1.67	

FIRST FLOOR

Master Bedroom	13'9" x 11'8"	4.20	x	3.55	
Ensuite	10'7" x 3'7"	3.21	x	1.10	
Bedroom 2	11'7" x 11'4"	3.52	x	3.46	
Bedroom 3	11'7" x 9'2"	3.52	x	2.80	
Bedroom 4	10'4" x 8'11"	3.15	x	2.71	
Bathroom max	13'4" x 7'7"	4.06	x	2.30	

NOTE: SITE 9 IS A HANDED  
VERSION OF THIS PLAN

FIRST FLOOR





THE FAIRFORD

SITES 7, 8, 10, 11

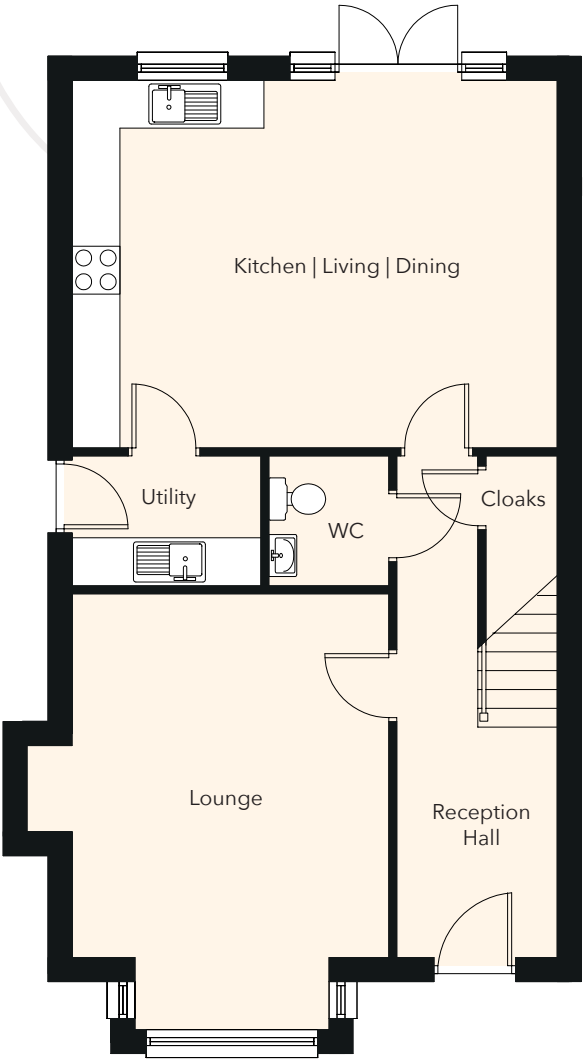
1456 sq ft

4 BEDROOM SEMI DETACHED FAMILY HOME



SITE LAYOUT - NOT TO SCALE

GROUND FLOOR



GROUND FLOOR

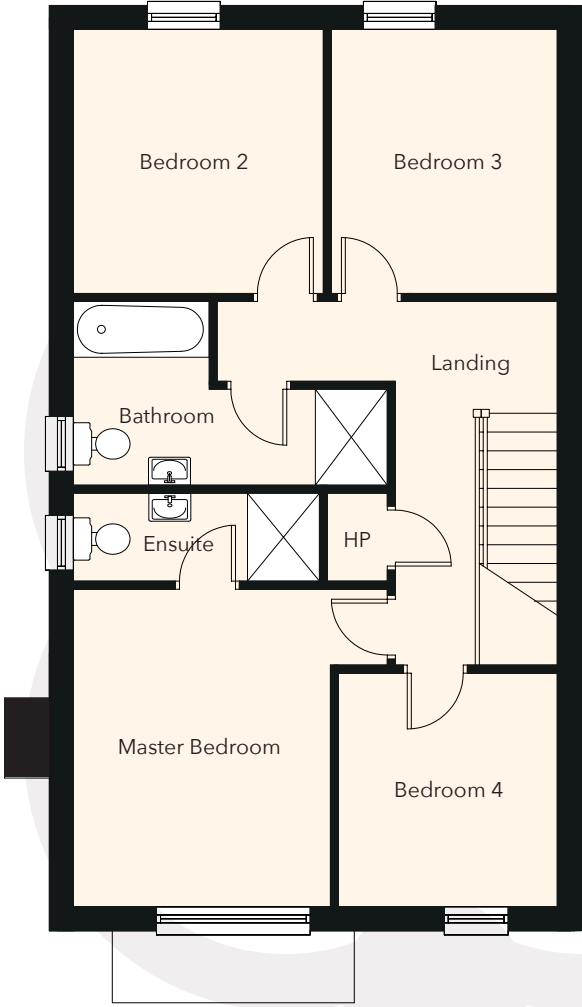
Reception Hall with separate WC and Cloakroom				
Lounge into bay	17'11" x 13'0"	5.45	x	3.96
Kitchen   Dining	19'11" x 15'1"	6.07	x	4.60
Utility Room	7'9" x 5'4"	2.36	x	1.62

FIRST FLOOR

Master Bedroom	13'0" x 10'7"	3.97	x	3.21
Ensuite	10'1" x 3'9"	3.07	x	1.20
Bedroom 2	10'1" x 10'3"	3.30	x	3.12
Bedroom 3	10'1" x 9'4"	3.30	x	2.84
Bedroom 4	9'7" x 9'0"	2.92	x	2.75
Bathroom max	12'11" x 7'7"	3.92	x	2.30

NOTE: SITES 8 AND 11 ARE HANDED VERSIONS OF THESE PLANS

FIRST FLOOR





THE GRANVILLE | SITES 2 & 3 | 1595 sq ft inc Garden Room

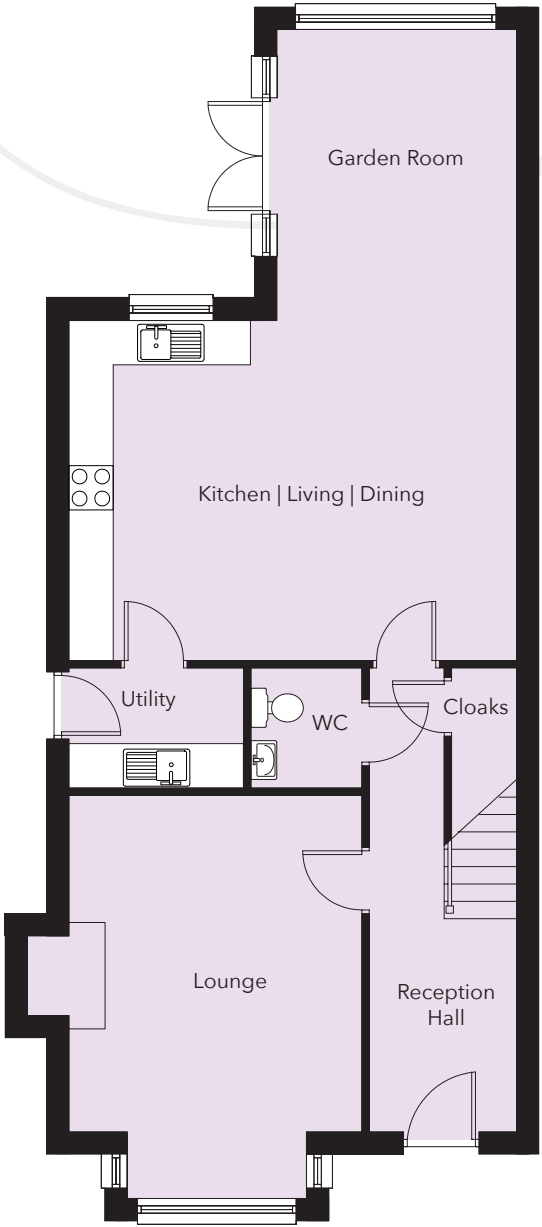
4 BEDROOM SEMI DETACHED FAMILY HOME



SITE LAYOUT - NOT TO SCALE

THE GRANVILLE | SITES 2 & 3 | 1595 sq ft inc Garden Room

GROUND FLOOR



GROUND FLOOR

Reception Hall with separate WC and Cloakroom

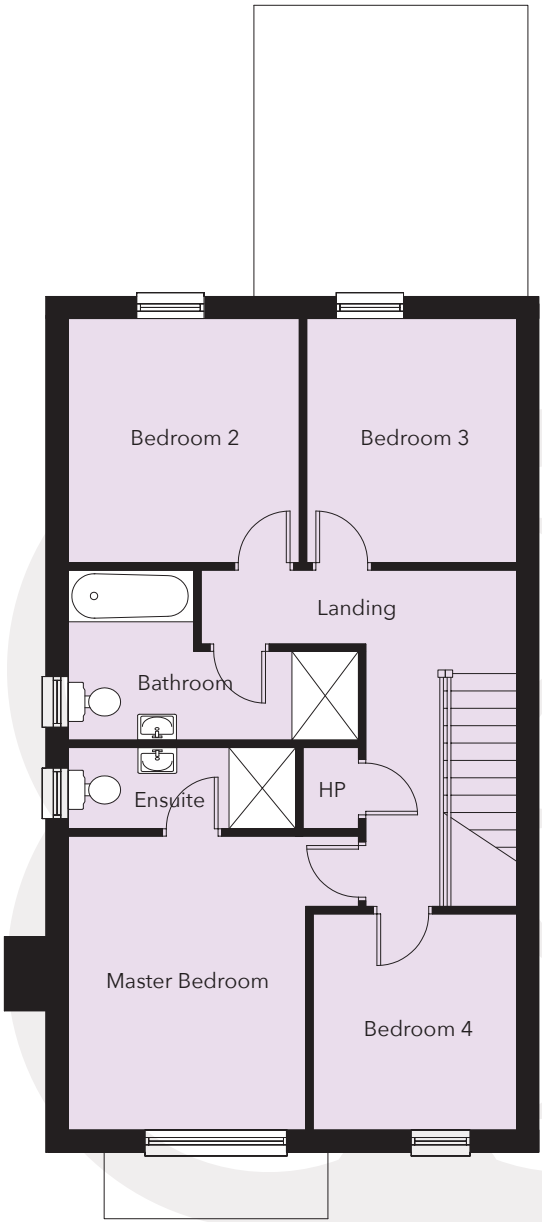
Lounge into bay	17'11" x 13'0"	5.45	x	3.96
Kitchen   Living   Dine	19'11"x 15'1"	6.07	x	4.60
Utility Room	7'9" x 5'4"	2.36	x	1.62
Garden Room	12'9" x 10'8"	3.93	x	3.25

FIRST FLOOR

Master Bedroom	13'0" x 10'7"	3.97	x	3.21
Ensuite	10'1" x 3'9"	3.07	x	1.20
Bedroom 2	10'1" x 10'3"	3.30	x	3.12
Bedroom 3	10'1" x 9'4"	3.30	x	2.84
Bedroom 4	9'7" x 9'0"	2.92	x	2.75
Bathroom max	12'11" x 7'7"	3.92	x	2.30

NOTE: SITE 3 IS A HANDED  
VERSION OF THIS PLAN

FIRST FLOOR





# THE BRETTINGHAM APARTMENTS

3 BEDROOM APARTMENT

## GROUND FLOOR - 14 & 17

Entrance Hall			
Lounge	16'10" x 11'9"	5.17 x 3.59	
Dining	14'7" x 13'6"	4.45 x 4.11	
Kitchen	17'9" x 10'0"	5.47 x 3.05	
Master Bedroom	max 17'7" x 13'7"	5.35 x 4.15	
Ensuite	8'5" x 5'11"	2.57 x 1.80	
Bedroom 2	13'5" x 9'10"	4.08 x 3.00	
Bedroom 3	9'10" x 6'11"	2.98 x 2.10	
Bathroom	9'10" x 7'10"	3.00 x 2.40	

## FIRST FLOOR - 15 & 18

Entrance Hall			
Lounge	16'10" x 11'9"	5.17 x 3.59	
Dining	14'6" x 10'7"	4.45 x 3.21	
Kitchen	16'10" x 10'0"	5.17 x 3.05	
Master Bedroom	max 17'7" x 13'7"	5.35 x 4.15	
Ensuite	8'5" x 5'11"	2.57 x 1.80	
Bedroom 2	13'5" x 9'10"	4.08 x 3.00	
Bedroom 3	9'10" x 6'11"	2.98 x 2.10	
Bathroom	9'10" x 7'10"	3.00 x 2.40	

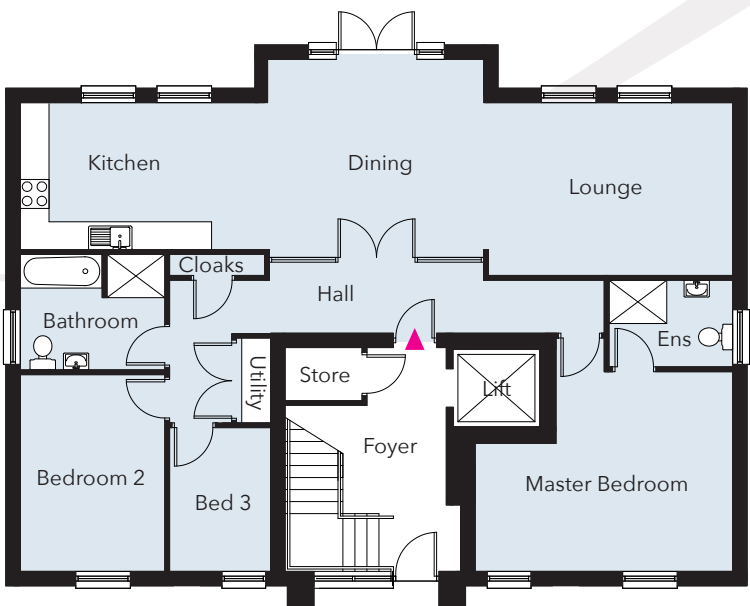
## SECOND FLOOR - 16 & 19

Entrance Hall			
Lounge	16'10" x 11'9"	5.17 x 3.59	
Dining	14'6" x 10'7"	4.45 x 3.21	
Kitchen	16'10" x 10'0"	5.17 x 3.05	
Master Bedroom	max 23'11" x 13'7"	7.30 x 4.15	
Ensuite	8'5" x 5'11"	2.57 x 1.80	
Bedroom 2	13'5" x 9'10"	4.08 x 3.00	
Bedroom 3	9'10" x 6'11"	2.98 x 2.10	
Bathroom	9'10" x 7'10"	3.00 x 2.40	

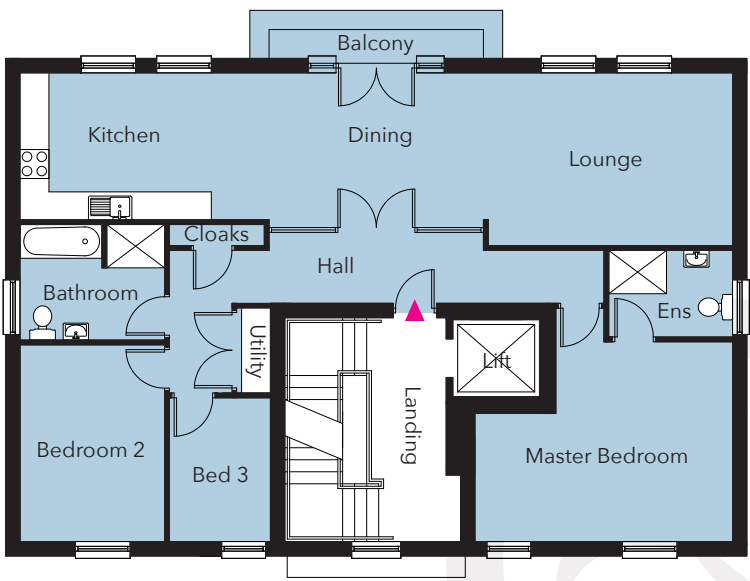
DIMENSIONS ARE TAKEN IN TO THE  
EAVES OF APARTMENTS 16 AND 19

Images are for illustrative purposes only and finishes may vary on site

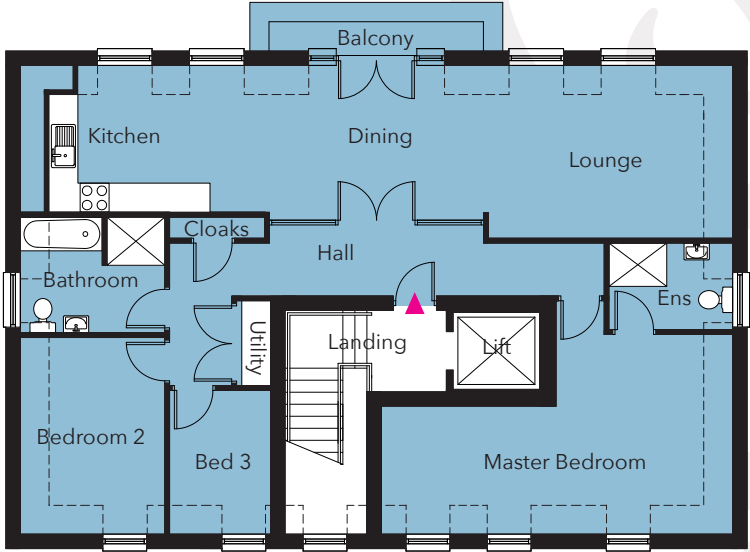
GROUND FLOOR APARTMENT  
- 14 & 17



FIRST FLOOR APARTMENT  
- 15 & 18



SECOND FLOOR APARTMENT  
- 16 & 19



DOTTED LINE ON THE PLANS SHOWS 1.8m CEILING HEIGHT OF APARTMENTS 16 AND 19

Plans are not to scale and all dimensions are approximate



# Pantridge Lane

## SPECIFICATION OF UNSURPASSED QUALITY

### KITCHEN

- Choice of traditional or contemporary kitchen with soft close doors and drawers
- Granite work tops and upstands
- Stainless steel sink with chrome mixer tap
- Integrated under unit lighting
- Branded integrated appliances including electric oven, gas hob, dishwasher, fridge and freezer

### UTILITY ROOM | UTILITY SPACE (APARTMENTS)

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

### BATHROOMS & ENSUITES

- Choice of traditional or contemporary white sanitary ware with chrome fittings from David Scott
- Drench shower head and retractable hand held shower
- WC with soft close function
- Bespoke wall mounted vanity unit
- Chrome heated towel radiators
- Fully tiled shower enclosure and half tiled walls to bathroom and ensuite

### ELECTRICAL INSTALLATION

- Multi room wiring to living area and master bedroom
- Energy efficient downlighters to open plan kitchen area, bathroom and ensuite
- Security alarm system



#### ELECTRICAL INSTALLATION - continued

- Comprehensive range of chrome slimline electrical sockets and switches to ground floor
- 5 Amp sockets to living area and master bedroom
- Mains supply smoke and carbon monoxide detectors with battery back up
- USB charging port to all main reception rooms and bedrooms

#### DECORATION

- Painted internal walls and ceilings
- Painted doors, architraves and skirtings
- Bespoke chrome ironmongery
- Deep moulded skirting boards and architraves

#### FLOORING

- Ceramic tiled flooring to entrance hall / reception hall, kitchen dining area, utility room, WC, bathroom and ensuite - from a range at David Scott Tiles
- Carpets with high quality underlay to bedrooms, stairs, landing and remaining reception rooms

#### HEATING

- Under floor heating to ground floor and high output radiators on first floor via natural gas heating
- High efficiency gas boiler
- Choice of traditional or contemporary gas stove

#### GLAZING

- High quality uPVC framed double glazed windows

#### EXTERNAL FINISHES

- K-Rend external finish to elevations
- Tiled roof
- Bitmac driveways
- Turfed gardens to front and sown to rear
- Flagged patio areas
- Front and rear external lighting
- Exterior water and electrical supply
- Landscape plan incorporating planting and hedging

#### WARRANTY

- 10 year warranty provided by NHBC



## HIGH END SIGNATURE DESIGN FEATURES



Photographs are for illustrative purposes only



SITE LAYOUT - NOT TO SCALE

SITE LAYOUT KEY			
<span style="color: red;">■</span>	THE ABERCORN	<span style="color: green;">■</span>	THE ERSKINE
<span style="color: purple;">■</span>	THE BRADSHAW	<span style="color: orange;">■</span>	THE FAIRFORD
<span style="color: teal;">■</span>	THE CLIFTON	<span style="color: pink;">■</span>	THE GRANVILLE
<span style="color: brown;">■</span>	THE DELANEY	<span style="color: lightblue;">■</span>	THE BRETTINGHAM APARTMENTS



## WELL CONNECTED

LOCATION MAP - NOT TO SCALE

The delights of Hillsborough are not limited to the beautiful, historical village. It is the chosen home for residents who enjoy it's refined ambience and excellent connections to Belfast and Dublin. As a result it has become an affluent community with an enviable reputation.



TIMELESS DESIGNS,  
APPEALING STREET SCENE,  
IDYLIC VILLAGE SETTING,  
WELCOME HOME





DROMORE ROAD, HILLSBOROUGH

THIS IS SOMEWHERE WITH A SENSE OF PLACE.  
A VERY SPECIAL PLACE IN WHICH TO LIVE.



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