

AN EXCLUSIVE DEVELOPMENT
OF STYLISH HOMES

Blackthorn Hollow

L A R N E

F R A S E R H O M E S

Building Homes



For Over 50 Years



Chain Memorial Tower, Larne Harbour

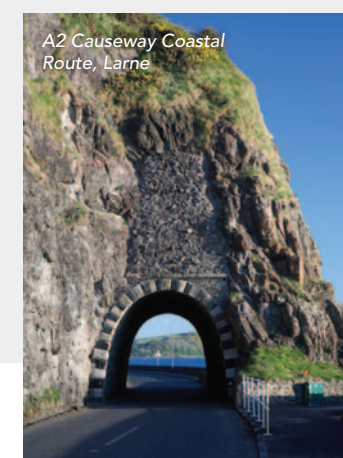
Situated on the east coast of County Antrim, the thriving seaport town at Larne has a history built around industry, and has drawn people to work from near and far for centuries.

Whether it's a trip to the breath-taking peninsula of Islandmagee, a stroll along one of Larne's many beaches, or a family day out at Carnfunnock Country Park, situated on the beautiful Antrim Coast Road, this town is at the gateway to some of the most beautiful scenery the country has to offer.

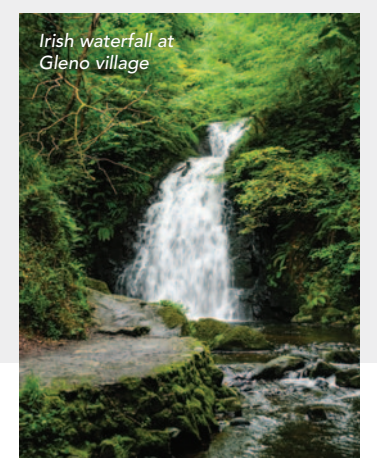
What's more, Blackthorn Hollow (which is accessed off Killyglen Link) will avail of Larne's great road links, railway station and accessible ferry routes - so travelling to nearby towns and cities, both in Northern Ireland and across the water, will never have been easier.



Isle of Muck
From Portmuck



A2 Causeway Coastal
Route, Larne



Irish waterfall at
Gleno village



Carnfunnock County Park



Ballygally Beach,
County Antrim

The new development of Blackthorn Hollow offers an immaculate collection of detached and semi-detached homes, each designed to turnkey specification. Energy efficient and airtight by design with high quality fixtures and fittings throughout, it goes without saying that these new homes are intended for easy maintenance and modern living.

With every amenity you could possibly need just minutes away, Blackthorn Hollow boasts the perfect balance between convenience and comfort. From a wide range of restaurants, cafés, takeaways, convenience stores and independent boutiques, to a variety of health and leisure facilities, schools and sports teams, this area has everything you need, and more.

Blackthorn Hollow would be perfect for young professionals and growing families wishing to lay down roots in a thriving local community, surrounded by beautiful scenery and a wealth of local history.



Islandmagee, Portmuck



Bentra Golf Course & Larne Railway Line



Ballygally Castle Hotel



BaronsGrange Manor, Carryduff

With more than 50 years experience of building homes across Northern Ireland, the Fraser Homes reputation is built on a solid foundation.

Our understanding of what home buyers are looking for combined with our dedication to building high quality developments allows us to create exceptional homes.

We aim to build homes that suit your lifestyle as well as providing a space that you can enjoy calling home. We're committed to making every single home the very best it can be, providing peace of mind for the future.



The Steadings, Newtownards



Grey Castle Manor, East Belfast



BaronsGrange Manor, Carryduff

Building Homes



For Over 50 Years

Customer Testimonials

"Our home could not have been finished to a higher standard and the attention to detail shown by the builders has been commented on by everyone who has come into the house.

We had a huge amount of input throughout the build process to have our home designed around us and Gerard and the team were fantastic in providing advice and accommodating bespoke requests such as arranging plumbing and electric for an outside shed. The service offered by Gerard and the team has been exemplary. The team responded to any queries we had within 24hrs and kept us up to date through the build process, which made the moving process very smooth. After we moved in, the team were on hand to deal with any queries and requests we had and went over and above expectations to help us settle in.

We are so happy we chose the Baronsgrange development and could not recommend the team enough."

A BaronsGrange Phase 7 Resident - August 23

"I purchased my new home in Dec '21 from Fraser Homes, the process all went according to plan without any delay. The site manager was always on hand should he be needed and was helpful at all times.

The overall finish inside and out was excellent and the quality; more than expected. Building is ongoing but the site manager and his team keep the area clean, tidy and safe at all times. Couldn't have any complaints.

I am so pleased I made the choice to move to Blackthorn Hollow, Larne."

A Blackthorn Hollow Resident - December 21

LOCATION MAP



Approximate Distances To;

Belfast	22.5 miles	Ballymoney	39.6 miles
Whitehead	9.6 miles	Ballycastle	40.4 miles
Carrickfergus	12.2 miles	Coleraine	47.0 miles
Ballymena	20.8 miles	International Airport	22.2 miles
Lisburn	30.7 miles	Belfast City Airport	25.4 miles

SITE LAYOUT





Computer Visual



Computer Visual

THE CHESTNUT

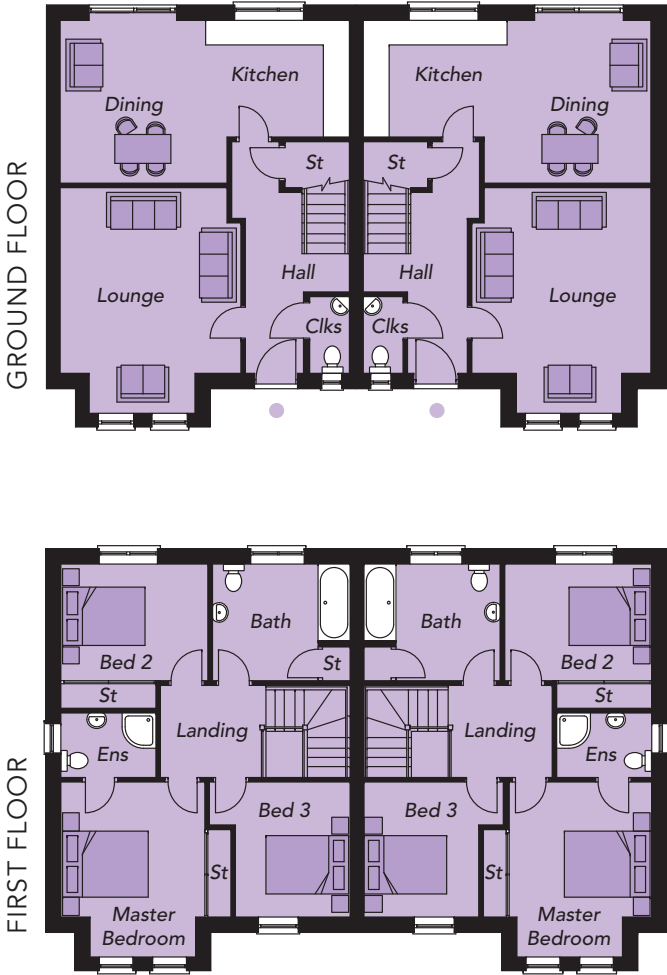
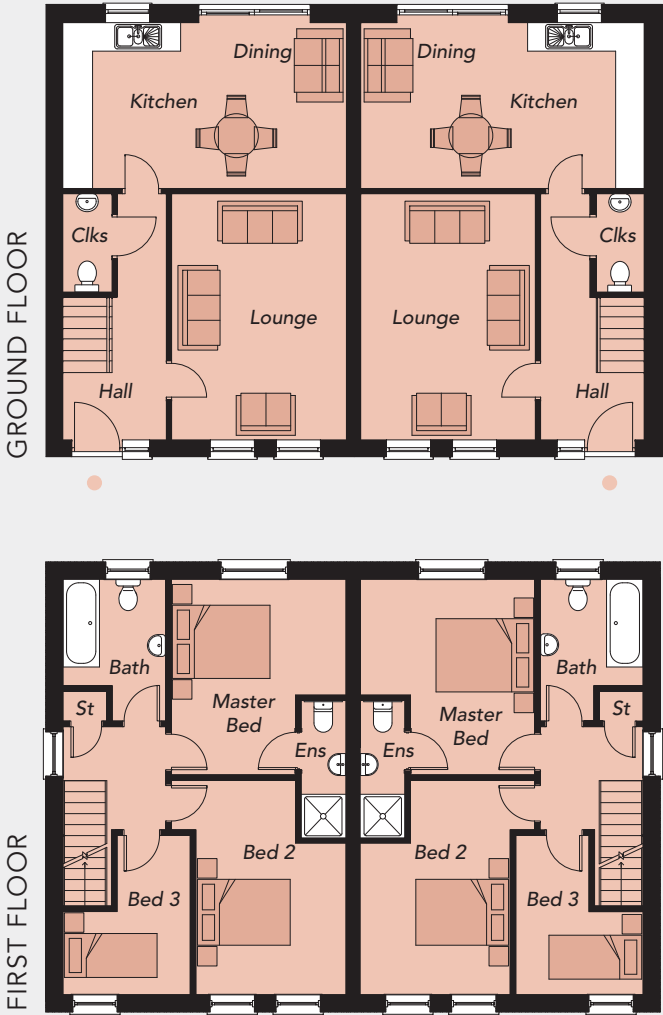
GROUND FLOOR

Entrance Hall		
Lounge	5.00 x 3.52m	16'4" x 11'5"
Kitchen / Dining	5.80 x 3.39m	19'0" x 11'1"
Cloakroom	2.00 x 1.00m	6'5" x 3'3"

FIRST FLOOR

Master Bedroom	4.01 x 3.58m	13'2" x 11'7"
Ensuite	2.82 x 0.92m	9'3" x 3'0"
Bedroom 2 <i>Max</i>	4.39 x 3.08m	14'4" x 10'1"
Bedroom 3 <i>Max</i>	3.27 x 2.61m	10'7" x 8'5"
Bathroom <i>Max</i>	2.91 x 2.11m	9'5" x 6'9"

TOTAL FLOOR AREA 1,034 SQ FT APPROX.



THE BEECH

GROUND FLOOR

Entrance Hall		
Lounge <i>Max</i>	4.30 x 4.16m	14'1" x 13'7"
Kitchen / Dining <i>Max</i>	6.68 x 3.76m	21'10" x 12'4"
Cloakroom <i>Max</i>	1.78 x 0.94m	5'1" x 3'1"

FIRST FLOOR

Master Bedroom	4.03 x 3.31m	13'2" x 10'10"
Ensuite	2.20 x 1.47m	7'2" x 4'9"
Bedroom 2	3.40 x 3.35m	11'1" x 10'11"
Bedroom 3	3.13 x 2.66m	10'3" x 8'8"
Bathroom <i>Max</i>	3.18 x 2.70m	10'5" x 8'10"

TOTAL FLOOR AREA 1,178 SQ FT APPROX.



Computer Visual

THE CEDAR

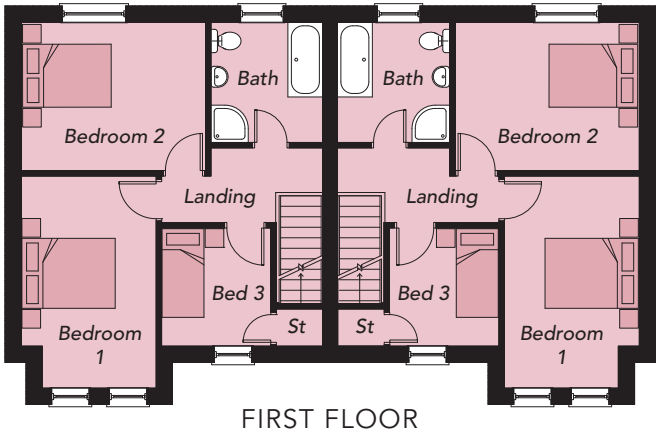
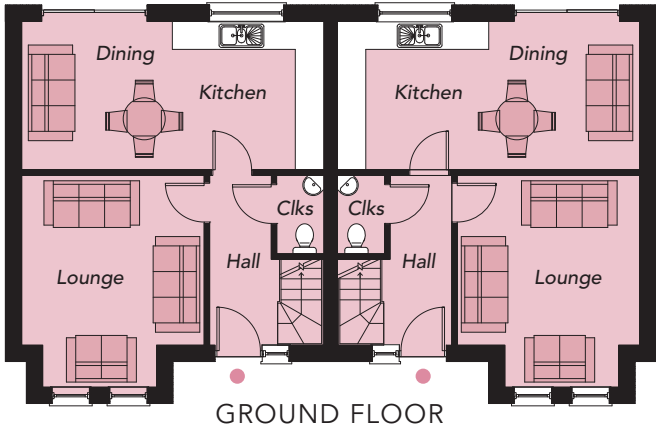
GROUND FLOOR

Entrance Hall	
Lounge <i>Max</i>	4.54 x 3.92m 14'9" x 12'8"
Kitchen / Dining	6.48 x 2.73m 21'2" x 8'9"
Cloakroom	1.69 x 1.00m 5'5" x 3'2"

FIRST FLOOR

Bedroom 1 <i>Max</i>	4.55 x 2.90m 14'9" x 9'5"
Bedroom 2	3.94 x 2.73m 12'9" x 8'9"
Bedroom 3	2.54 x 2.34m 8'3" x 7'7"
Bathroom <i>Max</i>	2.40 x 2.13m 7'9" x 6'10"

TOTAL FLOOR AREA 1,002 SQ FT APPROX.



AN ENERGY EFFICIENT HOME

Fraser Homes have taken great care in providing incredibly efficient and airtight homes. Our customers benefit from lower fuel bills due to reduced heat loss.



GENERAL

- Timber frame offer exceptional performance through a highly airtight design, in turn lowering energy bills to our customers
- Homes are constructed to the very latest SAP regulations with high insulation to walls, roof space and floors
- Estimated EPC: Category B
- Grey uPVC double glazed windows
- Highly rated composite front door with high security locking system
- Sliding patio doors in kitchen / family room as per plan
- Airtricity natural gas central heating with a highly energy efficient gas boiler
- NIE/Gas connection paid
- Improved air quality through mechanical ventilation system

KITCHENS

- Fully fitted kitchen with choice of high quality doors, handles and worktops – Appliances to include; electric hob, electric oven, extractor hood, fridge / freezer, dishwasher and washing machine

BATHROOMS

- Bathroom suite
- White sanitary ware through a nominated supplier
- Shower walls as standard
- Pressurised domestic hot water system

FLOORING

- Choice of carpets and cushioned vinyl throughout

PAINTED THROUGHOUT

- Four inch skirtings and three inch architraves (approximately)
- All skirting, architraves and balustrades painted with oak handrails
- All internal walls and ceilings painted
- High quality solid panelled doors painted
- Chrome door furniture

ELECTRICS

- The latest regulations installed by an NIC EIC approved electrical contractor

CONNECTING YOU TO THE WORLD OUTSIDE

- TV points in the kitchen, lounge and master bedroom
- Excellent range of light and double socket points
- Internet connection points
- Telephone connection points

OUTSIDE

- Front and rear gardens will be turfed out
- Front and rear lighting
- Outside water tap fitted
- Flagged paths around each home
- Tarmac driveway
- Six foot high fencing or boundary planting along the rear and side boundaries (where applicable)
- UPVC soffits and fascia boards

A SAFE HOME

- Wired for security alarm system
- Mains powered smoke alarm
- Mains powered carbon monoxide (gas) alarms
- NHBC 10 year Buildmark Warranty Cover



All images taken from the Blackthorn Hollow show home. Please note that house style exterior finishes regarding brick and render may change.



SPACE TO RELAX, FREEDOM TO UNWIND

All images taken from the
Blackthorn Hollow show home.



DEVELOPER



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