



# NURSERY MEWS

NURSERY AVENUE | PORTSTEWART

BEAUTIFULLY DESIGNED COASTAL HOMES

# WELCOME



## NURSERY MEWS

Situated off the Burnside Road in Portstewart, Nursery Mews offers luxury coastal living and is the ideal location in which to relax and unwind with some of the most beautiful seaside and countryside in Ireland on your doorstep. If you prefer an active day out there is a huge range of outdoor activities to choose from including golf, horse riding, sailing, kayaking, kite surfing, rock climbing and rambling. Just a thirteen minute walk to the nearby promenade, with its array of eateries, convenience and local home stores, Nursery Mews is an ideal lifestyle location for singles, couples and families.



# LUXURY DETACHED & SEMI DETACHED FAMILY HOMES IN A UNIQUE COASTAL SETTING



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Courtesy of Derek Robinson

## GET ACTIVE

With Portstewart Golf Club, the beach, coastal walkways, cycle routes and facilities such as water sports and horse riding on your doorstep, life at Nursery Mews offers you engagement with a variety of exciting activities.

## OUT & ABOUT

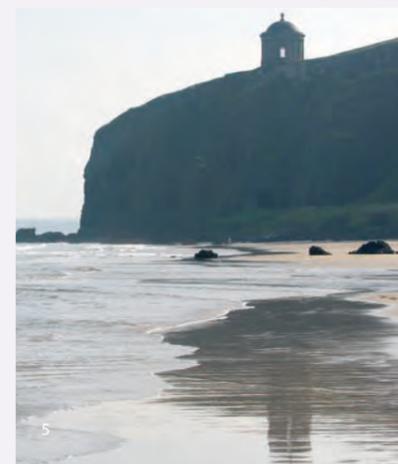
The area is steeped in intriguing history, providing a wealth of places to visit within a half hour's drive such as Mussenden Temple, the Giant's Causeway, Bushmills Distillery, Carrick-a-Rede Rope Bridge and the Dark Hedges.



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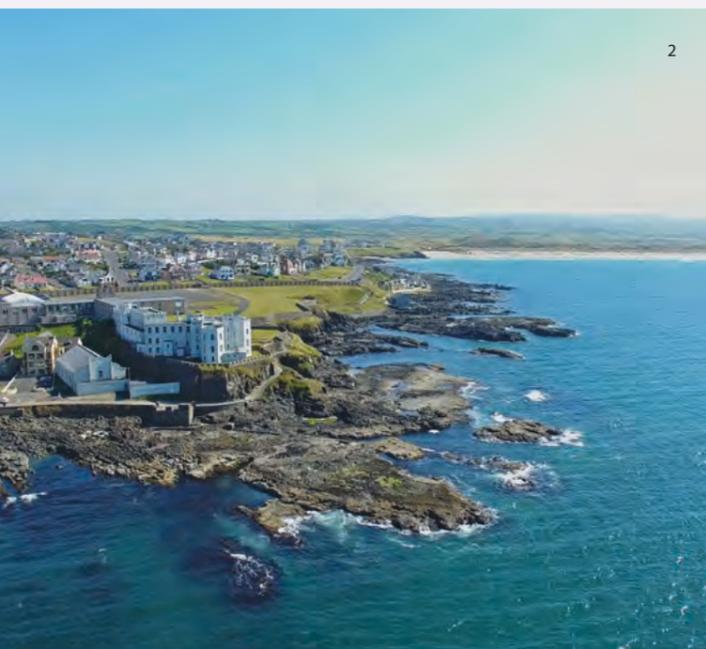


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- 1 | Portstewart Strand
- 2 | Portstewart Golf Club
- 3 | Surfing at Portstewart Strand
- 4 | Horse Riding at Benone
- 5 | Downhill Beach



# FINDING THAT CONNECTION TO THE PLACE YOU LIVE



## WORKLIFE

Nursery Mews offers a perfect work-life balance. High speed broadband enables working from home whilst commuting connections to Coleraine, Ballymena, Belfast and Lderry make for stress-free travel. The flourishing arts and culture scene at Riverside Theatre and Flowerfield Arts Centre enhances the local availability of exhibitions, plays and concerts.



## FOOD & DRINK

Whatever your taste in restaurants and bars, there's no shortage of choice in Portstewart and the surrounding area. Some of Northern Ireland's best restaurants, such as Eighteen Ninety Four in Portstewart Golf Club and Harry's Shack, are a short walk away, and nearby cafes like Lost and Found serve delicious seasonal produce with magnificent views. Nursery Mews' proximity to both the countryside and the coastline ensures an abundance of the very best available produce.

## RETAIL THERAPY

Whether you shop to live or live to shop, there's a great selection of big names, high street chains, smaller shops and a delightful variety of independent retailers in Coleraine. The famous Moore's of Coleraine stocks a brilliant range of brands and is just a 10 minute drive from Nursery Mews.

## ALWAYS LEARNING

First class education for all ages nearby; Portstewart Primary School and St Colum's Primary School provide excellent educational opportunities for 5 to 11 year olds. There is an excellent choice of renowned grammar schools in the area, and Ulster University in Coleraine offers outstanding third level education.



- 1 | Portstewart Strand
- 2 | Dominican College
- 3 | Flowerfield Arts Centre
- 4 | Harry's Shack, Portstewart Strand
- 5 | Lost & Found Coffee Shop
- 6 | A Broader Picture Home & Lifestyle Shop

WINING AND DINING

Harry's Shack	12	Walking	Mins
Villa Portstewart	15	Walking	Mins
The Anchor	14	Walking	Mins
Me and Mrs Jones Hotel	13	Walking	Mins
Morelli's	16	Walking	Mins
Amici Ristorante	24	Walking	Mins
3hree Kings Coffee	20	Walking	Mins
The Tides	6	Driving	Mins
55 Degrees North	11	Driving	Mins
Ramore Restaurants	12	Driving	Mins
Neptune and Prawn	12	Driving	Mins

GETTING ACTIVE

Portstewart Strand	12	Walking	Mins
Portstewart Golf Club	10	Walking	Mins
Portrush West & East Strands	12	Driving	Mins
Royal Portrush Golf Club	12	Driving	Mins
Mussenden Temple	18	Driving	Mins

DISTANCE KEY:  = Walking  = Driving



DEVELOPMENT LAYOUT

NOT TO SCALE



THE BALLYLESSE



THE BANNAGH



THE CROMIE



THE CRANAGH



THE BINNIE



THE DUNLEATH



THE DUNLUCE



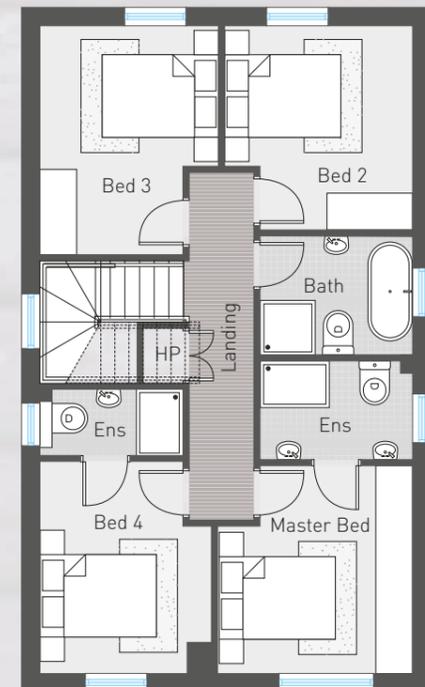
### GROUND FLOOR

<b>Reception Hall with separate WC</b>		
<b>Lounge</b>		
ft	15'4" x 13'9"	m 4.65 x 4.20
<b>Kitchen   Dining</b>		
ft	20'1" x 9'5"	m 6.10 x 2.85
<b>Living</b>		
ft	15'9" x 7'10"	m 4.80 x 2.40
<b>Utility</b>		
ft	9'10" x 5'10"	m 3.00 x 1.80



### FIRST FLOOR

<b>Master Bedroom</b>		
ft	11'3" x 10'6"	m 3.40 x 3.20
<b>Ensuite</b>		
ft	8'3" x 5'4"	m 2.50 x 1.60
<b>Bedroom 2</b>		
ft	10'11" x 10'3"	m 3.35 x 3.10
<b>Bedroom 3</b>		
ft	12'4" x 9'7"	m 3.75 x 2.90
<b>Bedroom 4</b>		
ft	11'5" x 9'3"	m 3.45 x 2.80
<b>Ensuite</b>		
ft	7'7" x 3'7"	m 2.30 x 1.10
<b>Bathroom</b>		
ft	8'3" x 6'5"	m 2.50 x 1.95



NOTE: Sites 6, 8 & 11 are handed versions of these plans

## THE BALLYLESSE (B)

SITE Nos. 6 | 7 | 8 | 11 | 12

4 bedroom, detached family home



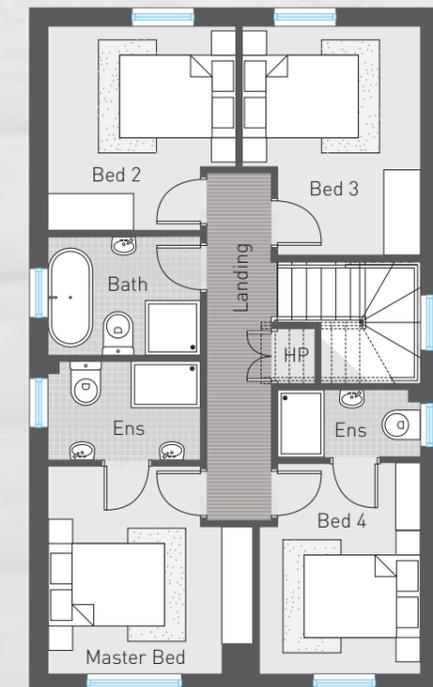
**GROUND FLOOR**

<b>Reception Hall with separate WC</b>	
<b>Lounge</b>	ft 20'1" x 13'7" m 6.10 x 4.15
<b>Kitchen   Dining</b>	ft 20'1" x 9'5" m 6.10 x 2.85
<b>Living</b>	ft 15'9" x 7'10" m 4.80 x 2.40
<b>Utility</b>	ft 9'10" x 5'10" m 3.00 x 1.80



**FIRST FLOOR**

<b>Master Bedroom</b>	
ft 11'3" x 10'11"	m 3.40 x 3.35
<b>Ensuite</b>	
ft 8'3" x 5'4"	m 2.50 x 1.60
<b>Bedroom 2</b>	
ft 10'11" x 10'3"	m 3.35 x 3.10
<b>Bedroom 3</b>	
ft 12'4" x 9'7"	m 3.75 x 2.90
<b>Bedroom 4</b>	
ft 11'5" x 8'8"	m 3.45 x 2.65
<b>Ensuite</b>	
ft 7'7" x 3'7"	m 2.30 x 1.10
<b>Bathroom</b>	
ft 8'2" x 6'5"	m 2.50 x 1.95



**THE BANNAGH (B1)**  
SITE No. 18

4 bedroom, detached family home

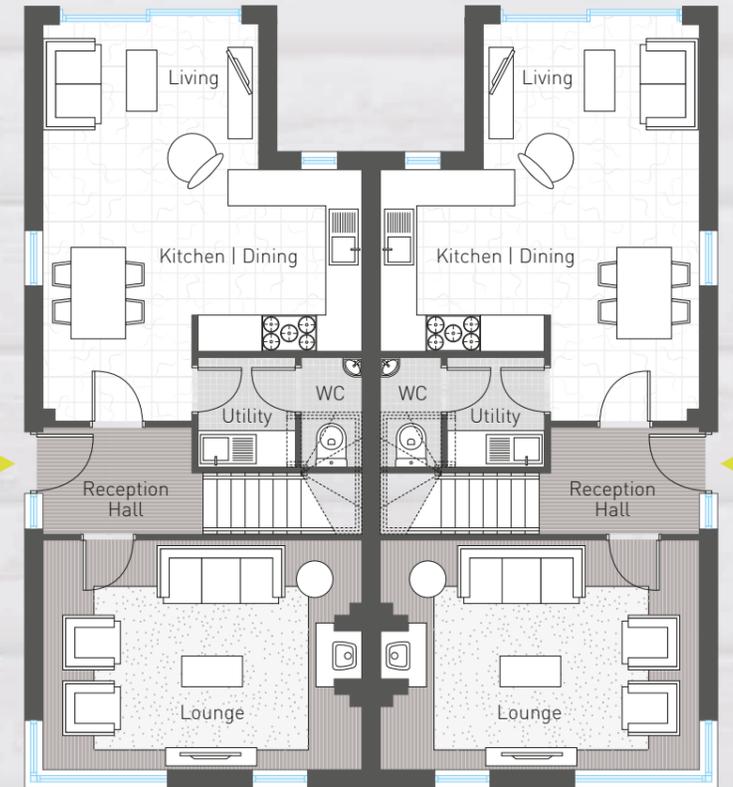


**THE CROMIE (C)**  
SITE Nos. 9 | 10

3 bedroom, semi detached family home

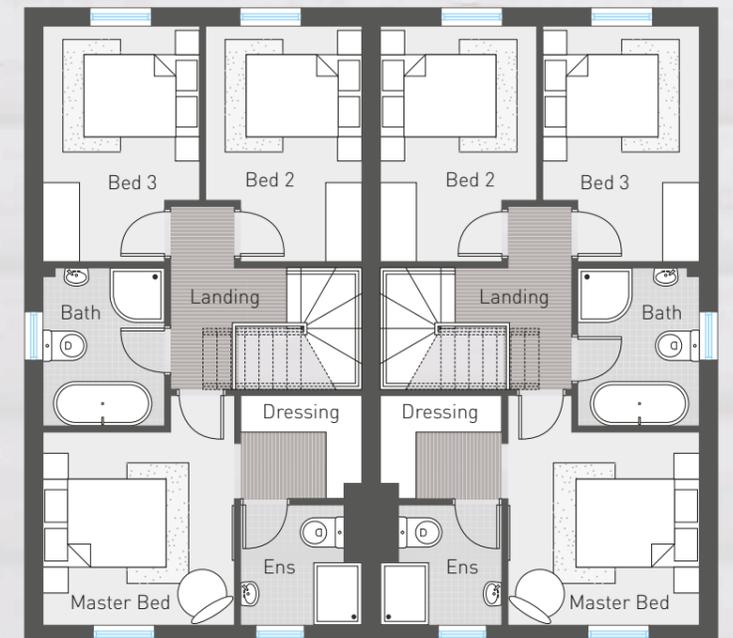
**GROUND FLOOR**

<b>Reception Hall</b>		
<b>Lounge</b>	ft 17'4" x 12'4"	m 5.25 x 3.75
<b>Kitchen</b>	ft 9'10" x 8'10"	m 3.00 x 2.70
<b>Dining</b>	ft 13'6" x 7'10"	m 4.10 x 2.40
<b>Living</b>	ft 11'8" x 7'10"	m 3.55 x 2.40
<b>Utility</b>	ft 5'10" x 5'4"	m 1.80 x 1.60



**FIRST FLOOR**

<b>Master Bedroom</b>	ft 10'5" x 10'5"	m 3.15 x 3.15
<b>Ensuite</b>	ft 6'7" x 6'5"	m 2.00 x 1.95
<b>Dressing</b>	ft 6'7" x 5'7"	m 2.00 x 1.70
<b>Bedroom 2</b>	ft 12'8" x 8'5"	m 3.85 x 2.55
<b>Bedroom 3</b>	ft 12'8" x 8'5"	m 3.85 x 2.55
<b>Bathroom</b>	ft 8'7" x 6'7"	m 2.60 x 2.00





**GROUND FLOOR - CRANAGH**

<b>Reception Hall with separate WC</b>
<b>Lounge</b>
ft 18'2" x 10'10" m 5.50 x 3.30
<b>Kitchen   Dining   Living</b>
ft 25'4" x 11'10" m 7.70 x 3.60
<b>Utility</b>
ft 6'10" x 5'10" m 2.10 x 1.80

**GROUND FLOOR - BINNIE**

<b>Reception Hall</b>
<b>Lounge</b>
ft 17'4" x 12'4" m 5.25 x 3.75
<b>Kitchen   Dining   Living</b>
ft 17'7" x 17'4" m 5.35 x 5.25
<b>Utility</b>
ft 5'10" x 5'4" m 1.80 x 1.60

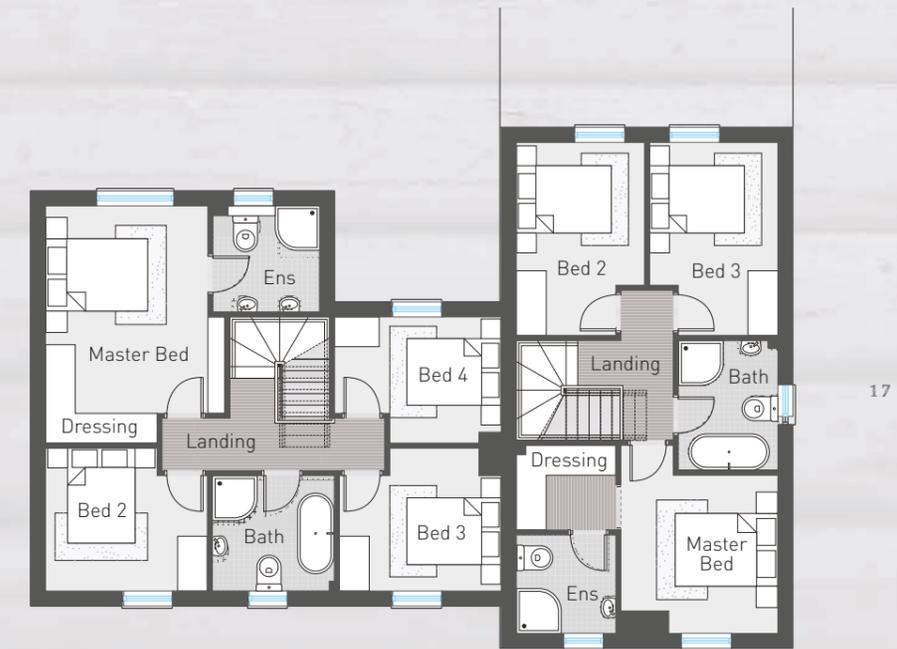


**FIRST FLOOR - CRANAGH**

<b>Master Bedroom</b>
ft 15'7" x 10'8" m 4.75 x 3.25
<b>Ensuite</b>
ft 6'10" x 6'10" m 2.10 x 2.10
<b>Bedroom 2</b>
ft 10'8" x 9'5" m 3.25 x 2.85
<b>Bedroom 3</b>
ft 10'6" x 9'5" m 3.20 x 2.85
<b>Bedroom 4</b>
ft 10'11" x 8'5" m 3.35 x 2.55
<b>Bathroom</b>
ft 8'2" x 7'4" m 2.45 x 2.20

**FIRST FLOOR - BINNIE**

<b>Master Bedroom</b>
ft 10'5" x 10'5" m 3.15 x 3.15
<b>Ensuite</b>
ft 6'7" x 5'7" m 2.00 x 1.95
<b>Dressing</b>
ft 6'7" x 5'7" m 2.00 x 1.70
<b>Bedroom 2</b>
ft 12'8" x 8'5" m 3.85 x 2.55
<b>Bedroom 3</b>
ft 12'8" x 8'5" m 3.85 x 2.55
<b>Bathroom</b>
ft 8'7" x 6'7" m 2.60 x 2.00



NOTE: Site 13 (The Binnie) and Site 14 (The Cranagh) will be handed versions of these plans

**THE CRANAGH (D3)**

SITE Nos. 14 | 15

4 bedroom, semi detached family home



**THE BINNIE (C2)**

SITE Nos. 13 | 16

3 bedroom, semi detached family home



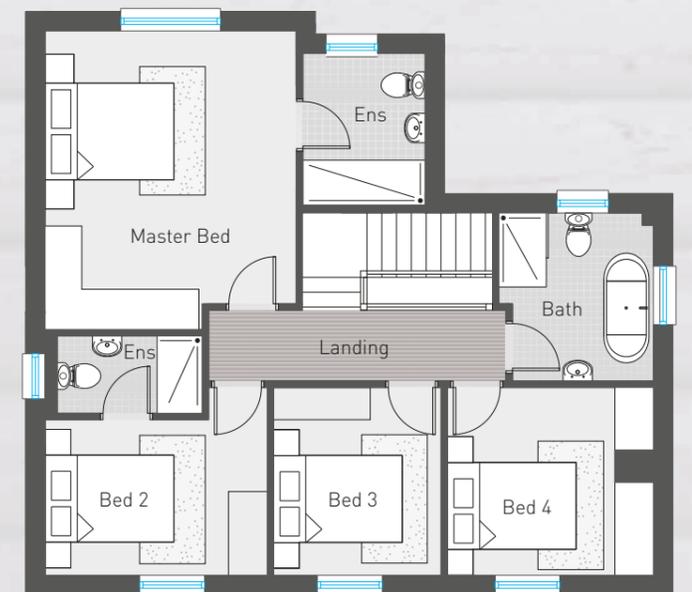
**GROUND FLOOR**

<b>Reception Hall with separate WC</b>
<b>Lounge</b>
ft 17'9" x 11'2" m 5.45 x 3.40
<b>Kitchen   Dining   Living</b>
ft 27'9" x 12'9" m 8.45 x 3.90
<b>Utility</b>
ft 7'7" x 6'1" m 2.30 x 1.85



**FIRST FLOOR**

<b>Master Bedroom</b>
ft 14'3" x 12'9" m 4.35 x 3.90
<b>Ensuite</b>
ft 7'7" x 6'2" m 2.30 x 1.85
<b>Bedroom 2</b>
ft 11'5" x 8'9" m 3.45 x 2.70
<b>Ensuite</b>
ft 7'10" x 3'11" m 2.40 x 1.20
<b>Bedroom 3</b>
ft 9'9" x 8'6" m 3.00 x 2.60
<b>Bedroom 4</b>
ft 10'6" x 9'10" m 3.20 x 3.00
<b>Bathroom</b>
ft 8'3" x 7'9" m 2.50 x 2.40



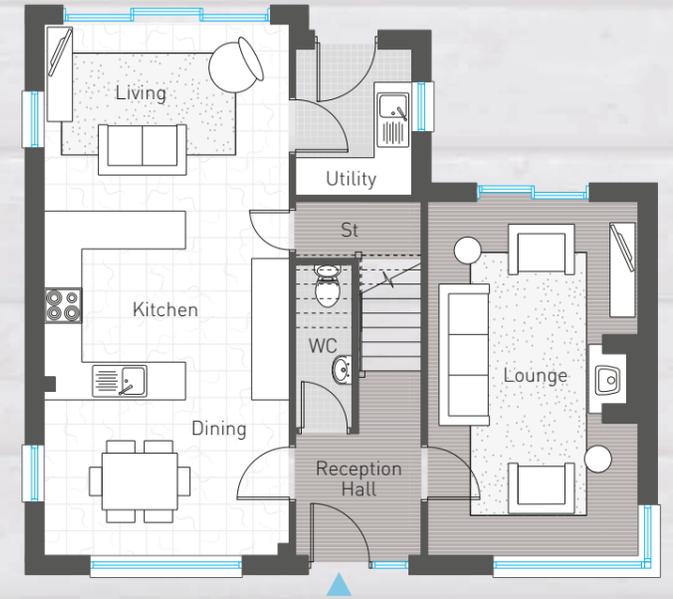
18 **THE DUNLEATH (D2)**  
SITE Nos. 17 | 19

4 bedroom, detached family home



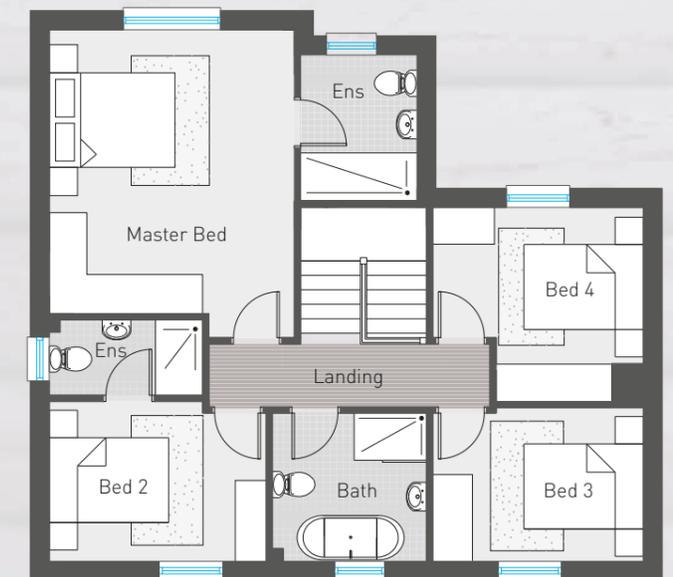
**GROUND FLOOR**

<b>Reception Hall with separate WC</b>
<b>Lounge</b>
ft 18'4" x 10'10" m 5.60 x 3.30
<b>Kitchen   Dining   Living</b>
ft 27'9" x 12'9" m 8.45 x 3.90
<b>Utility</b>
ft 7'7" x 6'1" m 2.30 x 1.85



**FIRST FLOOR**

<b>Master Bedroom</b>
ft 12'9" x 14'4" m 3.90 x 4.35
<b>Ensuite</b>
ft 7'6" x 6'1" m 2.30 x 1.85
<b>Bedroom 2</b>
ft 11'5" x 8'9" m 3.45 x 2.70
<b>Ensuite</b>
ft 7'10" x 3'11" m 2.40 x 1.20
<b>Bedroom 3</b>
ft 11'0" x 8'1" m 3.35 x 2.45
<b>Bedroom 4</b>
ft 10'9" x 10'3" m 3.30 x 3.10
<b>Bathroom</b>
ft 8'1" x 7'9" m 2.45 x 2.35



**THE DUNLUCE (D)**

SITE Nos. 1 | 2 | 5 | 20 | 21

4 bedroom, detached family home

# SPECIFICATION

## EXCEPTIONAL CRAFTSMANSHIP WITH ATTENTION TO DETAIL

### KITCHEN

- Luxury kitchen with a choice of doors and worktops
- We have tailored the layout design to optimise the unit and worktop space in each kitchen
- Integrated appliances will include hob, electric oven and hood, fridge freezer, dishwasher and washer dryer (separate washing machine extra over where applicable)
- Concealed underlighting to high level units
- Low voltage down lights

### UTILITY ROOM

- High quality utility units with choice of door finishes, worktops and handles
- Space for washing machine and tumble drier

### SANITARY WARE

- Contemporary white sanitary ware with quality chrome fittings to bathrooms, ensuite(s) and WCs
- Thermostatically controlled showers with instant hot water
- Modern rain shower head with hand shower to bathroom and ensuite(s)
- Low profile shower tray with contemporary glass panels and doors to bathroom
- Heated chrome towel rails to bathroom and ensuite(s)
- Low voltage down lights
- Modern vanity unit to bathroom and ensuite(s)
- Chrome towel radiators to bathroom and ensuite(s)

### FLOORING

- Premium carpet and underlay in Lounge, Bedrooms, stairs and landing
- Tiled floor to Kitchen, Dining, Garden Room, Utility, Bathroom, ensuite(s) and WC

### HEATING

- Gas fired central heating
- Energy efficient boiler
- Contemporary woodburning stove

### INTERNAL FINISHES

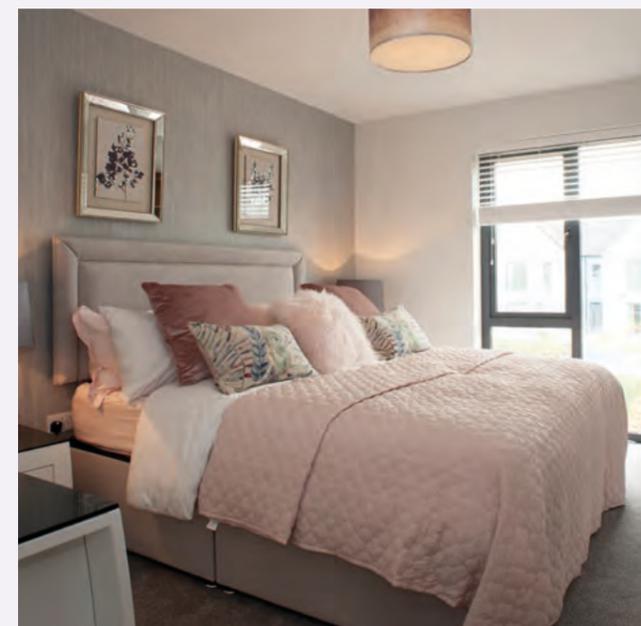
- Tasteful internal decoration throughout
- Solid modern internal doors with complementary chamfered skirting and trims

### EXTERNAL FINISHES

- Front gardens turfed and rear gardens sown in grass seed
- Flagged patio areas and paths
- Tarmac driveway
- Front and rear external lighting
- Outside water supply
- uPVC double glazed windows
- Feature modern entrance door
- Extra high and wide sliding doors for inside out living
- Contemporary grey double glazed windows and doors
- Feature external lighting

### ELECTRICAL

- Security alarm
- Mains smoke and carbon monoxide detectors
- Comprehensive range of sockets TV (satellite) and telephone points
- A USB socket will be provided in lounge, living and bedrooms
- LED downlights to kitchen/dining, bathroom and ensuite(s)
- CAT6 cabling (optional extra)



SELLING AGENT

DEVELOPMENT BY



028 7083 5444

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creative property marketing

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