

AN EXCLUSIVE DEVELOPMENT  
OF STYLISH HOMES

# Blackthorn Hollow

L A R N E

FRASER HOMES

Building Homes



For Over 50 Years





Chainé Memorial Tower, Larne Harbour

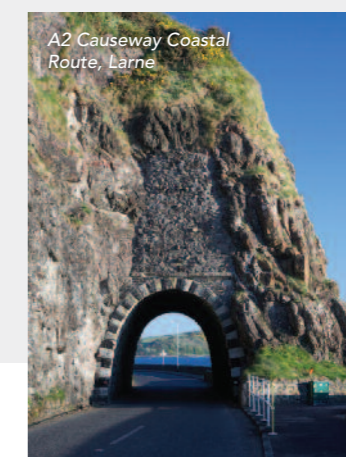
Situated on the east coast at County Antrim, the thriving seaport town of Larne has a history built around industry, and has drawn people to work from near and far for centuries.

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.

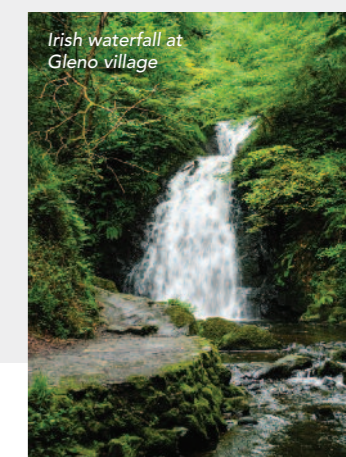
What's more, Blackthorn Hollow (which is accessed off Killyglen Link) will avail of Larne's great road links, railway station and accessible ferry routes - so travelling to nearby towns and cities, both in Northern Ireland and across the water, will never have been easier.



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

Building Homes



For Over 50 Years

### Customer Testimonials

"We rarely have the heating turned on for more than 1 hour per day in autumn and 2 hours a day in the winter as the house heats extremely quickly and retains heat unbelievably well. We never need to turn the heating on in spring or summer as the warmth / heat retention is so good that the house is rarely cold. Our monthly gas bill for our heating, cooking and gas fire is only £35.

This is our second Fraser home and we would highly recommend to anyone as the overall experience and value for more and quality of these beautiful homes is exceptional."

**A Lough Moss Mews Resident**

"We find our apartment is very warm. In the cooler weather we run the heating for half an hour in the morning, and maybe another half an hour in the afternoon if it is a particularly cold day. We have a three bedroom apartment which is 1,275 sq ft and we spend £21 a month on gas. This is for both our heating and our hob. We've been living in our apartment for seven years now and we would highly recommend purchasing a home in a Fraser Homes development. Our home really is top quality."

**A Sandown Manor Resident**

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



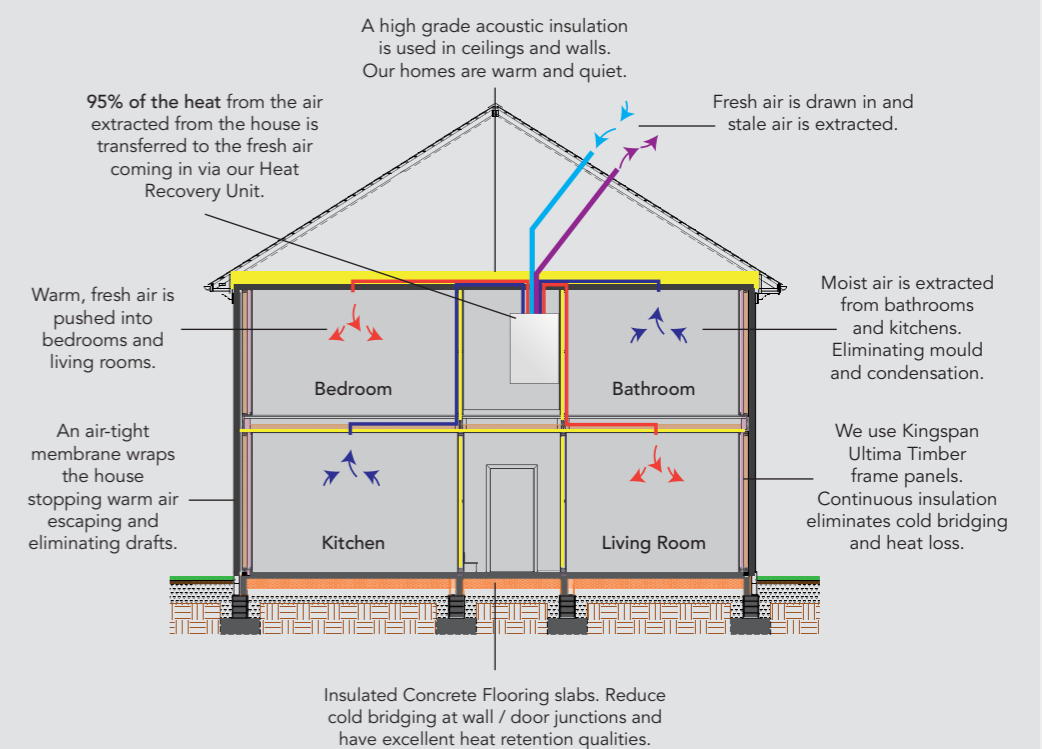
BaronsGrange Manor, Carryduff

### Heat Recovery and Cleaner Air

Our build process and why it saves you money.

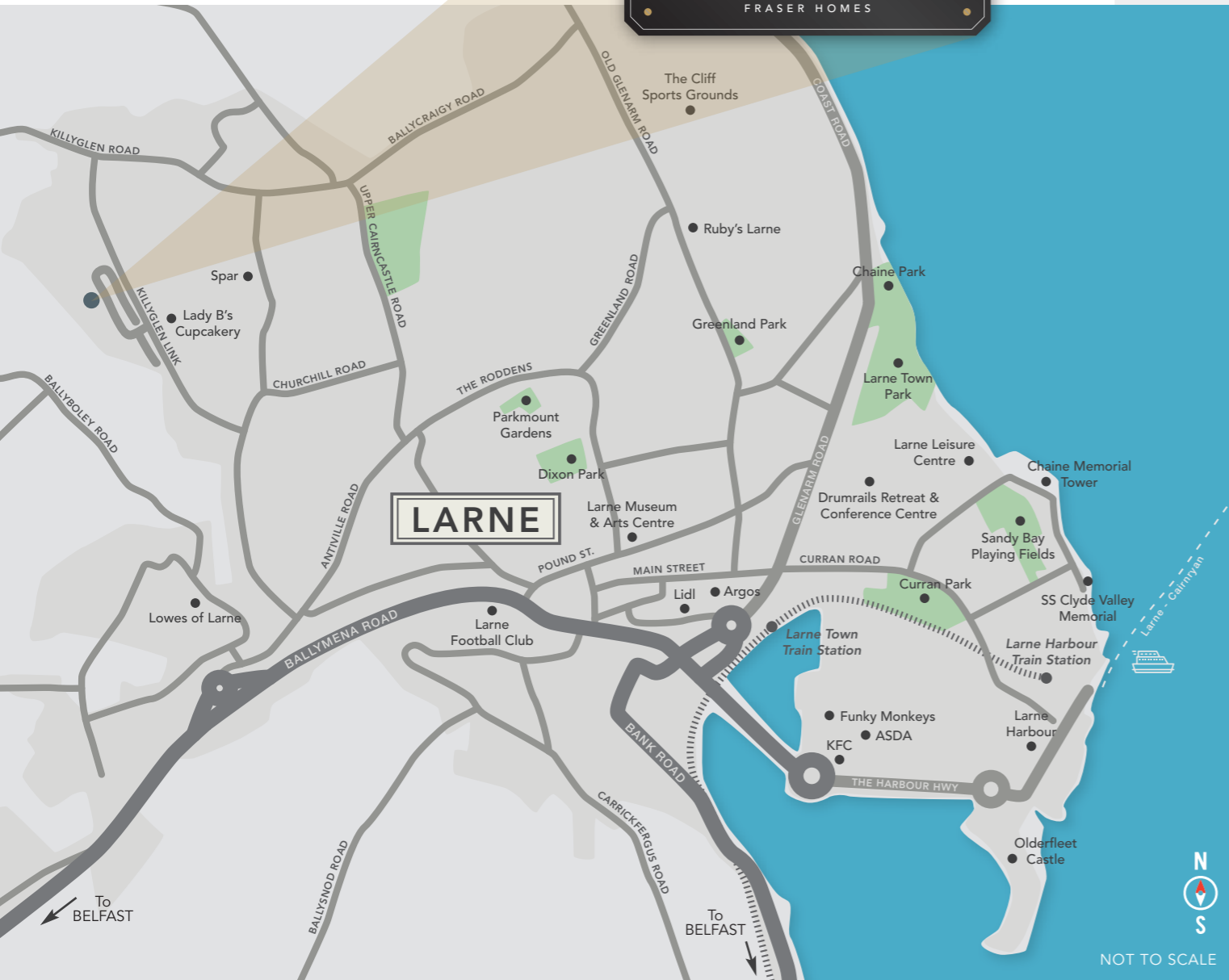
Our timber frame design delivers a peaceful, warm and healthy home that costs a fraction of the price to heat compared to traditional block built houses and even a lot of other timber frame systems.

**Not all timber frames are created equal.**





# LOCATION MAP

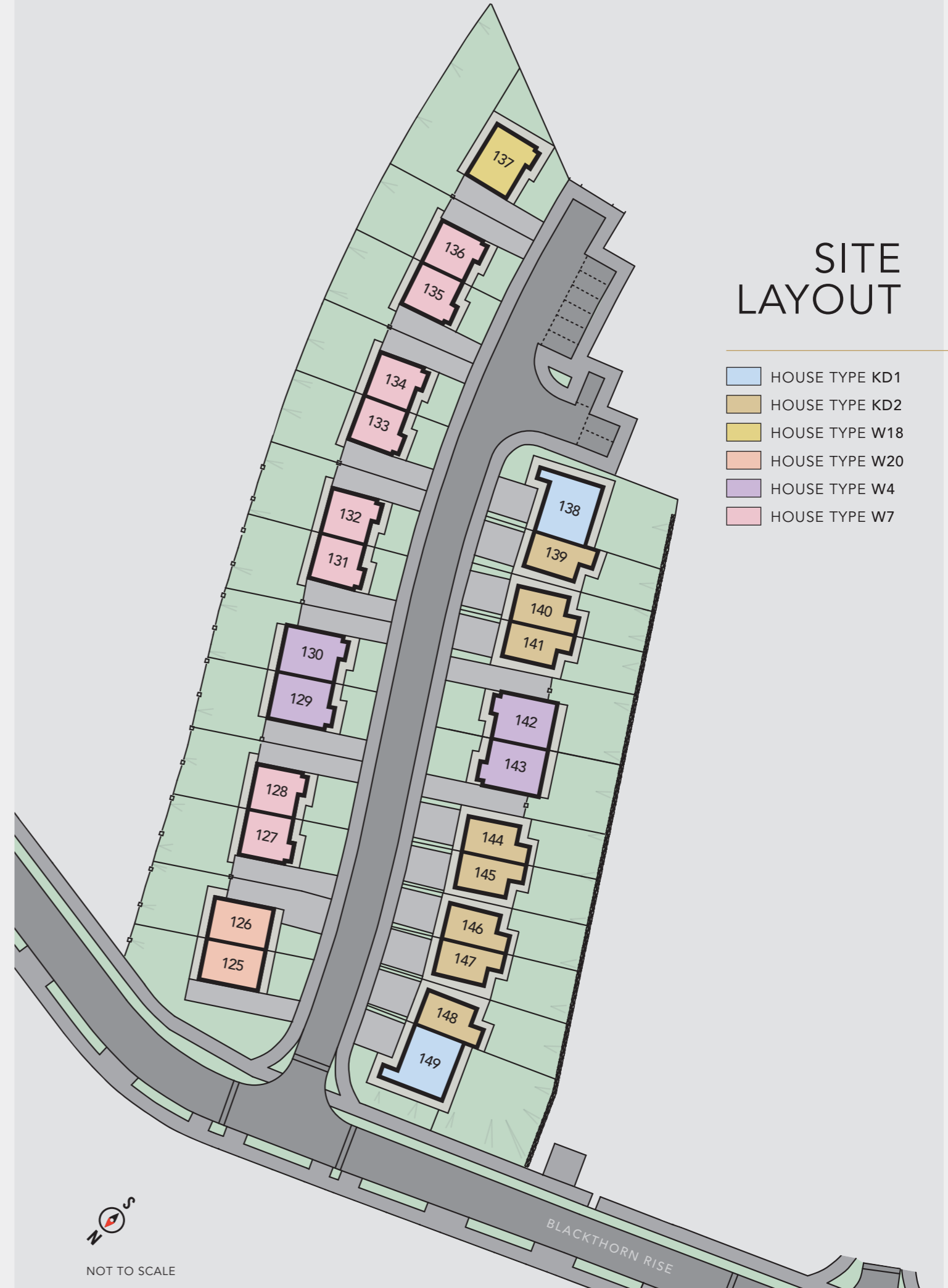


## Approximate Distances To;

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

- HOUSE TYPE KD1
- HOUSE TYPE KD2
- HOUSE TYPE W18
- HOUSE TYPE W20
- HOUSE TYPE W4
- HOUSE TYPE W7







Computer Visual

## HOUSE TYPE W18

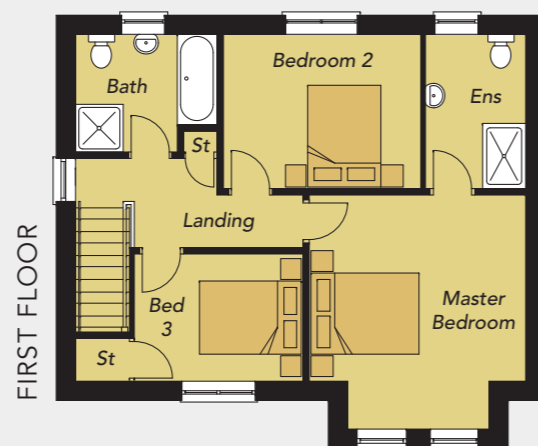
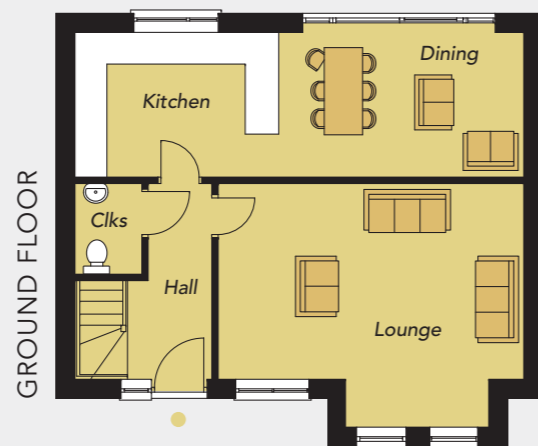
### GROUND FLOOR

Entrance Hall			
Lounge <i>Max</i>	5.73 x 3.65m	18'9" x 11'11"	
Kitchen / Dining	8.40 x 2.73m	27'6" x 8'11"	
Cloakroom	1.69 x 1.36m	5'6" x 4'5"	

### FIRST FLOOR

Master Bedroom <i>Max</i>	4.39 x 4.02m	14'4" x 13'2"
Ensuite	2.89 x 1.85m	9'5" x 6'0"
Bedroom 2	3.67 x 2.89m	12'0" x 9'5"
Bedroom 3	3.15 x 2.37m	10'4" x 7'9"
Bathroom <i>Max</i>	2.65 x 2.23m	8'8" x 7'3"

TOTAL FLOOR AREA 1200 SQ FT APPROX.



Computer Visual

## HOUSE TYPE W4

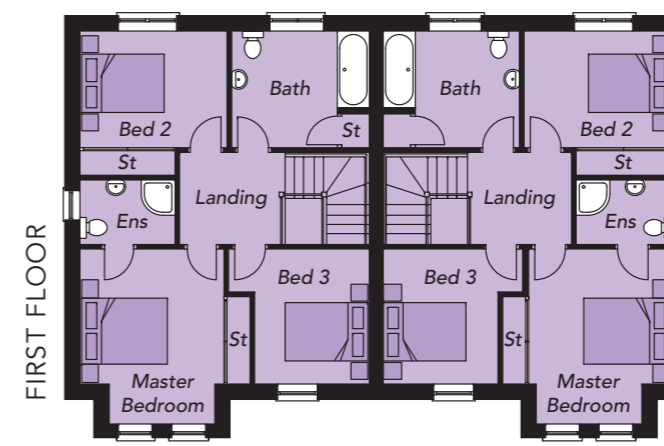
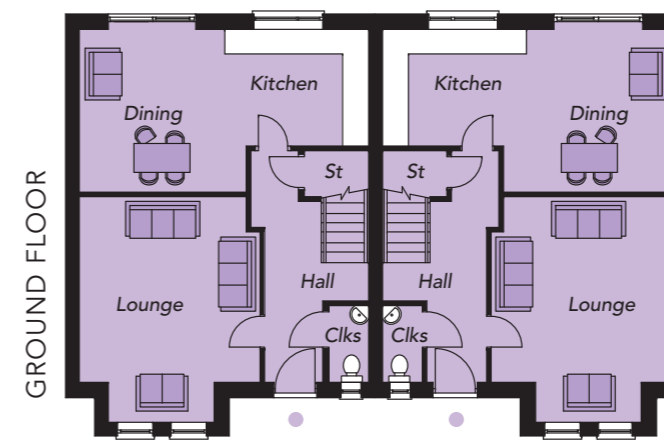
### GROUND FLOOR

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 1178 SQ FT APPROX.







Computer Visual

## HOUSE TYPE W20

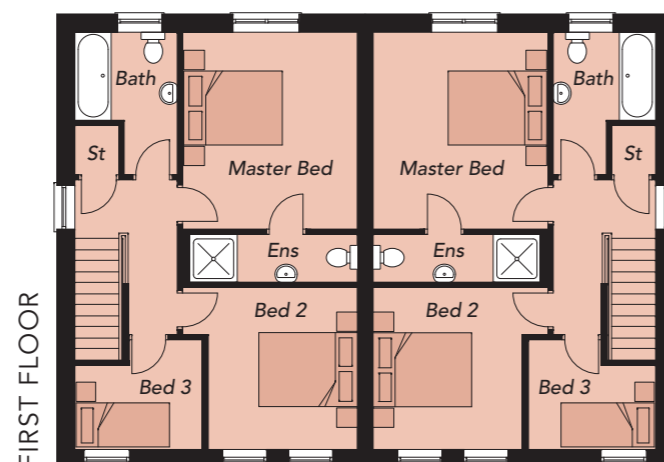
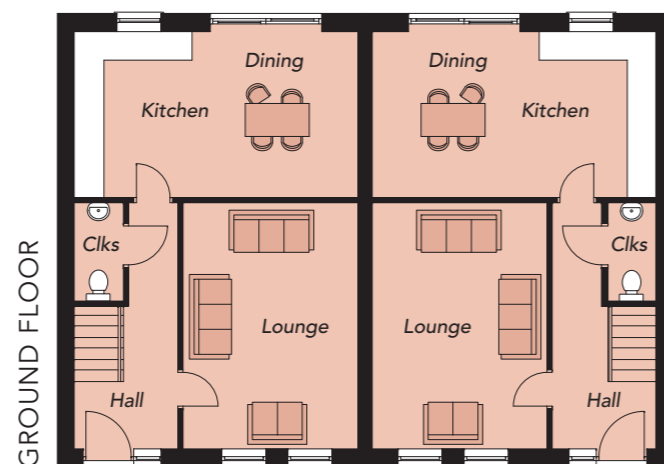
### GROUND FLOOR

Entrance Hall			
Lounge	5.00 x 3.56m	16'4" x 11'8"	
Kitchen / Dining	5.79 x 3.40m	18'11" x 11'1"	
Cloakroom	2.00 x 1.00m	6'6" x 3'3"	

### FIRST FLOOR

Master Bedroom	4.02 x 3.58m	13'2" x 11'8"
Ensuite	3.58 x 0.91m	11'8" x 2'11"
Bedroom 2 <i>Max</i>	3.36 x 3.06m	11'0" x 10'0"
Bedroom 3 <i>Max</i>	3.30 x 2.60m	10'9" x 8'6"
Bathroom <i>Max</i>	2.91 x 2.10m	9'6" x 6'6"

TOTAL FLOOR AREA 1034 SQ FT APPROX.



Computer Visual

## HOUSE TYPE KD2

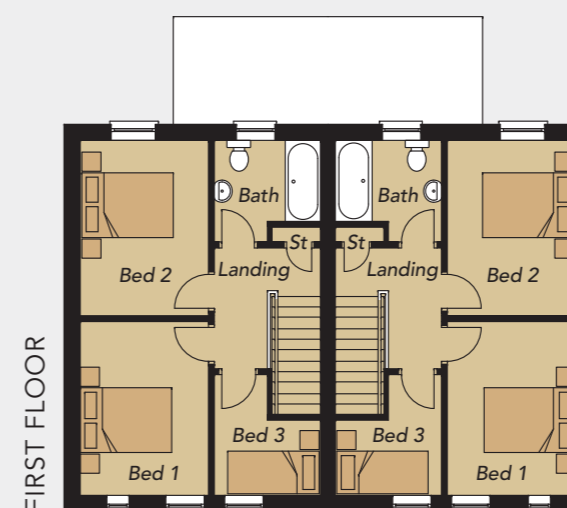
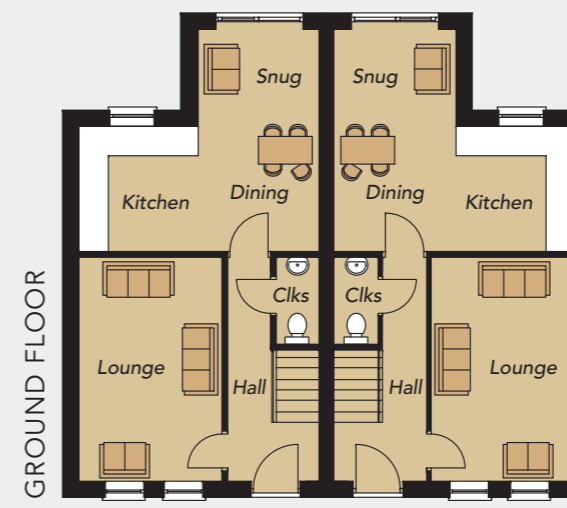
### GROUND FLOOR

Entrance Hall			
Lounge	4.65 x 2.97m	15'3" x 9'9"	
Kitchen / Dining <i>Max</i>	5.00 x 2.62m	16'4" x 8'7"	
Snug	2.50 x 2.00m	8'2" x 6'6"	
Cloakroom	1.80 x 1.00m	5'10" x 3'3"	

### FIRST FLOOR

Bedroom 1	3.63 x 2.68m	11'10" x 8'9"
Bedroom 2	3.65 x 2.68m	11'11" x 8'9"
Bedroom 3 <i>Max</i>	2.52 x 2.21m	8'3" x 5'1"
Bathroom <i>Max</i>	2.21 x 1.70m	7'3" x 5'7"

TOTAL FLOOR AREA 824 SQ FT APPROX.



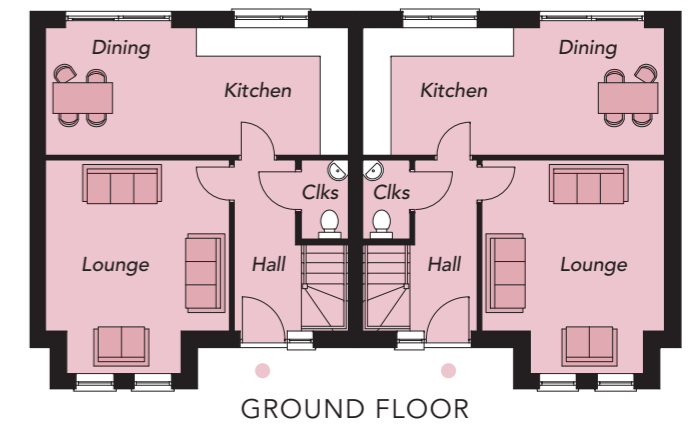




# HOUSE TYPE W7

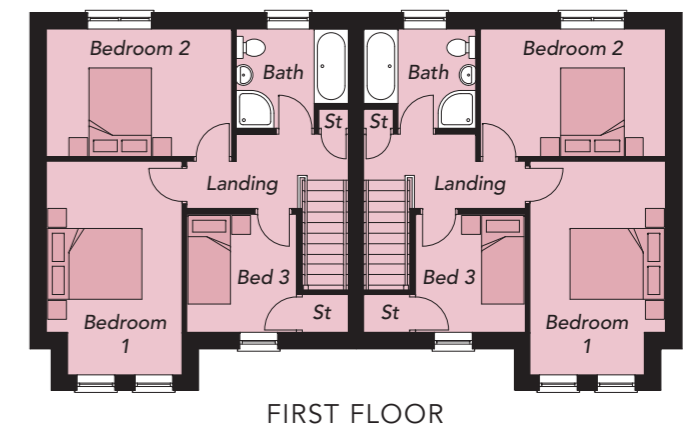
## GROUND FLOOR

Entrance Hall			
Lounge <i>Max</i>	3.91 x 3.65m	12'9" x 11'11"	
Kitchen / Dining	6.46 x 2.73m	21'2" x 8'11"	
Cloakroom	1.69 x 1.11m	5'6" x 3'7"	



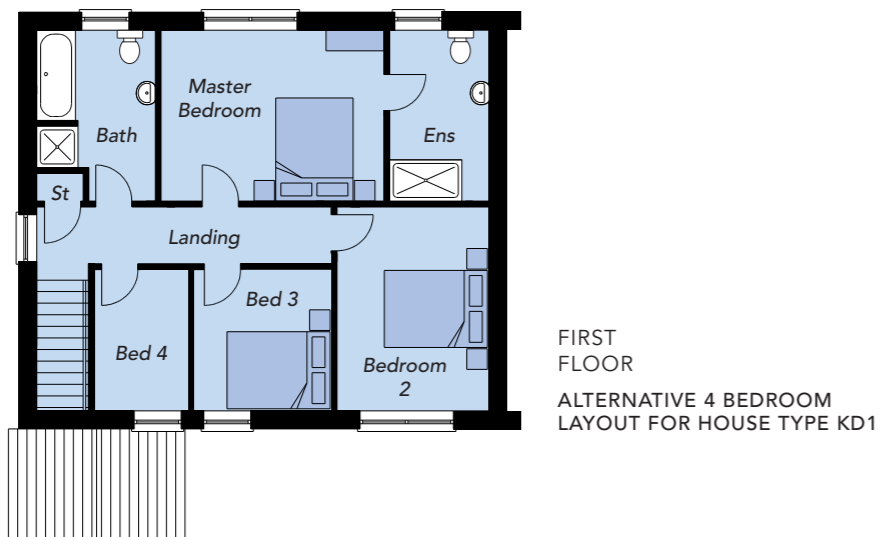
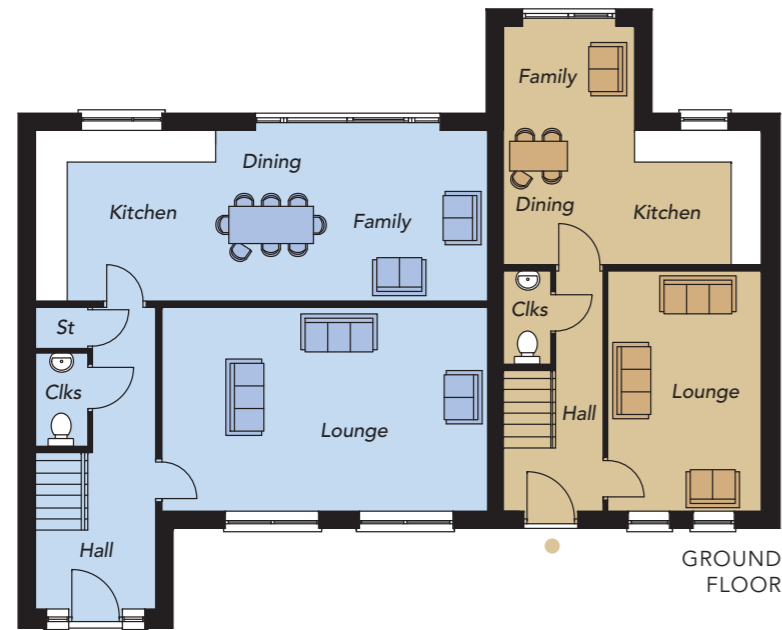
## FIRST FLOOR

Bedroom 1 <i>Max</i>	4.55 x 2.89m	14'11" x 9'5"
Bedroom 2	3.95 x 2.73m	12'11" x 8'11"
Bedroom 3	2.53 x 2.35m	8'3" x 7'8"
Bathroom <i>Max</i>	2.40 x 2.13m	7'10" x 6'11"



TOTAL FLOOR AREA 925 SQ. FT. APPROX.





## HOUSE TYPE KD1

### GROUND FLOOR

Entrance Hall			
Lounge <i>Plus Bay</i>	6.34 x 3.96m	20'9" x 12'11"	
Kitchen / Dining	8.78 x 3.31m	28'9" x 10'10"	
Cloakroom	1.80 x 1.00m	5'10" x 3'3"	

### FIRST FLOOR - 3 Bedroom Layout

Master Bedroom	4.32 x 3.31m	14'2" x 10'10"
Ensuite <i>Max</i>	3.31 x 1.93m	10'10" x 6'3"
Bedroom 2	3.96 x 3.45m	12'11" x 11'3"
Bedroom 3	4.10 x 2.75m	13'5" x 9'0"
Bathroom <i>Max</i>	3.31 x 2.30m	10'10" x 7'6"

### FIRST FLOOR - 4 Bedroom Layout

Master Bedroom	4.32 x 3.31m	14'2" x 10'9"
Ensuite <i>Max</i>	3.31 x 1.92m	10'9" x 6'3"
Bedroom 2	3.96 x 2.79m	12'11" x 9'1"
Bedroom 3	2.79 x 2.75m	9'1" x 9'0"
Bedroom 4	2.75 x 1.84m	9'0" x 6'0"
Bathroom <i>Max</i>	3.31 x 2.30m	10'9" x 7'6"

## HOUSE TYPE KD2

### GROUND FLOOR

Entrance Hall		
Lounge <i>Max</i>	4.65 x 2.97m	15'3" x 9'9"
Dining / Kitchen <i>Max</i>	5.00 x 2.62m	16'4" x 8'7"
Cloakroom	1.80 x 1.00m	5'10" x 3'3"

### FIRST FLOOR

Bedroom 1	3.63 x 2.68m	11'10" x 8'9"
Bedroom 2	3.65 x 2.68m	11'11" x 8'9"
Bedroom 3 <i>Max</i>	2.52 x 2.21m	8'3" x 5'1"
Bathroom <i>Max</i>	2.21 x 1.70m	7'3" x 5'7"

HOUSE TYPE KD1  
TOTAL FLOOR AREA 1414 SQ. FT. APPROX.

HOUSE TYPE KD2  
TOTAL FLOOR AREA 824 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

- Kingspan 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
- Front door - Apeer/composite 5 point locking system
- Sliding patio doors in kitchen / family room as per plan
- Airtricity natural gas central heating with zoned heating and a highly energy efficient gas boiler
- NIE/Gas connection paid
- Brink Heat Recovery System (Holland) ensures a fresh living environment by extracting stale air and moisture and replacing it with warmed fresh filtered air

## KITCHENS

- Fully fitted kitchen with choice of high quality doors, handles and worktops - Appliances to include; electric hob, electric oven, fridge/freezer, dishwasher, washer/dryer (where utility room not applicable) and extractor hood

## BATHROOMS

- 4 piece bathroom suite (where applicable)
- White sanitary ware through a nominated supplier
- Shower walling in showers as standard
- Pressurised domestic hot water system
- Chrome towel radiators in ensuite and cloakroom

## 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 17th edition regulations with a comprehensive range of electrical, TV & phone points

## 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

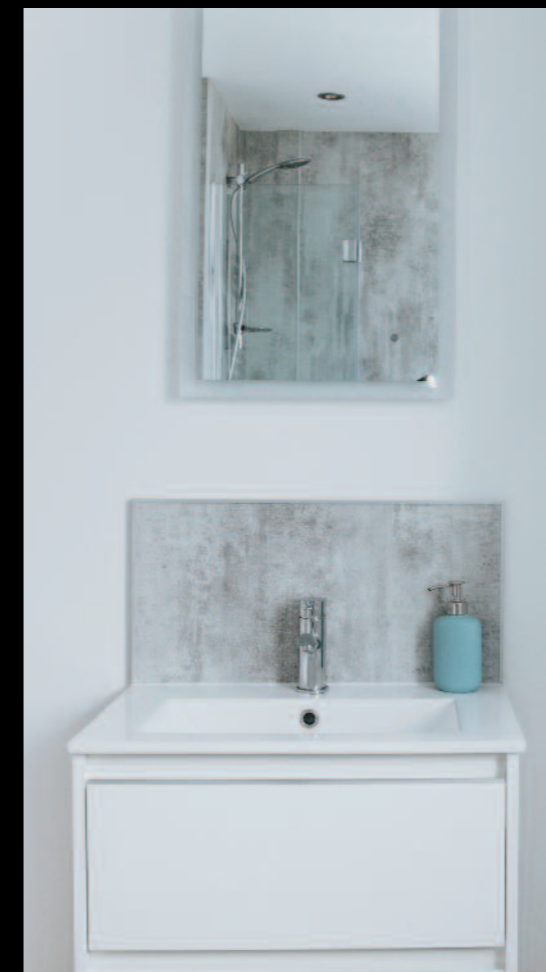
- Front and rear gardens will be sown out
- Front and rear lighting
- Outside water tap fitted
- Flagged paths around each home
- Tarmac driveway
- Six foot high fencing or boundary planting along the rear and side boundaries (where applicable)
- UPVC soffits and fascia boards

## A SAFE HOME

- Security alarm system fitted.
- Mains powered smoke alarm
- Mains powered carbon monoxide (gas) alarms
- NHBC 10 year Buildmark Warranty Cover



Images taken from previous Fraser Homes Show Homes and illustrate the standard of finish at Blackthorn Hollow. Please note that house style exterior finishes regarding brick and render may change.





DEVELOPER



Fraser Homes Ltd.  
Head Office Telephone 028 9081 4941

Email [sales@fraserhomesltd.com](mailto:sales@fraserhomesltd.com)

[www.fraserhomesltd.com](http://www.fraserhomesltd.com)

SALES REPRESENTATION BY



South Belfast Office  
525 Lisburn Road  
Belfast BT9 7GQ  
Telephone 028 9066 8888  
Email [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

[www.simonbrien.com](http://www.simonbrien.com)



Fraser Homes Ltd.  
Head Office  
Telephone 028 9081 4941

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