

Cottage News

THE DEMESNE COUNTRY ESTATE

Kilmore Road, Lurgan

*An exclusive collection of luxurious
residences located within one of
Northern Ireland's finest country estates*

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THE DEMESNE COUNTRY ESTATE



*Welcome to Cottage Mews,
luxury residences overlooking landscaped
manicured lawns, finished to a superb
specification*

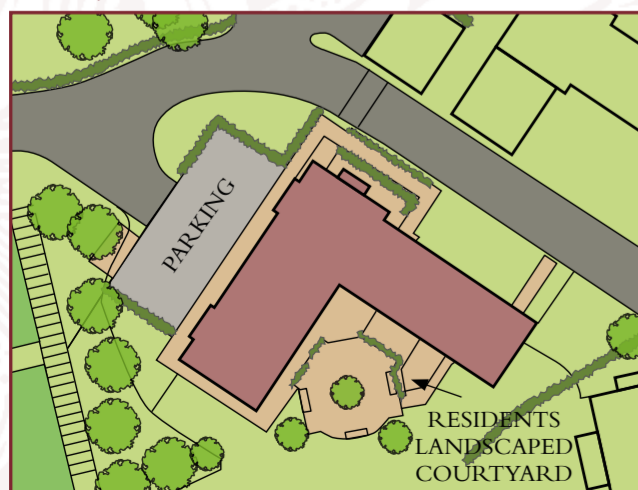
Cottage Mews
THE DEMESNE COUNTRY ESTATE



THE PARTERRE RESIDENCE (Site 8E)

2 BEDROOM Total Floor Area: 1259 sq. ft.
Arranged over ground and first floor

Site Layout - not to scale



The Parterre Residence - Ground Floor



GROUND FLOOR

Entrance Hall with WC & Cloakroom	
Formal Lounge	15'7" × 11'9"
Kitchen Dine Day Room	19'9" × 12'4"
Utility	6'4" × 5'11"



Location Key

The Parterre Residence - First Floor



FIRST FLOOR

Master Bedroom	14'3" × 13'1"
Dressing Room	6'3" × 5'4"
Ensuite	7'2" × 7'1"
Bedroom 2	13'7" × 11'9"
Bathroom	10'4" × 8'11"



Location Key

CGi perspective is for illustration purposes only. Floor plan is not to scale and all dimensions are approximate.

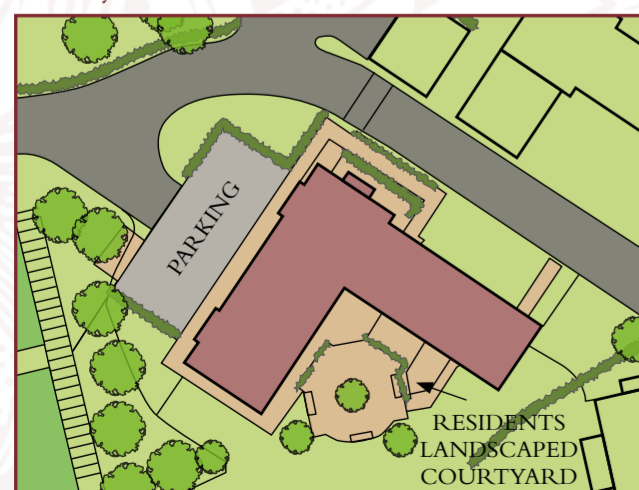


THE DUCHENE RESIDENCE (Site 8D)

2 BEDROOM Total Floor Area: 1277 sq. ft.

Entrance on ground floor with accommodation on first floor

Site Layout - not to scale



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GROUND FLOOR

The Duchene Residence
- Ground Floor

Entrance Hall with WC
Stairs to First Floor

Location Key

FIRST FLOOR

Entrance Hall with WC & Cloakroom

Formal Lounge	14'10" × 12'1"
Kitchen Dining	16'3" × 12'9"
Day Room	17'7" × 11'3"
Utility	7'6" × 5'2"
Bedroom 1	15'10" × 9'9"
Bedroom 2	11'3" × 9'9"
Bathroom	9'9" × 6'5"

Location Key

The Duchene Residence
- First Floor

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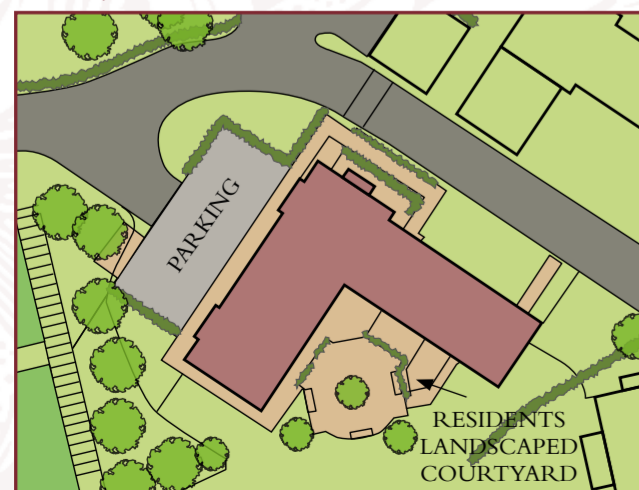


THE CLAUDETTE RESIDENCE (Site 8C)

2 BEDROOM Total Floor Area: 967 sq. ft.

Entrance and accommodation on ground floor

Site Layout - not to scale



The Claudette Residence - Ground Floor



GROUND FLOOR

Entrance Hall with WC & Cloakroom	
Formal Lounge	17'1" × 12'5"
Kitchen Dining	17'1" × 12'11"
Master Bedroom	17'4" × 9'8"
Ensuite	7'2" × 7'0"
Bedroom 2	13'1" × 8'6"
Ensuite	6'0" × 4'8"



Location Key

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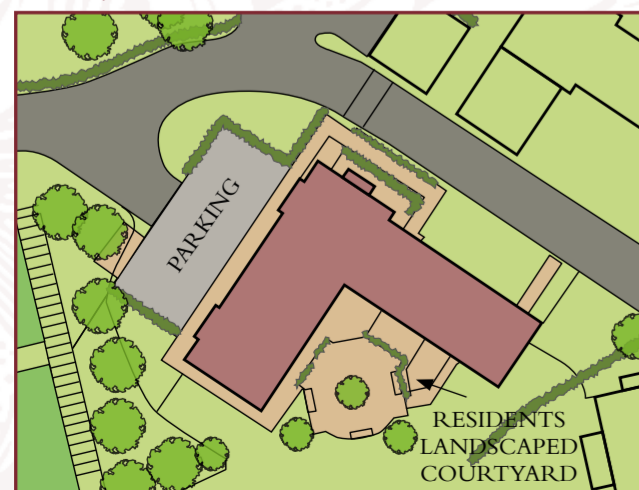


THE BOSQUET RESIDENCE (Site 8B)

2 BEDROOM Total Floor Area: 1173 sq. ft.

Entrance and living accommodation on ground floor and bedrooms on first floor

Site Layout - not to scale



The Bosquet Residence - Ground Floor



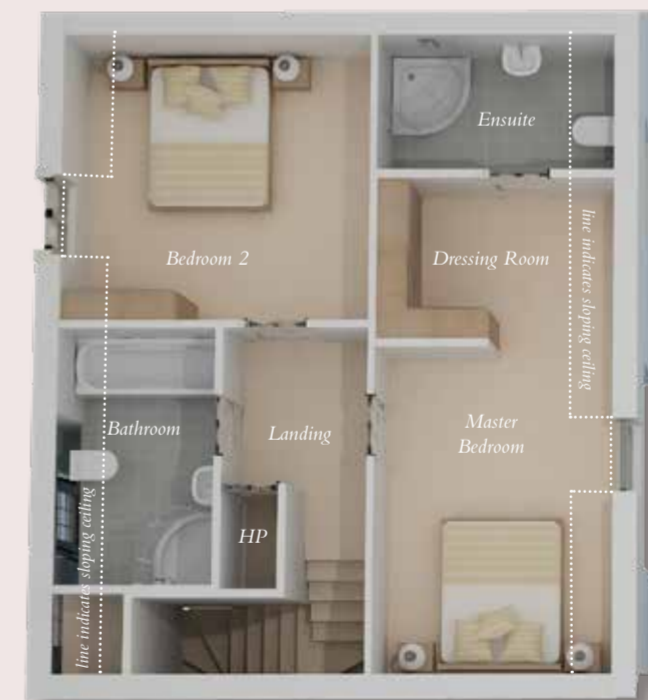
GROUND FLOOR

Entrance Hall with WC & Cloakroom	
Formal Lounge	15'2" × 12'5"
Kitchen Dine Day Room	26'0" × 9'7"



Location Key

The Bosquet Residence - First Floor



FIRST FLOOR

Master Bedroom	13'3" × 9'7"
Dressing Room	9'7" × 6'6"
Ensuite	9'7" × 5'6"
Bedroom 2	12'5" × 11'8"
Bathroom	10'5" × 6'3"



Location Key

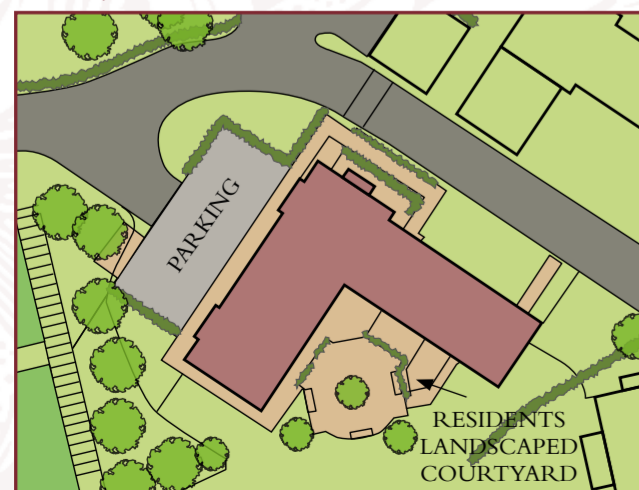


THE ARBOR RESIDENCE (Site 8A)

2 BEDROOM Total Floor Area: 1173 sq. ft.

Entrance and living accommodation on ground floor and bedrooms on first floor

Site Layout - not to scale



The Arbor Residence - Ground Floor



GROUND FLOOR

Entrance Hall with WC & Cloakroom	
Formal Lounge	15'2" × 12'5"
Kitchen Dine Day Room	26'3" × 9'7"



Location Key

The Arbor Residence - First Floor



FIRST FLOOR

Master Bedroom	13'3" × 9'7"
Dressing Room	9'7" × 6'6"
Ensuite	9'7" × 5'9"
Bedroom 2	12'5" × 11'8"
Bathroom	10'7" × 6'3"



Location Key

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COTTAGE MEWS SPECIFICATION

Kitchen and Utility Rooms

- High quality units with choice of doors, worktops and handles
- Integrated appliances to include hob, electric oven, extractor hood, fridge/freezer and dishwasher
- Concealed under lighting to kitchen units
- Recessed down lighters

Bathrooms, Ensuites & WCs

- Contemporary white sanitary ware with chrome fittings
- Recessed down lighters

Floor Coverings and Tiling

- Co-ordinated wall tiling between kitchen units
- Tiled floor to kitchen areas, bathrooms, ensuites and WCs
- Select wall tiling to bathroom, ensuites and WCs
- Carpets to living areas, hall stairs, landing and bedrooms
- Full height tiling to shower enclosures

Heating

- Oil fired central heating

Interior Finishes

- Walls and ceilings painted
- Moulded architraves and skirting boards
- Solid panel internal doors

Alarm Systems

- Alarm system fitted (non-monitored type)
- Mains wired smoke and carbon monoxide detectors

Electrical specification

- Comprehensive range of electrical sockets
- T.V. and telephone points in the Formal Lounge and Master Bedroom

External Finishes

- Homes built to high insulation standards with a predicted high EPC rating
- Homes are traditionally constructed of brick, blocks, insulation and plaster
- Timber double glazed windows
- Front gardens and rear gardens levelled and seeded.
- Use of ornamental gardens and private tennis court
- Coloured gravel finished driveways with flagged paths to rear
- Timber fascia and soffit fittings
- Aluminium rainwater fittings
- External light to front and rear entrance doors.

Warranty

- All homes will benefit from 10 year structural warranty

*Photographs used are from previous Farland Show Homes

This breathtaking building has been carefully designed taking inspiration from impressive country homes





Site Layout - not to scale

ARCHITECT

Alan Patterson Design LLP 

www.alanpattersondesign.com

CREATED BY



MARKETING



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