THE SHORELANDS

at Hartley Hall, Greenisland

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THE
SHORELANDS
at Hartley Hall, Greenisland

Welcome

Comfort, beauty and impeccable design await you on the shores of Belfast Lough.

Nestled at the foot of Carn Hill and casting its eye towards the historic shipping channels of Belfast Lough, The Shorelands at Hartley Hall continues the Hilmark Homes tradition of building new high-quality, move-in-ready homes offering the very best in Northern Ireland living.

It's here that we've combined aspirational living and desirable location to create a unique opportunity for those seeking a balance between work, family and relaxation.

Each home is designed to blend organically into the existing surroundings and sit proudly alongside existing architecture. Featuring spacious detached and semi-detached designs with 3, 4, 5 and 6 bedrooms, your future home is constructed using skilled local craftsmen and carefully selected materials. We carefully consider every element in each new home. Hilmark Homes encourage you to truly make your home your own by adding your personal touch to the finished design.

The Shorelands at Hartley Hall, like all Hilmark Homes, promises your new home will always be unique, always considered and always built for you.

Specification

Kitchen & Utility

High quality units with choice of door, worktop and handle

Integrated appliances to include gas hob, electric oven, extractor fan, fridge/freezer & dishwasher

LED under lighting to kitchen units

Recessed LED down lighters to ceilings in kitchen

Porcelain floor tiling

Ceramic wall tiling between kitchen units

Integrated washing machine where no utility

Plumbing for washing machine in utility where applicable

Bathroom, En suites & WC

Contemporary white sanitary ware with chrome fittings

Separate fully tiled shower enclosure in main bathroom where applicable

Chrome towel radiators in bathroom and ensuite

Recessed LED down lighters to ceilings in bathroom and ensuite

Choice of ceramic or porcelain partial wall tiling to bathroom, ensuite and WC

Choice of ceramic or porcelain floor tiles to bathroom, ensuites and WC

Dual drencher showerhead to ensuite

Features

**** A management company will be set up by the developer and each home owner will be a member. An annual fee will be payable to the management company to allow for maintenance and insurance of common areas.***

Internal Features

Internal décor, walls and ceilings painted from a palette of selected colours (1 colour throughout)

Choice of stove with granite or slate hearth

Mains supply smoke & carbon monoxide detectors

Moulded skirting and architraves with painted finish

Painted internal doors with quality ironmongery

Carpets to lounge, bedrooms, hall stairs and landings

Comprehensive range of electrical sockets, switches, TV and telephone points, chrome finish to ground floor

Wiring for future satellite point

Gas fired central heating

Integral alarm system

Energy efficient fittings/bulbs to all rooms

External Features

Front gardens to be turfed

Rear gardens rotovated and seeded in next planting season - weather dependant.

Bitmac driveway

Tobermore pavers to front

uPVC double glazed windows and uPVC rear door

Composite front door with secure multi locking system

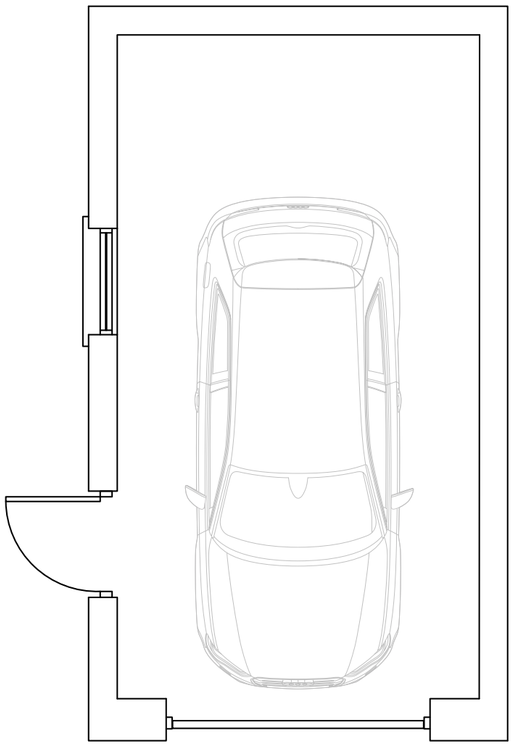
Outside water tap

External socket

External lighting to front and rear doors

10 year NHBC structural warranty

Optional Extras



Garage*

Built with the same finish as your new home – brick/render

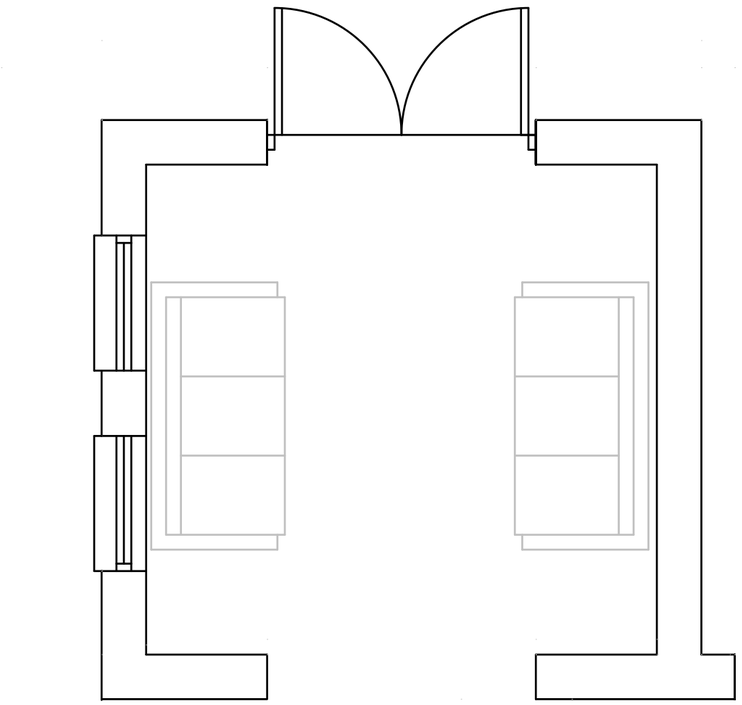
Roller shutter front door

uPVC side door and window

Two surface mounted double sockets & pendant light

Flush pointed internal block work

**** Where applicable on selected sites - please refer to the selling agent site map***

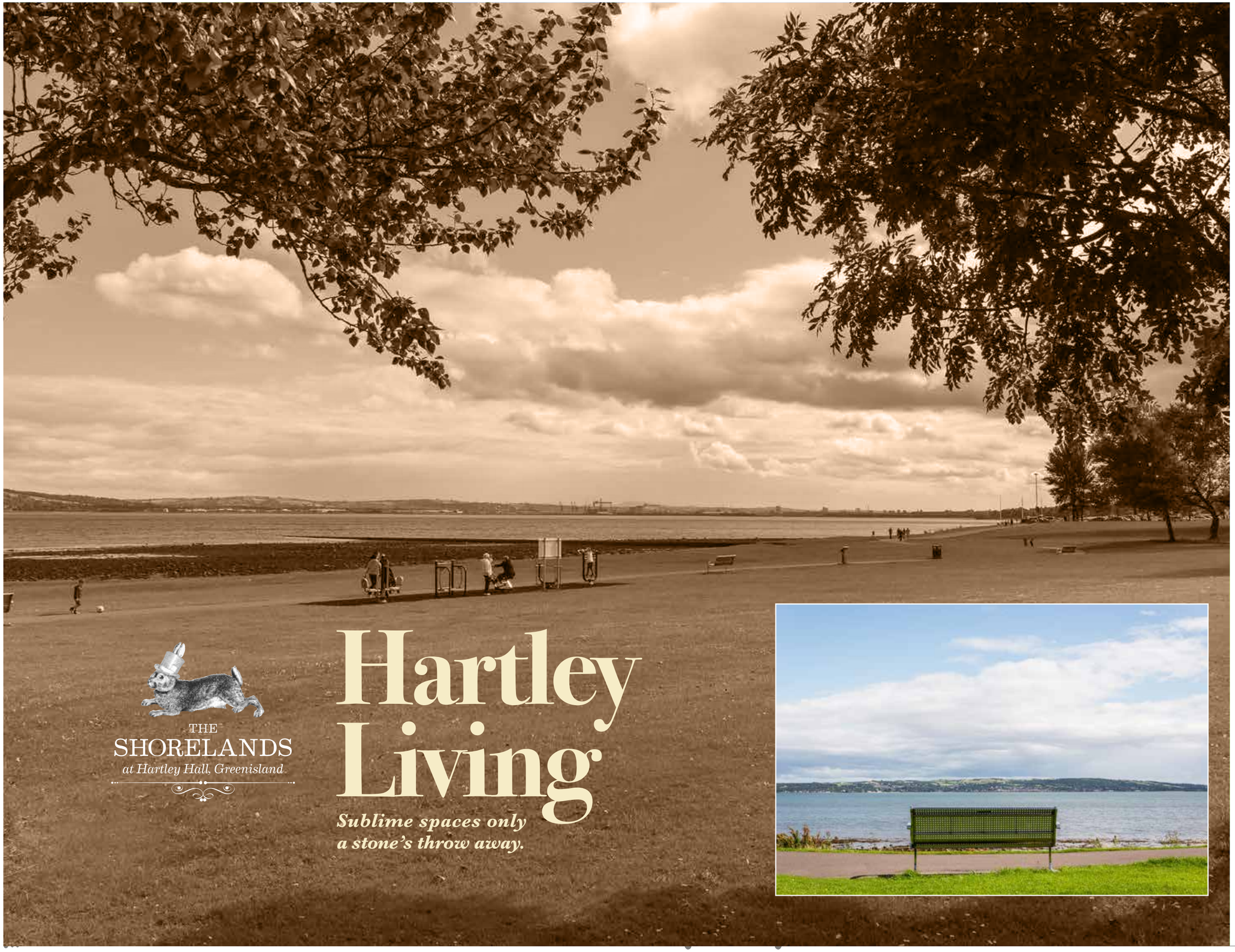


Garden Room*

With tiled floor, Radiator, power sockets and TV point, Recessed LED down lighters to ceiling, Double patio doors to rear garden

**** Where applicable on selected sites - please refer to the selling agent and site map.***

Note: Garden Room drawing is for illustration purposes only, door & window layouts may vary



THE
SHORELANDS
at Hartley Hall, Greenisland

Hartley Living

Sublime spaces only a stone's throw away.

Love living at Hartley Hall.

Whether you're a fan of outdoor pursuits, or your tastes lean toward the more urbane, you'll find what you're looking for only minutes from your doorstep.

Take a gentle stroll or brisk jog along the shoreline, explore the many pristine parks or simply while away the time and watch the world go by. Bliss.

For those craving a faster pace there's plenty of restaurants and bars to be found, convenient modern shopping, and a wealth of places for children, young and old, to play. And with Carrickfergus and Belfast City only minutes away it's easy to find even more things to love.

Hartley Hall

Greenisland

THE
SHORELANDS
at Hartley Hall, Greenisland

Site Layout

The Shorelands at Hartley Hall

House Types

Detached Homes

The Tiller	*124, 127*	
The Tiller+Bay	*122*	
The Wharf	*185*	
The Strand	*145, 147, 150*	
The Keel	*123, 144, 146*	
The Beach	*121*	
The Admiral	*125, 126*	
The Anchorage	*117, 128*	
The Barque	*118, 118a*	
The Baufort	*119, 202*	
The Corsair	*205*	
The Forecastle	*120, 184, 199*	

Semi-Detached Homes

The Cape	*140, 141*
The Pier	*203, 203a, 204, 204a*
The Pennant	*142, 143, 148, 149*
The Regatta	*200, 201*
The Coral	*180, 181, 182, 183*

Please note the site map is for illustration purposes only. The Site Map indicates where there is planning for garden rooms and garages not their exact position. Please refer to the selling agent for layout of Garden Rooms as these may vary.

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HILMARK HOMES

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www.hilmarkhomes.com

Illustration purposes only contact selling agent if you have any queries.

THE
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Detached Homes

The Admiral — *6 Bedroom Detached Home* — ***2212 sq ft***

Site map colour reference:

Plots: ***125, 126***

Dimensions represented from the longest point.

Ground Floor

Lounge	*16'3" x 13'0"*	*4.96 x 3.95m*
Kitchen/Dining	*27'0" x 13'8"*	*8.24 x 4.17m*
Family	*9'9" x 9'5"*	*2.97 x 2.86m*
Utility	—	—
WC	—	—

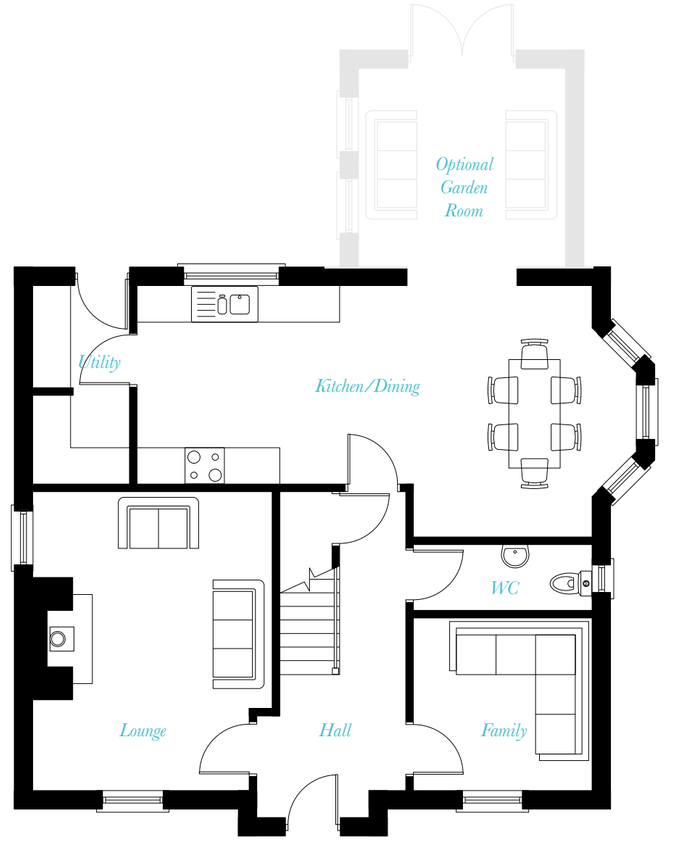
First Floor

Bedroom 1 Including dressing Area	*16'3" x 13'0"*	*4.96 x 3.96m*
Ensuite	—	—
Bedroom 2	*14'6" x 9'9"*	*4.42 x 2.97m*
Bedroom 3	*12'7" x 11'1"*	*3.83 x 3.37m*
Bedroom 4	*10'9" x 9'1"*	*3.28 x 2.78m*
Bathroom	—	—

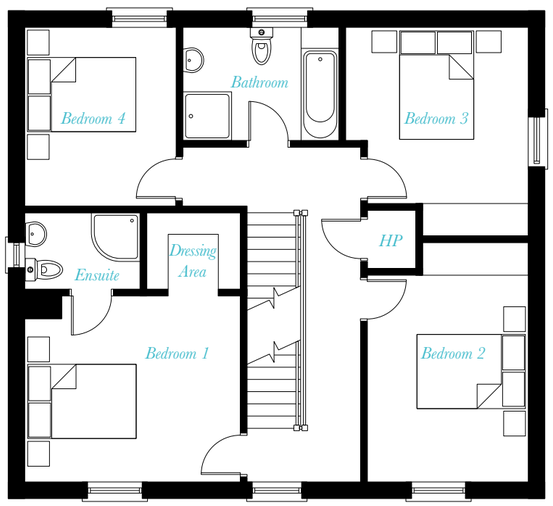
Second Floor

Bedroom 5	*16'9" x 13'4"*	*5.10 x 4.07m*
Bedroom 6	*16'9" x 13'0"*	*5.10 x 3.96m*
Shower Room	—	—

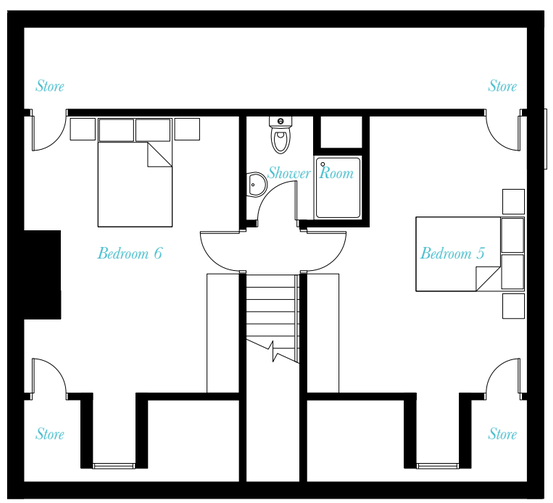
Ground Floor



First Floor



Second Floor



The Forecastle — *5 Bedroom Detached Home* — ***2182 sq ft***

Site map colour reference:

Plots: ***120, 184, 199***

Dimensions represented from the longest point.

Ground Floor

Dining	*11'7" x 9'9"*	*3.54 x 2.97m*
Lounge	*15'9" x 11'7"*	*4.80x 3.54m*
Kitchen/Family	*25'11" x 13'10"*	*7.91 x 4.21m*
Utility	—	—
WC	—	—

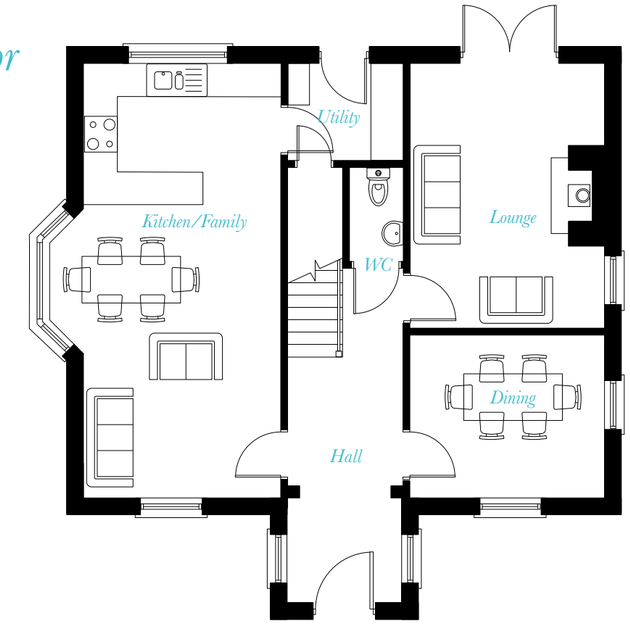
First Floor

Bedroom 1	*16'1" x 11'7"*	*4.90 x 3.54m*
Dressing Area	*9'6" x 8'11"*	*2.89 x 2.71m*
Ensuite	—	—
Bedroom 2	*15'2" x 11'9"*	*4.63 x 3.59m*
Bedroom 3	*12'9" x 7'8"*	*3.89 x 2.34m*
Bathroom	—	—
Store	—	—

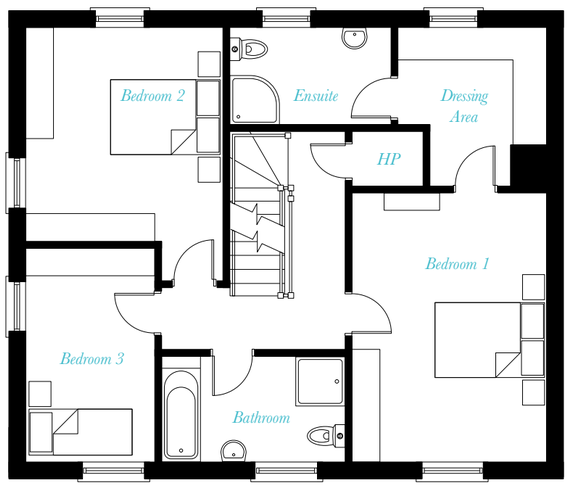
Second Floor

Bedroom 4	*16'4" x 11'9"*	*4.98 x 3.58m*
Bedroom 5	*11'7" x 8'6"*	*3.54 x 2.58m*
Shower Room	—	—

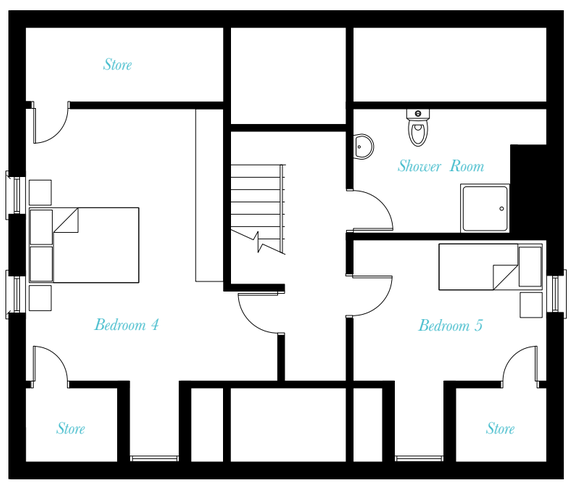
Ground Floor



First Floor



Second Floor



The Corsair — *5 Bedroom Detached Home* — ***1721 sq ft***

Site map colour reference:

Plots: ***205***

Dimensions represented from the longest point.

Ground Floor

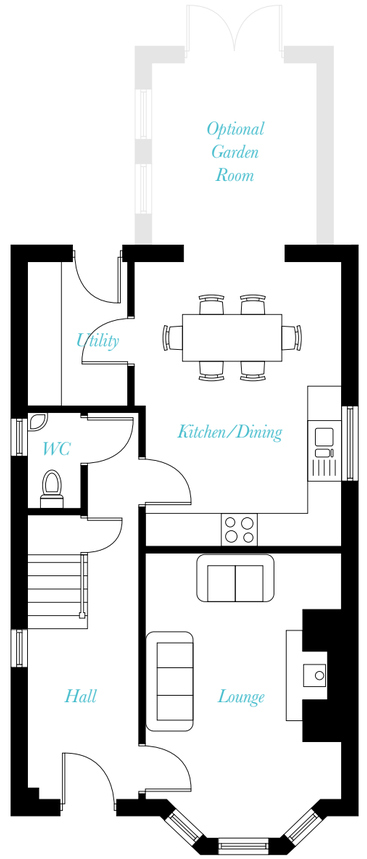
Lounge	*17'3" x 11'7"*	*5.27x 3.54m*
Kitchen/Dining	*16'11" x 12'3"*	*5.16 x 3.74m*
Utility	—	—
WC	—	—

First Floor

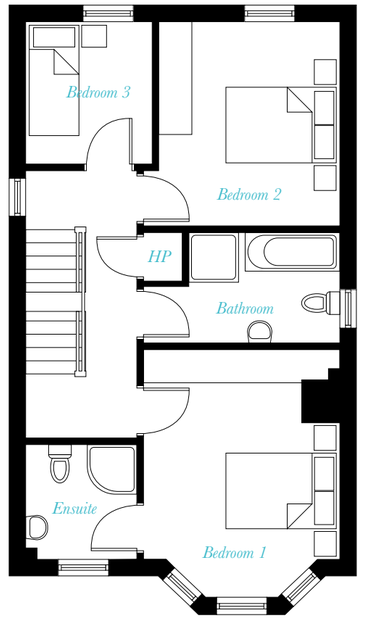
Bedroom 1	*14'8" x 11'7"*	*4.47 x 3.54m*
Ensuite	—	—
Bedroom 2	*12'1" x 10'8"*	*3.68 x 3.26m*
Bedroom 3	*8'5" x 7'5"*	*2.56 x 2.27m*
Bathroom	—	—
Store	—	—

Second Floor

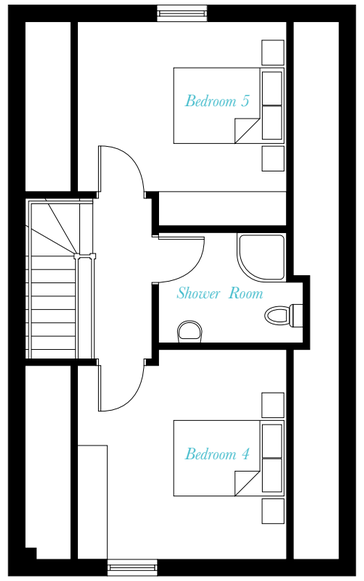
Bedroom 4	*12'8" x 12'5"*	*3.86 x 3.79m*
Bedroom 5	*12'5" x 12'5"*	*3.79 x 3.79m*
Shower Room	—	—



Ground Floor



First Floor



Second Floor

The Tiller *With Bay — 4 Bedroom Detached Home — 1703 sq ft*

Site map colour reference:

Plots: ***122***

Dimensions represented from the longest point.

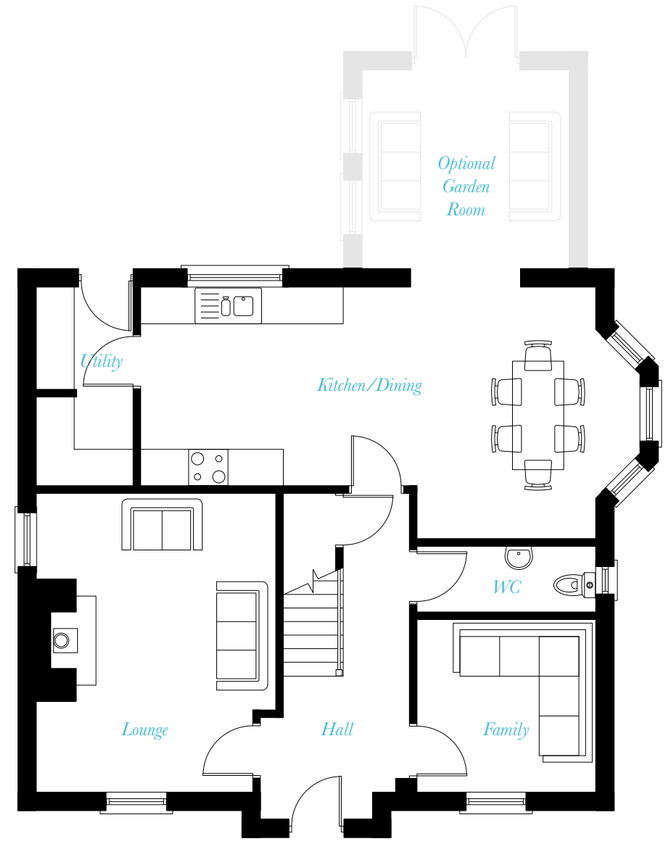
Ground Floor

Lounge	*16'3" x 13'0"*	*4.96 x 3.95m*
Kitchen/Dining	*27'0" x 13'8"*	*8.24 x 4.17m*
Family	*9'9" x 9'5"*	*2.97 x 2.86m*
Utility	—	—
WC	—	—

First Floor

Bedroom 1 (Including Dressing Area)	*16'5" x 13'0"*	*5.0 x 3.96m*
Ensuite	—	—
Bedroom 2	*14'6" x 9'9"*	*4.42 x 2.97m*
Bedroom 3	*12'7" x 11'1"*	*3.83 x 3.37m*
Bedroom 4	*10'9" x 9'1"*	*3.28 x 2.78m*
Bathroom	—	—

Ground Floor



First Floor

The Tiller — *4 Bedroom Detached Home — 1685 sq ft*

Site map colour reference:

Plots: ***124, 127***

Dimensions represented from the longest point.

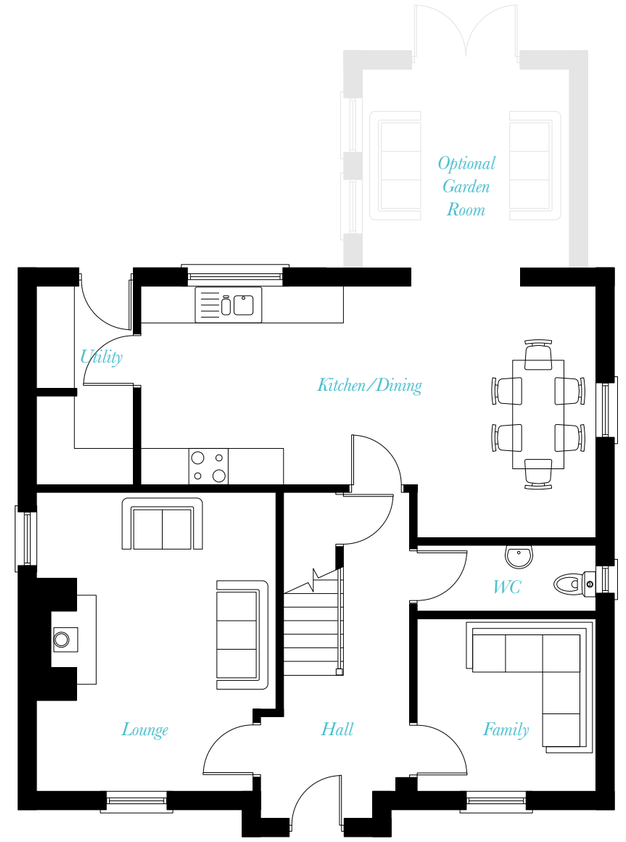
Ground Floor

Lounge	*16'3" x 13'0"*	*4.96 x 3.95m*
Kitchen/Dining	*24'9" x 13'8"*	*7.54 x 4.17m*
Family	*9'9" x 9'5"*	*2.97 x 2.86m*
Utility	—	—
WC	—	—

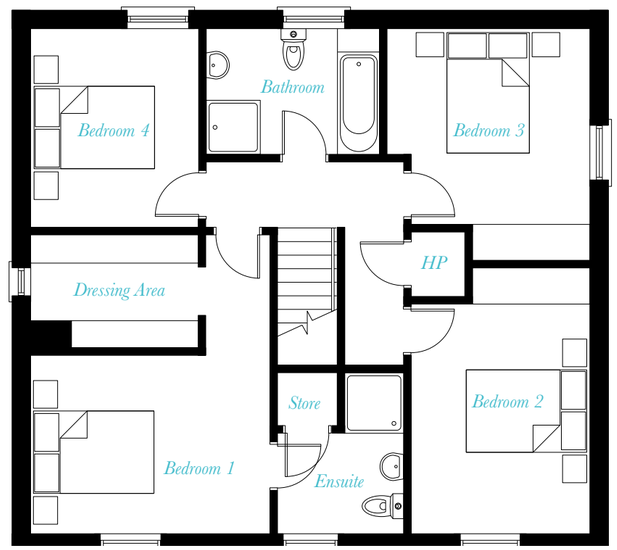
First Floor

Bedroom 1 (Including Dressing Area)	*16'5" x 13'0"*	*5.0 x 3.96m*
Ensuite	—	—
Bedroom 2	*14'6" x 9'9"*	*4.42 x 2.97m*
Bedroom 3	*12'7" x 11'1"*	*3.83 x 3.37m*
Bedroom 4	*10'9" x 9'1"*	*3.28 x 2.78m*
Bathroom	—	—

Ground Floor



First Floor



The Wharf — *4 Bedroom Detached Home* — ***1507 sq ft***

Site map colour reference:

Plot: ***185***

Dimensions represented from the longest point.

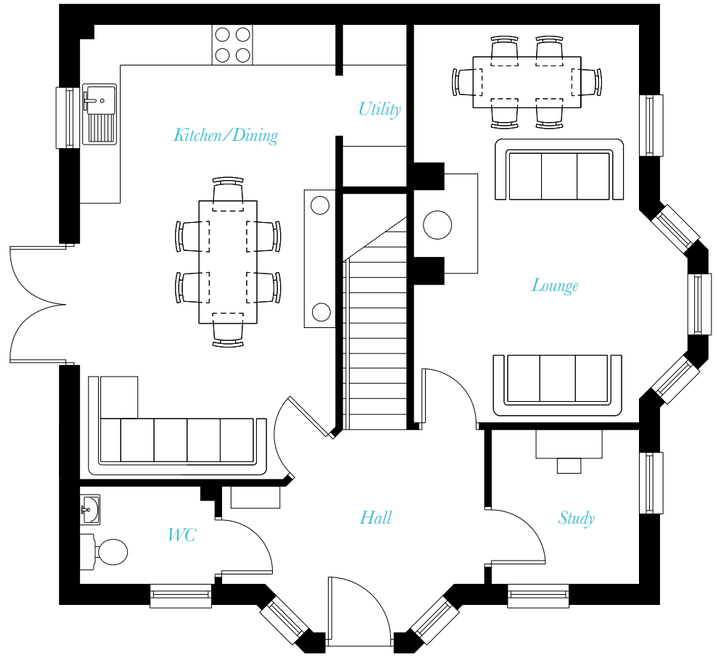
Ground Floor

Lounge	*19'4" x 13'4"*	*5.89 x 4.06m*
Study	*7'6" x 7'2"*	*2.29 x 2.19m*
Kitchen/Dining	*22'1" x 12'5"*	*6.73 x 3.79m*
Utility	—	—
WC	—	—

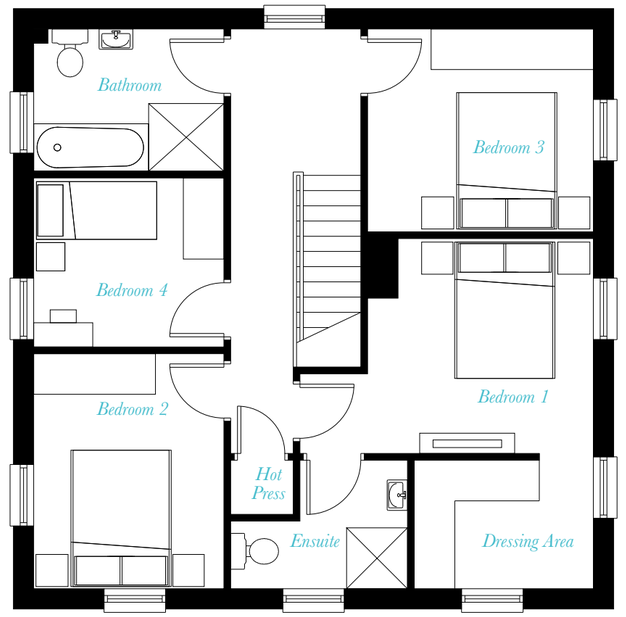
First Floor

Bedroom 1	*14'3" x 10'5"*	*4.34 x 3.18m*
Dressing Area	*8'8" x 6'3"*	*2.65 x 1.90m*
Ensuite	—	—
Bedroom 2	*10'11" x 9'10"*	*3.34 x 3.0m*
Bedroom 3	*11'5" x 9'3"*	*3.48 x 2.81m*
Bedroom 4	*9'3" x 8'2"*	*2.81 x 2.50m*
Bathroom	—	—
Store	—	—

Ground Floor



First Floor



The Keel

— *4 Bedroom Detached Home* — ***1462 sq ft***

Site map colour reference:

Plots: ***123, 144, 146***

Dimensions represented from the longest point.

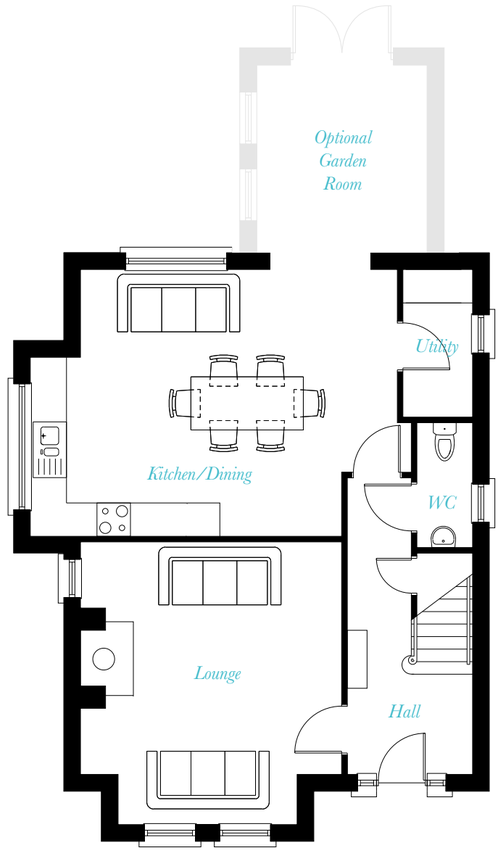
Ground Floor

Lounge	*16'7" x 15'3"*	*5.05 x 4.65m*
Kitchen/Dining	*21'6" x 15'7"*	*6.55 x 4.76m*
Utility	—	—
WC	—	—

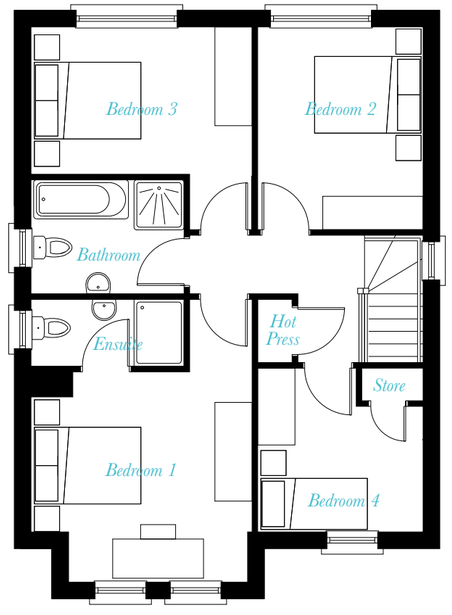
First Floor

Bedroom 1	*16'8" x 12'10"*	*5.09 x 3.92m*
Ensuite	—	—
Bedroom 2	*12'10" x 11'10"*	*3.92 x 3.60m*
Bedroom 3	*11'10" x 9'9"*	*3.60 x 2.97m*
Bedroom 4	*9'9" x 9'5"*	*2.97 x 2.87m*
Bathroom	—	—
Store	—	—

Ground Floor



First Floor



The Strand — *4 Bedroom Detached Home* — ***1432 sq ft***

Site map colour reference:

Plots: ***145, 147, 150***

Dimensions represented from the longest point.

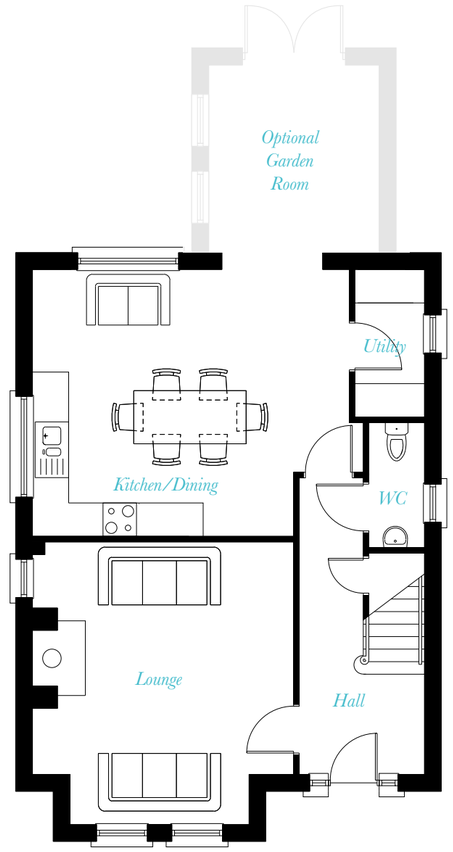
Ground Floor

Lounge	*16'7" x 15'3"*	*5.05 x 4.65m*
Kitchen/Dining	*18'6" x 15'7"*	*5.65 x 4.76m*
Utility	—	—
WC	—	—

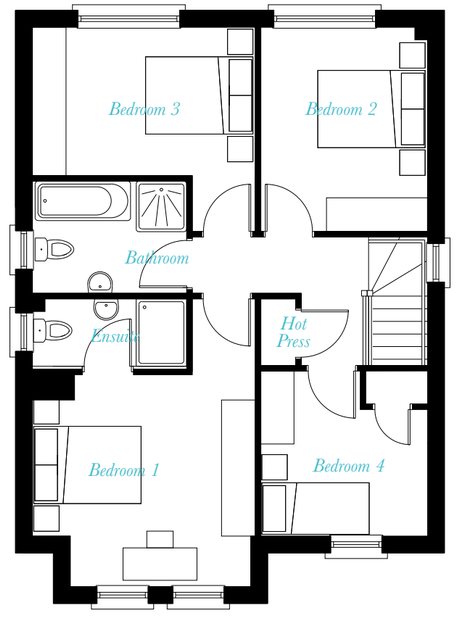
First Floor

Bedroom 1	*16'8" x 12'10"*	*5.09 x 3.92m*
Ensuite	—	—
Bedroom 2	*12'10" x 11'10"*	*3.92 x 3.60m*
Bedroom 3	*11'10" x 9'9"*	*3.6 x 2.97m*
Bedroom 4	*9'9" x 9'5"*	*2.97 x 2.87m*
Bathroom	—	—
Store	—	—

Ground Floor



First Floor



The Baufort — *4 Bedroom Detached Home* — ***1425 sq ft***

Site map colour reference:

Plots: ***119, 202***

Ground Floor

Lounge	*17'10" x 12'11"*	*5.43 x 3.93m*
Kitchen/Dining	*17'10" x 10'3"*	*5.43 x 3.12m*
Utility	—	—
WC	—	—

First Floor

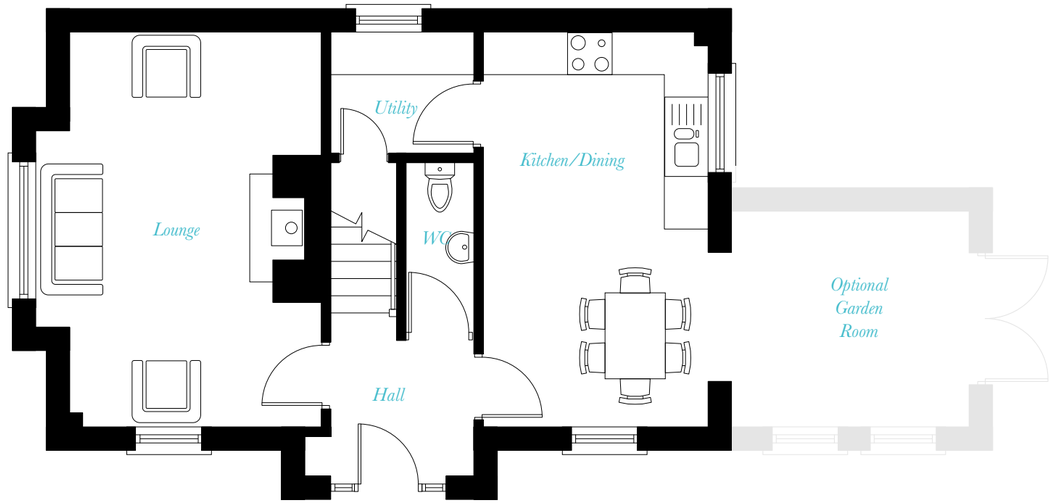
Bedroom 1	*12'1" x 11'4"*	*3.68 x 3.46m*
Dressing Area	*5'4" x 4'9"*	*1.63 x 1.46m*
Ensuite	—	—
Bedroom 2	*10'10" x 10'3"*	*3.30 x 3.12m*
Bathroom	—	—

Second Floor

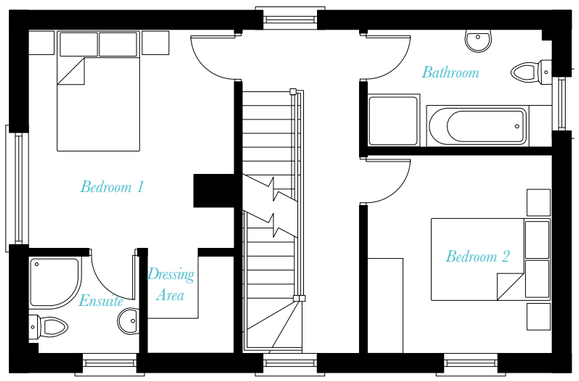
Bedroom 3	*12'10" x 11'4"*	*3.90 x 3.46m*
Bedroom 4	*10'3" x 7'8"*	*3.12 x 2.33m*
Shower Room	—	—

Dimensions represented from the longest point.

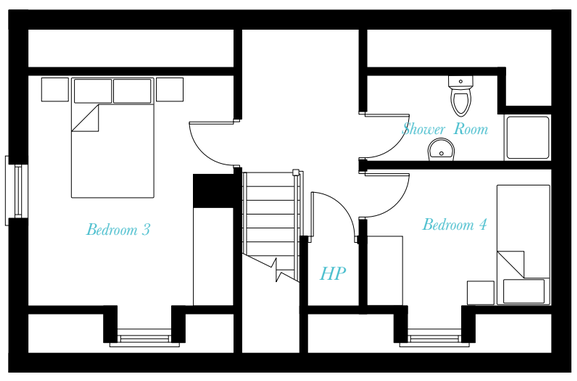
Ground Floor



First Floor



Second Floor



The Beach — *4 Bedroom Detached Home* — ***1365 sq ft***

Site map colour reference:

Plots: ***121***

Dimensions represented from the longest point.

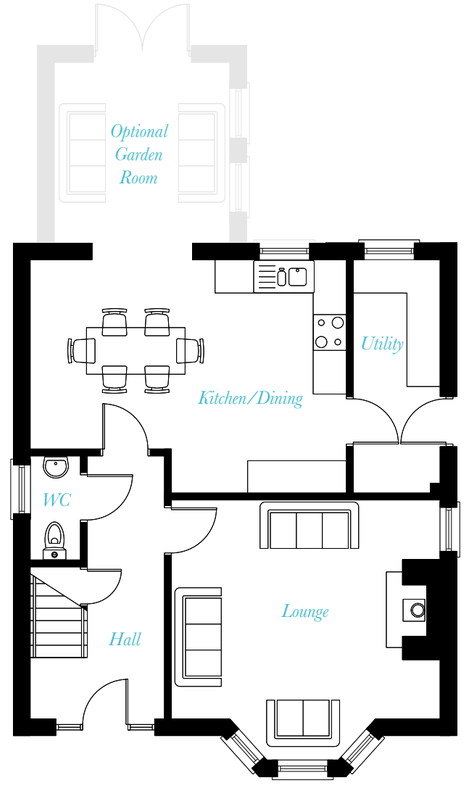
Ground Floor

Lounge	*16'1" x 15'7"*	*4.90 x 4.75m*
Kitchen/Dining	*18'10" x 13'11"*	*5.75 x 4.25m*
Utility	—	—
WC	—	—

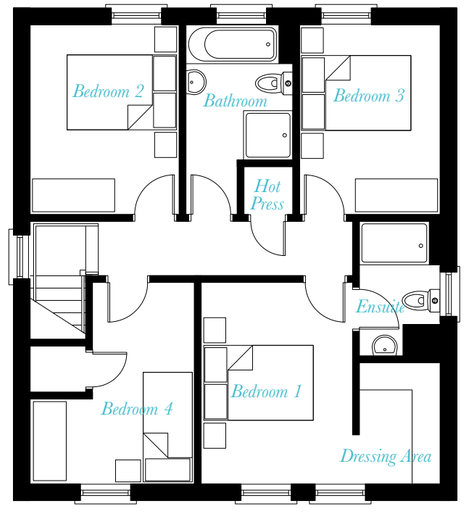
First Floor

Bedroom 1	*12'0" x 8'11"*	*3.66 x 2.72m*
Dressing Area	*7'3" x 4'10"*	*2.22 x 1.47m*
Ensuite	—	—
Bedroom 2	*11'4" x 8'4"*	*3.45 x 2.55m*
Bedroom 3	*11'4" x 8'11"*	*3.45 x 2.71m*
Bedroom 4	*12'0" x 9'10"*	*3.66 x 3.0m*
Bathroom	—	—
Store	—	—

Ground Floor



First Floor



The Anchorage — *3 Bedroom Detached Home* — ***1062 sq ft***

Site map colour reference:

Plots: ***117, 128***

Ground Floor

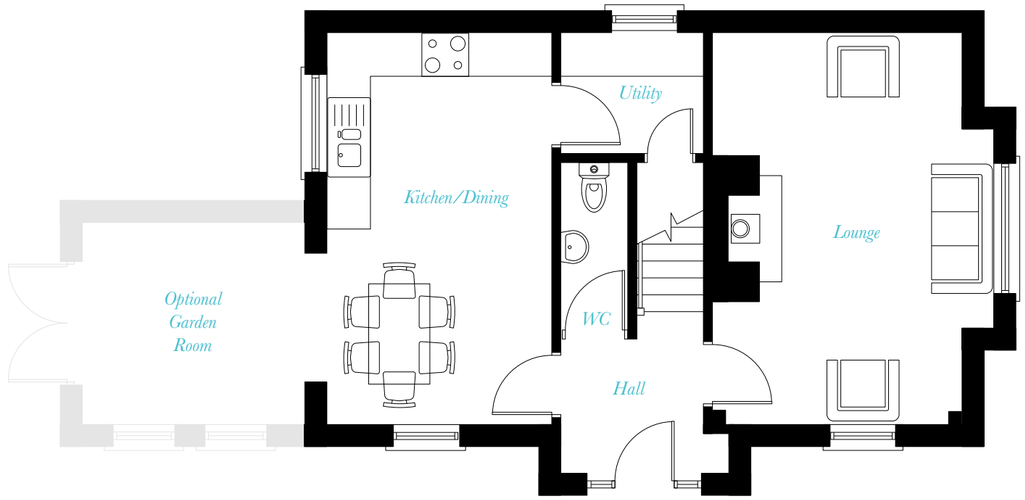
Lounge	*17'10" x 12'11"*	*5.43 x 3.93m*
Kitchen/Dining	*17'10" x 10'3"*	*5.43 x 3.12m*
Utility	—	—
WC	—	—

First Floor

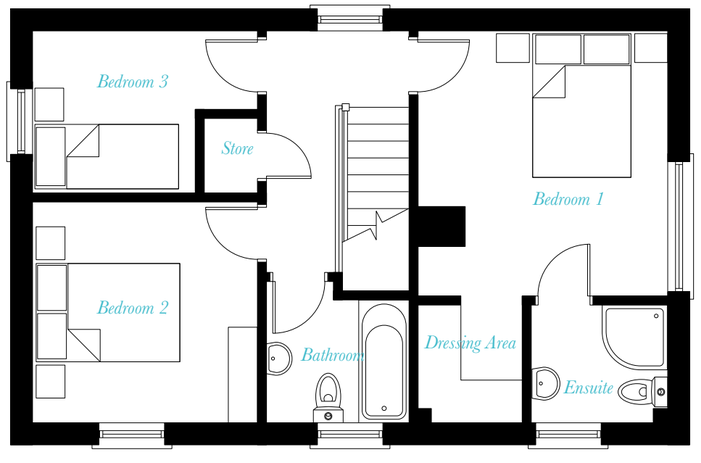
Bedroom 1	*12'1" x 11'4"*	*3.68 x 3.46m*
Dressing Area	*5'4" x 4'9"*	*1.63 x 1.46m*
Ensuite	—	—
Bedroom 2	*10'3" x 10'1"*	*3.12 x 3.07m*
Bedroom 3	*10'3" x 7'4"*	*3.12 x 2.24m*
Bathroom	—	—
Store	—	—

Dimensions represented from the longest point.

Ground Floor



First Floor



The Barque — *3 Bedroom Detached Home* — ***1044 sq ft***

Site map colour reference:

Plots: ***118, 118a***

Ground Floor

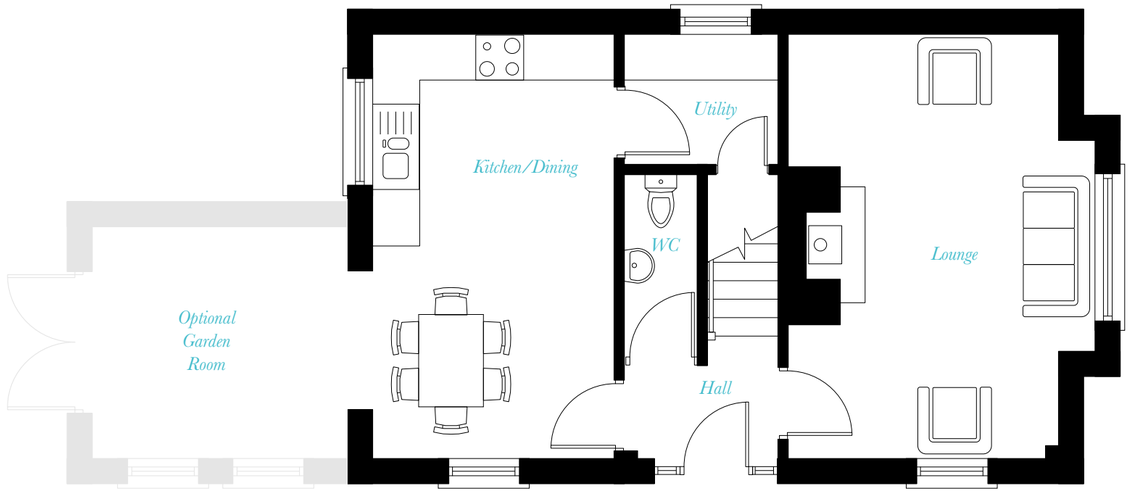
Lounge	*17'10" x 12'11"*	*5.43 x 3.93m*
Kitchen/Dining	*17'10" x 10'3"*	*5.43 x 3.12m*
Utility	—	—
WC	—	—

First Floor

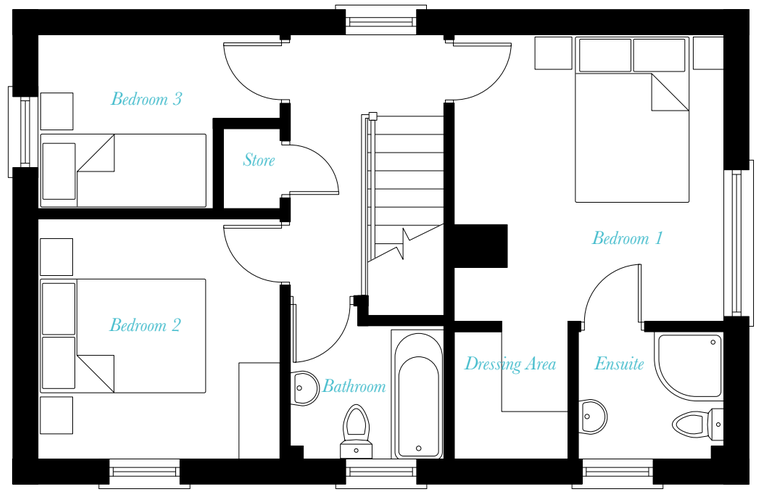
Bedroom 1	*12'1" x 11'4"*	*3.68 x 3.46m*
Dressing Area	*5'4" x 4'9"*	*1.63 x 1.46m*
Ensuite	—	—
Bedroom 2	*10'3" x 10'1"*	*3.12 x 3.07m*
Bedroom 3	*10'3" x 7'4"*	*3.12 x 2.24m*
Bathroom	—	—
Store	—	—

Dimensions represented from the longest point.

Ground Floor



First Floor



THE
SHORELANDS
at Hartley Hall, Greenisland

Semi-Detached Homes

The Pennant —*4 Bedroom Semi-Detached Home* —***1469 sq ft***

Site map colour reference:

Plots: ***142, 143, 148, 149***

Ground Floor

Lounge	*15'5" x 11'8'*	*4.69 x 3.56m*
Kitchen/Dining	*19'7" x 15'6"*	*5.96 x 4.72m*
Utility	—	—
WC	—	—

First Floor

Bedroom 2	*19'5" x 11'8"*	*5.93 x 3.56m*
Bedroom 3	*11'8" x 10'0"*	*3.56 x 3.04m*
Bedroom 4	*10'0" x 7'7"*	*3.04 x 2.30m*
Bathroom	—	—

Second Floor

Bedroom 1	*18'4" x 15'9"*	*5.6 x 4.80m*
Ensuite	—	—
Store	—	—

Dimensions represented from the longest point.

Ground Floor *First Floor* *Second Floor*

The Coral — *4 Bedroom Semi-Detached Home* — ***1305 sq ft***

Site map colour reference:

Plots: ***180, 181, 182, 183***

Ground Floor

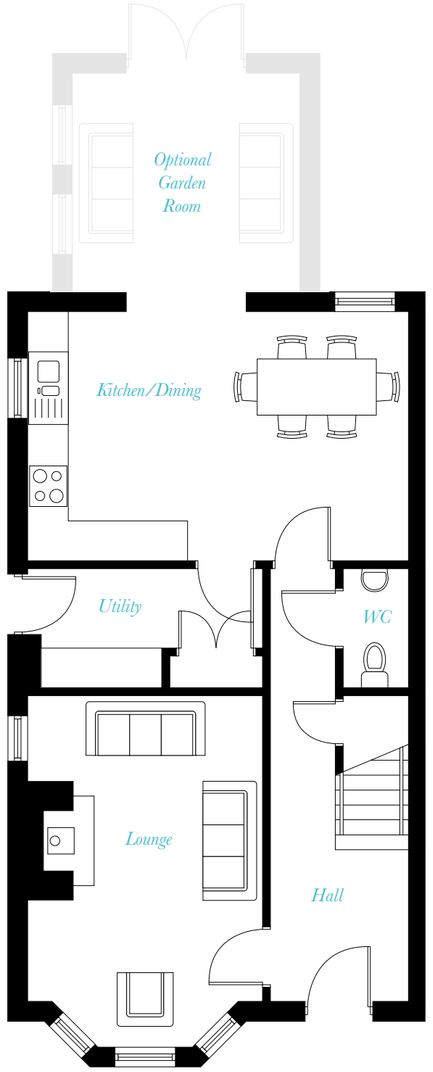
Lounge	*17'5" x 11'7'*	*5.30 x 3.53m*
Kitchen/Dining	*18'8" x 12'4"*	*5.70 x 3.75m*
Utility	—	—
WC	—	—

First Floor

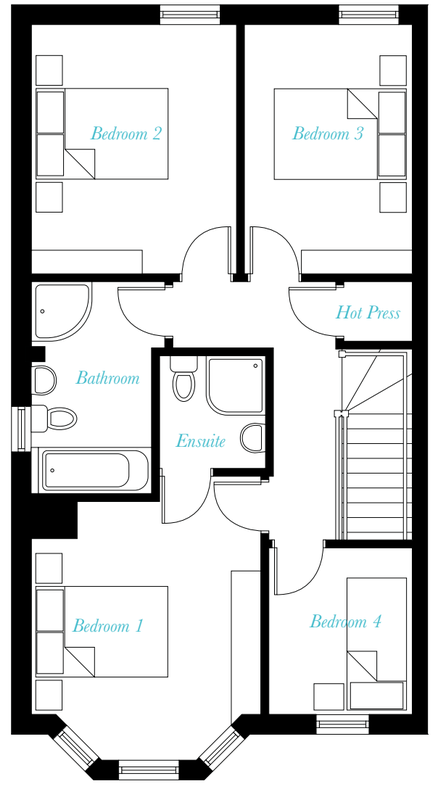
Bedroom 1	*13'11" x 11'4"*	*4.25 x 3.45m*
Ensuite	—	—
Bedroom 2	*12'4" x 10'1"*	*3.75 x 3.08m*
Bedroom 3	*12'4" x 8'2"*	*3.75 x 2.50m*
Bedroom 4	*8'2" x 7'0"*	*2.50 x 2.13m*
Bathroom	—	—
Store	—	—

Dimensions represented from the longest point.

Ground Floor



First Floor



The Regatta — *3 Bedroom Semi-Detached Home* — ***1196 sq ft***

Site map colour reference:

Plots: ***200, 201***

Ground Floor

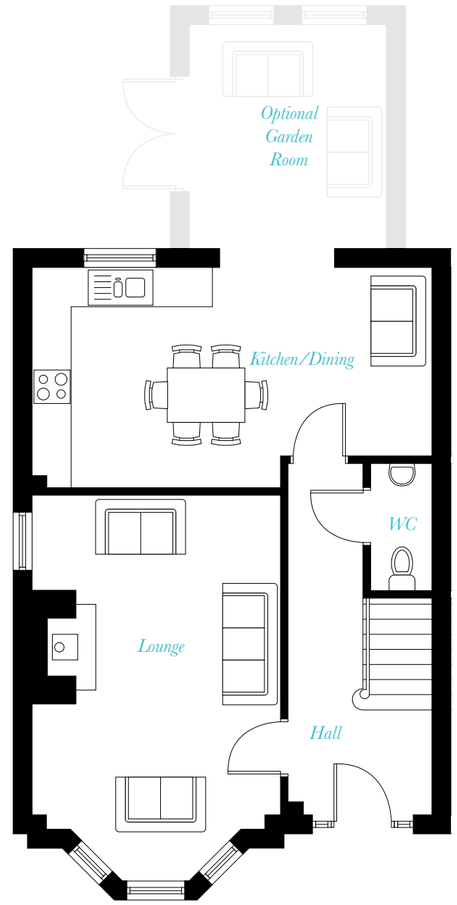
Lounge	*21'8" x 12'10'*	*6.61 x 3.90m*
Kitchen/Dining	*20'7" x 11'4"*	*6.27 x 3.45m*
WC	—	—

First Floor

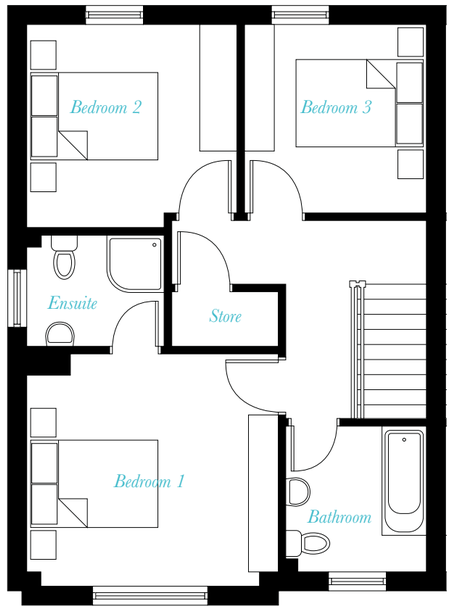
Bedroom 1	*13'0" x 11'11"*	*3.95 x 3.64m*
Ensuite	—	—
Bedroom 2	*10'10" x 10'5"*	*3.30 x 3.18m*
Bedroom 3	*9'8" x 9'4"*	*2.95 x 2.85m*
Bathroom	—	—
Store	—	—

Dimensions represented from the longest point.

Ground Floor



First Floor



The Cape — *3 Bedroom Semi-Detached Home* — ***1109 sq ft***

Site map colour reference:

Plots: ***140, 141***

Ground Floor

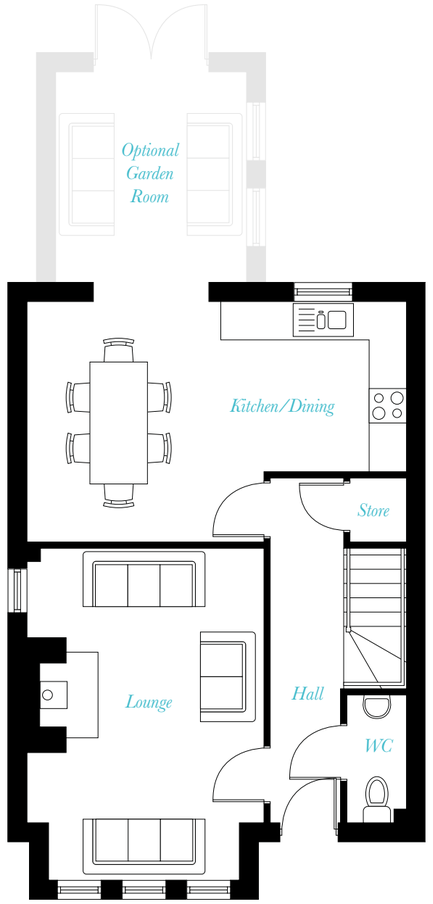
Lounge	*17'10" x 11'4"*	*5.43 x 3.46m*
Kitchen/Dining	*19'6" x 12'4"*	*5.95 x 3.76m*
WC	—	—
Store	—	—

First Floor

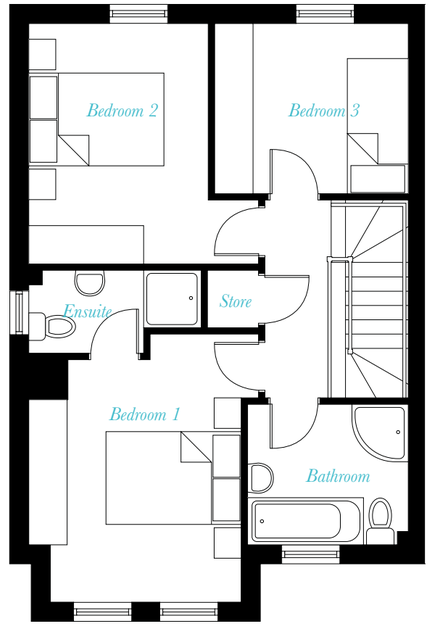
Bedroom 1	*13'9" x 10'10"*	*4.20 x 3.30m*
Ensuite	—	—
Bedroom 2	*12'4" x 11'10"*	*3.76 x 3.6m*
Bedroom 3	*9'11" x 8'9"*	*3.03 x 2.66m*
Bathroom	—	—
Store	—	—

Dimensions represented from the longest point.

Ground Floor



First Floor



The Pier — *3 Bedroom Semi-Detached Home* — 964 sq ft

Site map colour reference:

Plots: ***203, 203a, 204, 204a***

Ground Floor

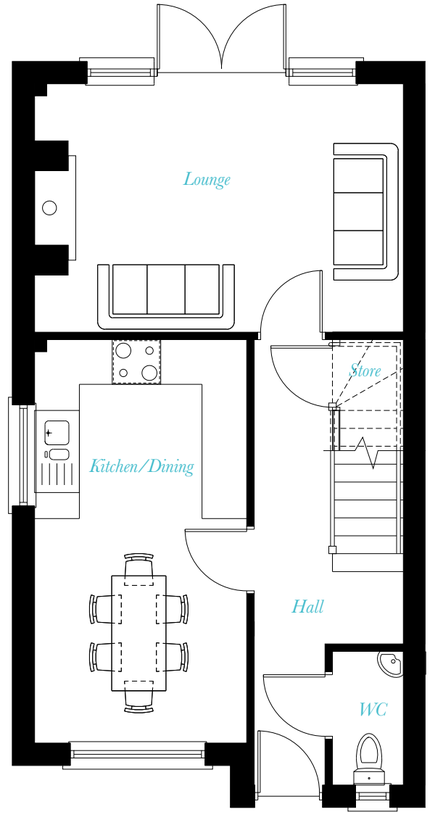
Lounge	*16'1" x 10'10"*	*4.91 x 3.31m*
Kitchen/Dining	*17'8" x 9'2"*	*5.38 x 2.80m*
WC	—	—

First Floor

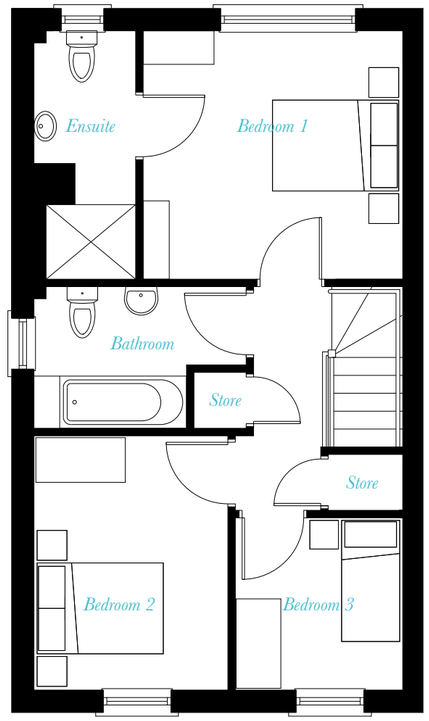
Bedroom 1	*10'11" x 10'10"*	*3.34 x 3.31m*
Ensuite	—	—
Bedroom 2	*11'0" x 9'0"*	*3.35 x 2.75m*
Bedroom 3	*7'5" x 7'3"*	*2.27 x 2.20m*
Bathroom	—	—
Store	—	—

Dimensions represented from the longest point.

Ground Floor



First Floor



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