Harberton Belfast 9
An exclusive new development of classical period style family homes.
Harberton BT9

Achieving a rare blend of timeless architectural elegance and ultra modern design, there is a feeling of space and grandeur throughout these magnificent homes.

Externally they are traditionally designed in keeping with their BT9 surroundings.

Internally the emphasis is on contemporary free flow family living with elegant light filled accommodation.

Features such as high ceilings, deep architraves and skirtings blend classical design with open plan state of the art kitchens.

The Developer

The developers, Hilmark Homes and Blue Horizon Developments have combined their extensive expertise and craftsmanship to offer an exceptional new collection of high quality homes. Their meticulous attention to detail and commitment to excellence is an integral part of the vision and design of this stunning development.

The Architect

DIMENSIONS, Chartered Project Architects were instrumental in the design of these fine residences where the requirement was for large reception areas for entertaining together with highly functional family accommodation essential for everyday living.

The Newberry

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The Newberry

PHASE 1
HARBERTON
GROUND FLOOR
Reception Hall
Cloakroom and separate wc
Drawing Room (into bay)  20’2” × 17’0”  6.14 × 5.17m
Formal Dining (max)  14’3” × 13’5”  4.34 × 4.07m
Kitchen Family Dine (max)  20’2” × 19’2”  6.14 × 5.85m
Utility Room  9’6” × 5’3”  2.90 × 1.59m
Pantry  5’7” × 5’1”  1.70 × 1.54m

FIRST FLOOR
Master Bedroom (max)  17’5” × 14’3”  5.30 × 4.34m
Dressing Room & Ensuite
Bedroom 2  14’1” × 12’0”  4.28 × 3.65m
Dressing Room & Ensuite
Bedroom 3  13’7” × 12’1”  4.13 × 3.69m
Bathroom  13’7” × 7’9”  4.13 × 2.35m
Study  10’11” × 7’4”  3.34 × 2.2m

SECOND FLOOR
Bedroom 4  23’6” × 14’3”  7.17 × 4.33m
Bedroom 5  14’3” × 14’1”  4.33 × 4.28m
Shower Room  12’7” × 7’10”  3.83 × 2.40m
Storage

The Newberry

Total Floor Area - 3347sqft
Sites 9 & 10

GROUND FLOOR
Reception Hall
Cloakroom and separate wc
Drawing Room (max)  20’2” × 17’0”  6.14 × 5.17m
Formal Dining (max)  14’3” × 13’5”  4.34 × 4.07m
Kitchen Family Dine (max)  20’2” × 19’2”  6.14 × 5.85m
Utility Room  9’6” × 5’3”  2.90 × 1.59m
Pantry  5’7” × 5’1”  1.70 × 1.54m

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Shower Room  12’7” × 7’10”  3.83 × 2.40m
Storage

The Newberry

Total Floor Area - 3347sqft
Sites 9 & 10
The Harberton

PHASE 1

GROUND FLOOR

Reception Hall
Cloakroom and separate wc
Drawing Room (into bay) 20'2" × 17'8" 6.14 × 5.39m
Formal Dining 15'2" × 10'10" 4.61 × 3.31m
Kitchen Dine 24'0" × 13'9" 7.31 × 4.20m
Garden Room 15'3" × 11'11" 4.64 × 3.62m
Utility Room 7'7" × 5'5" 2.30 × 1.65m
Pantry 5'11" × 5'5" 1.80 × 1.65m

FIRST FLOOR

Master Bedroom (max) 20'2" × 12'8" 6.14 × 3.86m
Ensuite
Bedroom 2 13'9" × 11'3" 4.20 × 3.44m
Bedroom 3 (max) 13'6" × 11'3" 4.10 × 3.42m
Bedroom 4 13'9" × 9'3" 4.20 × 2.82m
Bedroom 5 9'10" × 8'6" 3.00 × 2.60m
Bathroom (max) 13'11" × 8'0" 4.24 × 2.45m

Total Floor Area - 2511sqft

Sites: 1, 3, 5, 8, 12a, 14 & 15
The Carbury

**PHASE 1**

**HARBERTON GROUND FLOOR**
- Entrance Hall
- Cloakroom and separate wc
- Entrance Hall
- Drawing Room (into bay) 17’8” × 15’11” 5.39 × 4.85m
- Formal Dining 15’11” × 10’10” 4.85 × 3.31m
- Kitchen Dine 19’10” × 13’9” 6.05 × 4.20m
- Garden Room 15’3” × 11’11” 4.64 × 3.62m
- Utility Room 7’7” × 5’5” 2.30 × 1.65m
- Pantry 5’11” × 5’5” 1.80 × 1.65m

**FIRST FLOOR**
- Master Bedroom 15’4” × 15’3” 4.66 × 4.65m
- Ensuite
- Bedroom 2 13’5” × 11’8” 4.10 × 3.55m
- Bedroom 3 (max) 15’2” × 10’0” 4.61 × 3.04m
- Bedroom 4 (max) 13’9” × 11’10” 4.20 × 3.60m
- Bathroom 9’6” × 7’7” 2.90 × 2.30m

**Total Floor Area – 2211sqft**
The Beresford

**GROUND FLOOR**
- Entrance Hall
- Cloakroom and separate wc
- Drawing Room (into bay) 17’8” × 13’5” 5.39 × 4.07m
- Formal Dining 13’5” × 10’11” 4.07 × 3.31m
- Kitchen Dine 17’0” × 13’9” 5.20 × 4.20m
- Garden Room 13’9” × 11’6” 4.20 × 3.51m
- Utility Room 7’7” × 5’5” 2.30 × 1.65m
- Pantry 5’11” × 5’5” 1.80 × 1.65m

**FIRST FLOOR**
- Master Bedroom 17’0” × 12’2” 5.16 × 3.71m
- Ensuite
- Bedroom 2 13’5” × 10’2” 4.10 × 3.10m
- Bedroom 3 13’9” × 8’11” 4.20 × 7.72m
- Bedroom 4 10’5” × 10’1” 3.16 × 3.06m
- Bathroom 9’6” × 7’5” 2.40 × 2.25m

Total Floor Area - 1955sqft
Sites 6, 7, 11, 12, 17 & 18
The Netherton

**Ground Floor**
- Reception Hall
- Cloakroom and separate wc
- Drawing Room (max) 17’9” × 13’10” 5.41 × 4.21m
- Formal Dining 11’3” × 11’2” 3.44 × 3.40m
- Kitchen Family Dine 25’4” × 10’6” 7.71 × 3.20m
- Garden Room 15’3” × 11’11” 4.64 × 3.62m
- Utility Room 7’6” × 5’3” 2.29 × 1.60m

**First Floor**
- Master Bedroom 15’6” × 11’6” 4.7 × 3.5m
- Ensuite
- Bedroom 2 13’5” × 9’4” 4.10 × 2.84m
- Bedroom 3 13’5” × 10’6” 4.10 × 3.20m
- Bedroom 4 11’6” × 10’6” 3.51 × 3.20m
- Bathroom 9’6” × 7’9” 2.90 × 2.35m

**Total Floor Area - 1922sqft**

**Sites** 2 & 4
Specification

Kitchen
- Choose your luxury Kitchen finishes from our bespoke Harberton range at Alwood, Lurgan
- You will be invited to book a personal appointment with the award winning designer Janice Sutherland
- Corian or quartz worktop and hand-painted doors
- We have tailored the layout design to optimise the unit and worktop space in each Kitchen
- Integrated Bosch appliances include gas hob, electric oven and combination microwave with warming drawer, fridge, freezer and dishwasher
- Quooker Fusion boiling water tap
- Solid beech cutlery drawer inserts and plate peg boards
- Separate shelved Pantry to selected house types
- Low voltage down lights
- Bluetooth speaker audio system

Utility Room
- High-quality units with choice of door finishes, worktops and handles
- Free standing washing machine and tumble dryer

Sanitary Ware
- Vitra sanitary ware with quality chrome fittings to Bathrooms, Ensuites and WCs
- Wall Hung WC with Geberit concealed cistern
- Low profile Acquabella slate shower trays with contemporary Kudos glass panels and doors to Bathrooms and Ensuites
- Heated anti-steam illuminated wall mirror to Bathrooms and Ensuites
- Low voltage down lights

Flooring
- Premium carpet and underlay in Drawing Room, Formal Dining, Bedrooms, stairs and landing
- Tiled floor to Entrance / Reception, Hall, Kitchen, Dine, Garden Room, Utility, Cloakroom and WC
- Italian floor and wall tiling to Bathroom and Ensuite
Specification

Heating
- Gas fired central heating
- Energy efficient boiler
- Underfloor heating to Bathroom and Ensuite
- Underfloor heating throughout ground floor
- High output radiators on first floor
- Heated chrome towel rails to Bathroom, Ensuite and WC

Internal finishes
- Large feature roof light to selected Garden Rooms
- Painted internal walls in one colour throughout and white ceilings
- Traditional panel internal doors with quality ironmongery
- Deep moulded skirting boards and architraves
- Comprehensive range of electrical sockets, switches and telephone points including 5 amp sockets to Drawing Room
- Security alarm
- Mona tiles and carbon monoxide detectors
- 9 ft high ceilings to ground and first floor
- Feature cornicing to Entrance/Reception Hall, Drawing Room and Formal Dining Room
- PC Allowance towards fireplace and surround

External finishes
- Traditional cavity wall construction with clay brick and smooth / roughcast render finish
- Traditional finish tiled roof
- uPVC double glazed windows with gunmetal grey finish
- Painted front and rear doors
- Bitmac driveway with cobbled edging
- Turfed gardens to front and rear
- Wall detailing, planting and hedging to Harberton Park frontage
- Flagged patio areas and paths
- External power supply to front and rear
- Front and rear external lighting
- Front and rear outside water supply
- Decorative chimney stacks and pots

These images are merely indicative of the style of finish that can be achieved at Harberton and are for illustrative purposes only.
Much thought has gone into designing the garden rooms with feature floor to ceiling windows and sliding doors integrating indoor living with the outdoors.
Located in the heart of BT9, Harberton is only a few minutes walk from Lisburn Road’s bustling hub with local amenities, award winning restaurants, friendly coffee shops, elegant boutiques, inspiring interior emporia and quality delicatessens. The wide choice of superb schools, public transport links, golf courses, parks and excellent range of activities for all ages make it the perfect location for family living.

A Perfect Location

A few minutes away...

- Balmoral Golf Club: 1 minute
- Balmoral Rail Halt: 1 minute
- Lisburn Road: 2 minutes
- M1 Motorway: 2 minutes
- Marks and Spencer: 3 minutes
- Lady Dixon Park: 5 minutes
- Stranmillis Village: 5 minutes
- Queens University: 7 minutes
- Belfast City Centre: 10 minutes

- Sport and Recreation
- Education
- Walks/Parks
- Public Transport
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The development name is purely for marketing purposes and is not a guarantee that the local council will adopt it in the street naming.