

YOUR HOME AWAITS

SAMPLE HOUSETYPES



HOUSE TYPES AND PLANS

Rosstown Court is a development of the highest quality finish and includes the following specification:

FIREPLACES

A range of high quality fireplaces are available from the nominated suppliers.

PAINTWORK

There is extensive use of modern minimum maintenance uPVC surfaces externally. Any remaining external woodwork is primed, undercoated and painted. Internal moulded skirting and architrave will be varnished or painted to choice. Walls will be finished in barley cream with ceilings and doors finished in white.

DOORS

White four panel internal doors are standard throughout.

INTERIOR LIGHTING

Low voltage spot lamps are provided to bathrooms, en-suites and kitchen/dining rooms.

CENTRAL HEATING

Natural Gas central heating will be standard in all homes.

ENERGY EFFICIENCY

All homes benefit from high insulation levels and an SAP rating circa 30% higher than statutory requirements and an energy efficiency rating of over 50% better than the average Northern Ireland home.

EXTERIOR FINISH

Rustic facing brick with a very high standard of authentic detailing. Remaining period style homes will be finished render colored in a country Georgian hue. Many of the homes will enjoy the charm and benefits of a Period style walled garden. Additionally, wrought iron railings are provided to certain homes, giving security and elegant attention to detail.

GLAZING

Cream, foiled, uPVC double-glazed Period "sliding sash" style windows will be fitted to all homes.

KITCHEN

Choices of kitchens designed to the purchaser's specification are available from the nominated suppliers.

BATHROOM

The bathroom will be fitted with a suite to the purchaser's choice from a range available from the nominated suppliers.

DRIVEWAY

Driveways generally will be finished in tarmac with some areas coated in a decorative stone tarmac.

LANDSCAPING AND GARDENS

Front gardens will be turf lawns and planted beds with shrubs and trees. Rear gardens will be patio areas, sown in grass and selected shrubs.

COMMON LANDSCAPED AREAS

The ornamental gardens will be owned in common by The Management Company, of which each homeowner is to be a shareholder. Management charges are estimated to be £135 per year.

External finishes may vary from above.

www.rosstowncourt.co.uk





ROSSDOWAN COURT

HANSEL'S COTTAGE

SPACIOUS DETACHED COTTAGE ON A LARGE SITE WITH FEATURE ORANGERY



This delightful detached cottage is one of our new range of Fairy Tale Cottages, inspired by the village of Blaise Hamlet, near Bristol, a delightful "Picturesque" style entire village, designed by Architect John Nash of Regent Street and Buckingham Palace fame.

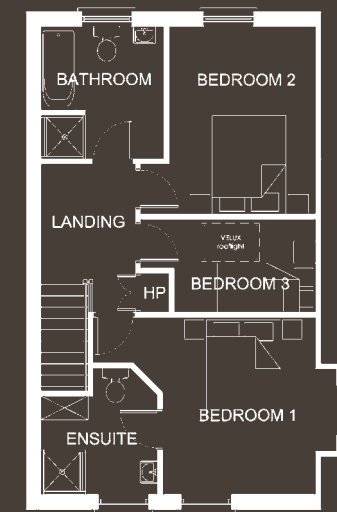
Buyers can incorporate some of the features seen here on request, such as the incredible chimney breasts and additional detailing. Each home may be further amended to suit individual needs, such as extended sunrooms and an orangerie and come in a variety of optional finishes, where a charming colored render is standard.

Each of these special cottages offers you an opportunity to enjoy an architectural adventure with WJ Law's award-winning team and create a truly unique and individual home.

Each of the 2 Hansel's Cottages enjoys a spacious walled garden.



GROUND FLOOR



FIRST FLOOR

ACCOMMODATION SCHEDULE

	GROSS FLOOR AREA approx	
	138 sq m	1,481 sq ft
GROUND FLOOR		
Kitchen/Dining	5.10m x 5.20m	16'7" x 17'1"
Lounge	4.40m x 5.00m	14'4" x 16'7" max
Orangerie	5.60m x 3.40m	18'4" x 11'2"
Utility	1.50m x 3.50m	4'9" x 11'5"
FIRST FLOOR		
Bedroom 1	4.90m x 3.60m	16'2" x 11'8" max + dormer
Bedroom 2	3.50m x 3.80m	11'5" x 12'5" max
Bedroom 3	3.50m x 1.90m	11'5" x 6'2" max
Bathroom	2.50m x 2.70m	8'2" x 8'6"
En-suite	2.30m x 2.60m	7'5" x 8'5" max

The overall sunlounge size may vary depending on location.



ROSSDOWAN COURT

CINDERELLA'S COTTAGE B

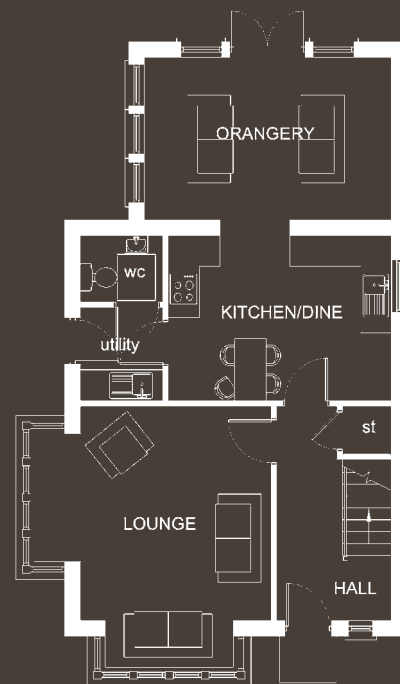
CHARMING 3 BEDROOM HOME WITH FEATURE ORANGERY



This delightful detached three bedroom cottage is one of our new range of Fairy Tale Cottages, inspired by the village of Blaise Hamlet, near Bristol, a delightful "Picturesque" style entire village, designed by Architect John Nash of Regent Street and Buckingham Palace fame.

Buyers can incorporate some of the features seen here on request, such as the incredible chimney breasts and additional detailing. Each home may be further amended to suit individual needs, such as extended sunrooms and an orangery and come in a variety of optional finishes, where a charming colored render is standard.

The Cinderella's Cottage benefits from the enclosed walled garden.



GROUND FLOOR

ACCOMMODATION SCHEDULE

GROSS FLOOR AREA approx
109 sq m 1,168 sq ft

GROUND FLOOR

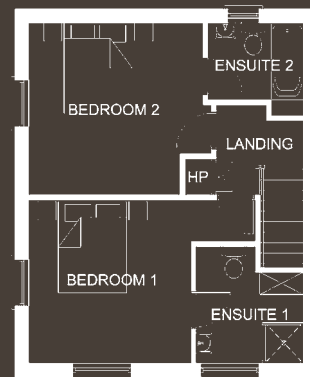
Kitchen/Dining	4.30m x 3.20m	14'1" x 10'5"
Lounge + Bays	4.60m x 5.10m	15'0" x 16'7" max
Orangery	4.80m x 3.20m	15'7" x 10'5"
Utility	1.60m x 1.80m	5'2" x 5'11"

FIRST FLOOR - 2 BED OPTION

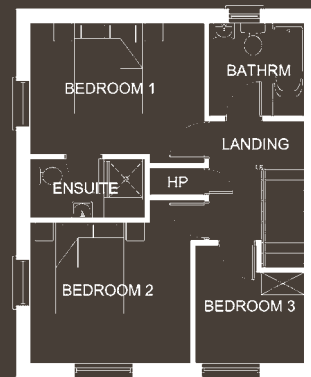
Bedroom 1	4.90m x 3.60m	16'3" x 11'8" max
Bedroom 2	3.80m x 4.00m	12'5" x 13'1" max
En-suite 1	2.30m x 2.60m	7'5" x 8'5" max
En-suite 2	2.10m x 2.10m	6'9" x 6'9" max

FIRST FLOOR - 3 BED OPTION

Bedroom 1	3.80m x 3.10m	12'5" x 10'1" max
Bedroom 2	3.80m x 3.60m	12'6" x 11'9" max
Bedroom 3	2.40m x 2.60m	7'8" x 8'5" max
Bathroom	2.10m x 2.00m	6'9" x 6'6"
En-suite	2.50m x 1.30m	8'2" x 4'3"



FIRST FLOOR - 2 BED OPTION



FIRST FLOOR - 3 BED OPTION



ROSSDOWAN COURT

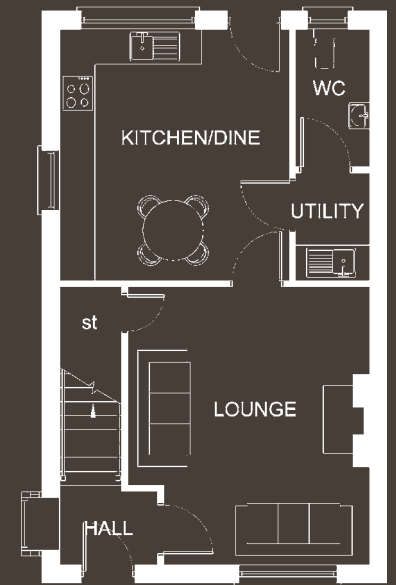
RAPUNZEL'S COTTAGE

CAPTIVATING 3-BEDROOM COTTAGE-STYLE HOME



This charming detached three bedroom cottage is one of our new range of Fairy Tale Cottages, inspired by the village of Blaise Hamlet, near Bristol, a delightful "Picturesque" style entire village, designed by Architect John Nash of Regent Street and Buckingham Palace fame.

Buyers can incorporate some of the features seen here on request, such as the incredible chimney breasts and additional detailing. Each home may be further amended to suit individual needs, such as extended sunrooms and an orangery and come in a variety of optional finishes, where a charming colored render is standard.



GROUND FLOOR

ACCOMMODATION SCHEDULE

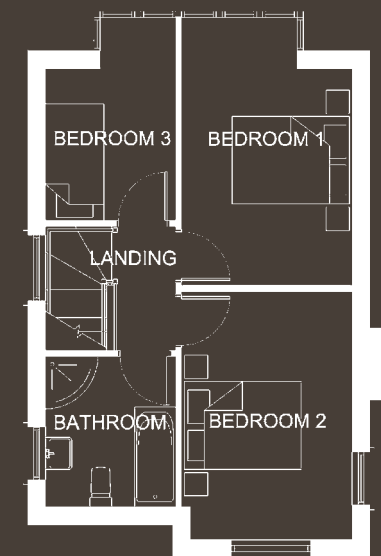
GROSS FLOOR AREA approx
87 sq m 939 sq ft

GROUND FLOOR

Lounge	4.09m x 4.71m	13'4" x 15'5" max
Kitchen/Dining	3.89m x 4.26m	12'8" x 13'11"
Utility	1.25m x 1.83m	4'1" x 6'0"
WC	1.25m x 2.33m	4'1" x 7'8"

FIRST FLOOR

Bedroom 1	2.91m x 4.59m	9'6" x 15'0" max
Bedroom 2	2.91m x 4.24m	9'6" x 13'10"
Bedroom 3	2.22m x 3.47m	7'3" x 11'4" max
Bathroom	2.22m x 2.57m	7'3" x 8'5"



FIRST FLOOR



ROSSDOWAN COURT

ESTATE COTTAGE A

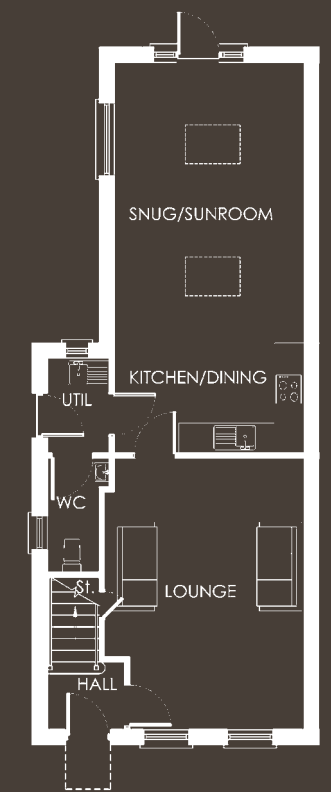
DELIGHTFUL 3 STOREY SEMI-DETACHED HOME WITH EXTENDED SUNROOM



The Estate Cottages feature a well-proportioned three bedroom layout with a penthouse style bedroom and private en-suite occupying the top floor. The mid-floor provides two generous bedrooms and a family bathroom.

Depending on the specific site, the ground floor features a spacious lounge and either an extended sunroom or standard sunroom to the rear of the property leading into the rear garden plus, a spacious front lounge.

A downstairs WC and utility room are accessed from the kitchen.



GROUND FLOOR

ACCOMMODATION SCHEDULE

	GROSS FLOOR AREA approx	
	124 sq m	1,338 sq ft
GROUND FLOOR		
Kitchen/Dining	3.80m x 2.20m	12'4" x 7'3"
Lounge	5.40m x 4.00m	17'11" x 13'2" max
Snug/Sunroom	5.90m x 3.80m	19'4" x 12'4"
WC	1.25m x 2.50m	4'1" x 8'2" max
Utility	1.20m x 1.90m	3'11" x 6'3"
FIRST FLOOR		
Bedroom 2	3.30m x 2.90m	10'10" x 9'9"
Bedroom 3	4.00m x 2.90m	13'4" x 9'8"
Bathroom	2.10m x 2.90m	6'9" x 9'5"
SECOND FLOOR		
Master Bedroom	6.40m x 4.00m	20'1" x 13'2" max + dormer
En-suite	2.40m x 2.00m	7'10" x 6'6" max



FIRST FLOOR



SECOND FLOOR

The overall sunlounge size may vary depending on location.



ROSSDOWAN COURT

ESTATE COTTAGE C

EXCEPTIONAL 3 STOREY TERRACED HOME WITH SUNROOM



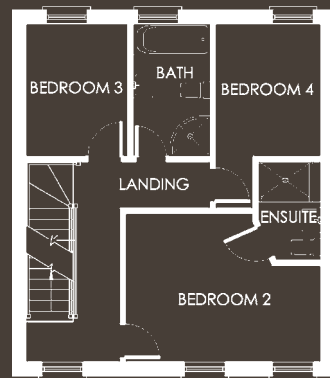
The Estate Cottages feature a well-proportioned three bedroom layout with a penthouse style bedroom and private en-suite occupying the top floor. The mid-floor provides two generous bedrooms and a family bathroom.

Depending on the specific site, the ground floor features a spacious lounge and either an extended sunroom or standard sunroom to the rear of the property leading into the rear garden plus, a spacious front lounge.

A downstairs WC and utility room are accessed from the kitchen.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

ACCOMMODATION SCHEDULE

GROSS FLOOR AREA approx
137 sq m 1,478 sq ft

GROUND FLOOR

Lounge	5.40m x 4.00m	17'7" x 13'2" max
Kitchen/Dining	3.60m x 2.20m	11'11" x 7'2"
Snug/Sunroom	4.60m x 3.60m	15'1" x 11'1"
WC	1.25m x 2.50m	4'1" x 8'2" max
Utility	1.20m x 1.90m	3'11" x 6'3" max

FIRST FLOOR

Bedroom 2	4.30m x 3.30m	14'12" x 10'83"
En-suite	2.60m x 1.05m	8'5" x 3'0" max
Bedroom 3	2.50m x 2.90m	8'2" x 9'5"
Bedroom 4	2.60m x 2.90m	8'8" x 9'5" max
Bathroom	2.90m x 1.70m	9'5" x 5'6"

SECOND FLOOR

Master Bedroom	5.40m x 6.50m	17'9" x 21'4" max
En-suite	2.80m x 1.90m	9'4" x 6'3" max



ROSSDOWAN COURT

ESTATE COTTAGE D

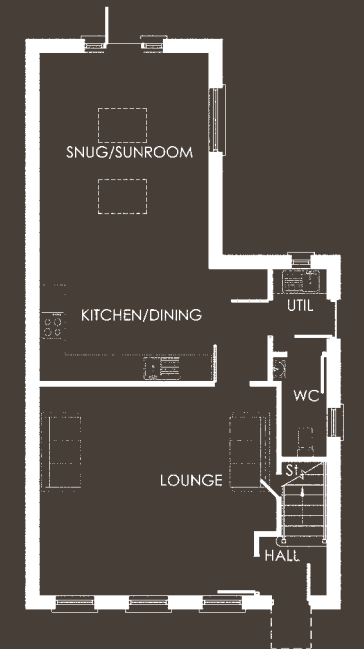
WELL PROPORTIONED 3-STOREY DETACHED HOME WITH SUNROOM



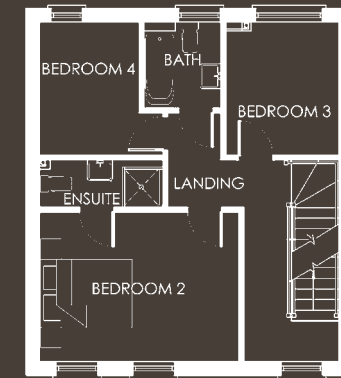
The Estate Cottages feature a well-proportioned three bedroom layout with a penthouse style bedroom and private en-suite occupying the top floor. The mid-floor provides two generous bedrooms and a family bathroom.

Depending on the specific site, the ground floor features a spacious lounge and either an extended sunroom or standard sunroom to the rear of the property leading into the rear garden plus, a spacious front lounge.

A downstairs WC and utility room are accessed from the kitchen.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

ACCOMMODATION SCHEDULE

GROSS FLOOR AREA approx
149 sq m 1,602 sq ft

GROUND FLOOR

Lounge	4.80m x 5.41m	15'8" x 17'7" max
Kitchen/Dining	5.21m x 2.59m	16'11" x 8'6"
Snug/Sunroom	4.95m x 3.89m	16'24" x 12'7"
Utility	1.90m x 1.20m	6'3" x 4'1"

FIRST FLOOR

Bedroom 2	4.30m x 3.30m	14'4" x 10'10"
En-suite	2.70m x 1.05m	8'8" x 3'5" max
Bedroom 3	2.90m x 2.50m	9'7" x 8'2"
Bedroom 4	2.90m x 2.10m	9'7" x 7'0" max
Bathroom	1.90m x 1.70m	6'2" x 5'6"

SECOND FLOOR

Master Bedroom	5.40m x 6.40m	17'9" x 21'0" max + dormer
En-suite	2.80m x 2.30m	9'4" x 7'6" max



ROSSDOWAN COURT

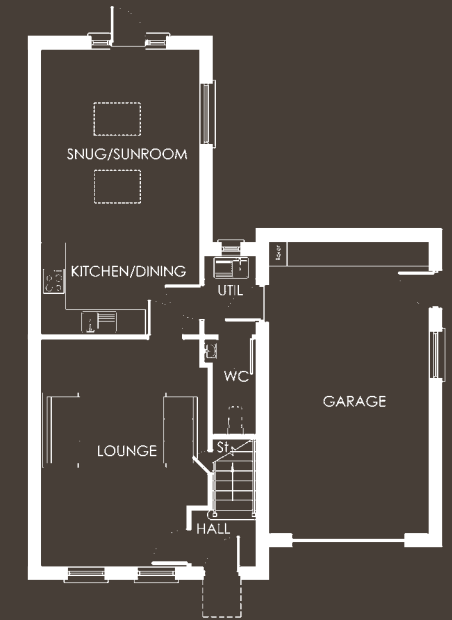
ESTATE COTTAGE A(G)

EXCEPTIONAL 3-STOREY HOME WITH
SUNROOM AND GARAGE



The Estate Cottages feature a well-proportioned three bedroom layout with a penthouse style bedroom and private en-suite occupying the top floor. The mid-floor provides two generous bedrooms and a family bathroom. Depending on the specific site, the ground floor features a spacious lounge and either an extended sunroom or standard sunroom to the rear of the property leading into the rear garden plus, a spacious front lounge. A downstairs WC and utility room are accessed from the kitchen.

The Estate Cottage A (G) house type also features an attached garage and the option to integrate accommodation on the first floor above the garage.



GROUND FLOOR

ACCOMMODATION SCHEDULE

	GROSS FLOOR AREA approx	
	150 sq m	1,610 sq ft
GROUND FLOOR		
Lounge	5.47m x 4.00m	17'10" x 13'1" max
Kitchen/Dining	3.80m x 2.20m	12'5" x 7'2"
Snug/Sunroom	4.60m x 3.80m	15'1" x 12'5"
WC	1.25m x 2.50m	4'1" x 8'2" max
Utility	1.20m x 1.90m	3'11" x 6'3" max
FIRST FLOOR		
Bedroom 2	4.30m x 2.90m	14'4" x 9'5"
Bedroom 3	2.90m x 4.00m	9'7" x 16'4"
Bathroom	2.10m x 2.80m	6'5" x 5'6"
SECOND FLOOR		
Master Bedroom	6.40m x 4.20m	20'1" x 13'8" max + dormer
En-suite	2.00m x 2.40m	6'5" x 7'10"



FIRST FLOOR



SECOND FLOOR

The overall sunlounge size may vary depending on location.



ROSSDOWAN COURT

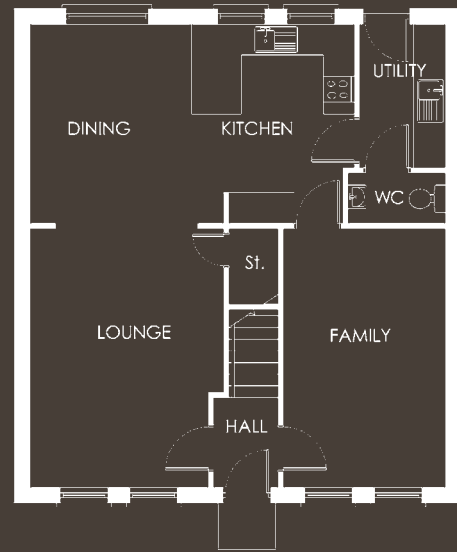
THE COACHHOUSE B

REMARKABLE 4-BEDROOM MEWS-STYLE TOWNHOUSE

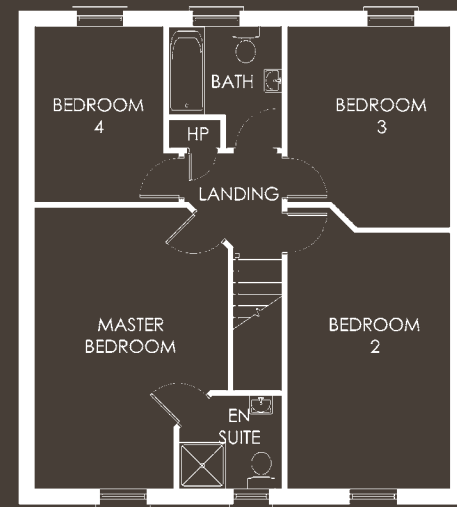


The Coachhouse B is a remarkably spacious mews-style townhouse with many individual characters both internally and externally. This layout features a fabulous open plan kitchen/living area which leads to the excellent lounge. In this version of the Coachhouse, the ground floor WC is entered via the utility room giving a highly balanced home with tremendous circulation.

On the first floor The Coachhouse B boasts four large bedrooms and a bathroom, with an en-suite shower room off the master bedroom.



GROUND FLOOR



FIRST FLOOR

ACCOMMODATION SCHEDULE

GROSS FLOOR AREA approx
141 sq m 1,523 sq ft

GROUND FLOOR

Lounge	5.70m x 5.00m	16'4" x 12'3" max
Dining/Kitchen	6.20m x 3.80m	20'6" x 12'7" max
Utility	2.70m x 1.60m	9'1" x 5'6"
Family	5.00m x 3.10m	16'4" x 10'4" max
WC	1.90m x 0.90m	6'3" x 3'2"

FIRST FLOOR

Bedroom 1	5.40m x 3.70m	17'9" x 12'3" max
En-suite	2.00m x 1.80m	6'6" x 5'11" max
Bedroom 2	5.40m x 3.10m	17'9" x 10'4" max
Bedroom 3	3.90m x 3.10m	12'9" x 10'4" max
Bedroom 4	3.40m x 2.50m	11'2" x 8'2" max
Bathroom	2.30m x 2.10m	7'9" x 7'2" max



ROSSDOWAN COURT

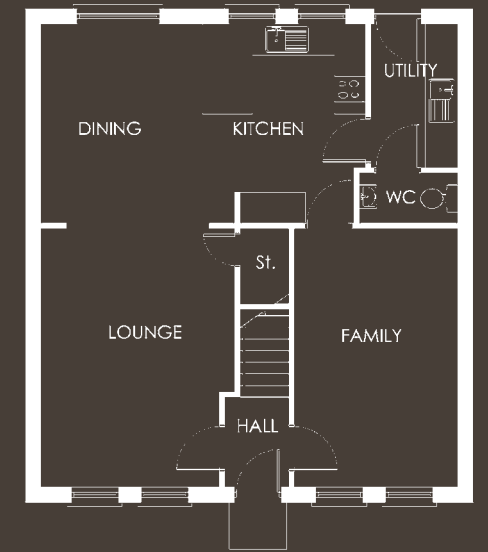
THE COACHHOUSE B (COTTAGE TYPE)

UNIQUE COTTAGE-STYLE 4-BEDROOM DETACHED HOME



The Coachhouse B is a remarkably spacious townhouse in a cottage style, with many individual characters both internally and externally. This version benefits from a charming cottage style elevation. The layout features a fabulous open plan kitchen/living area which leads to the excellent lounge. In this version of the Coachhouse, the ground floor WC is entered via the utility room giving a highly balanced home with tremendous circulation.

On the first floor The Coachhouse B boasts four large bedrooms and a bathroom, with an en-suite shower room off the master bedroom.



GROUND FLOOR



FIRST FLOOR

ACCOMMODATION SCHEDULE

UNIT A GROSS FLOOR AREA approx
141 sq m 1,523 sq ft

GROUND FLOOR

Lounge	5.70m x 5.00m	16'4" x 12'3" max
Dining/Kitchen	6.20m x 3.80m	20'6" x 12'7" max
Utility	2.70m x 1.60m	9'1" x 5'6"
Family	5.00m x 3.10m	16'4" x 10'4" max
WC	1.90m x 0.90m	6'3" x 3'2"

FIRST FLOOR

Bedroom 1	5.40m x 3.70m	17'9" x 12'3" max
En-suite	2.00m x 1.80m	6'6" x 5'11" max
Bedroom 2	5.40m x 3.10m	17'9" x 10'4" max
Bedroom 3	3.90m x 3.10m	12'9" x 10'4" max
Bedroom 4	3.40m x 2.50m	11'2" x 8'2" max
Bathroom	2.30m x 2.10m	7'9" x 7'2" max



ROSSDOWAN COURT

THE COACHHOUSE C

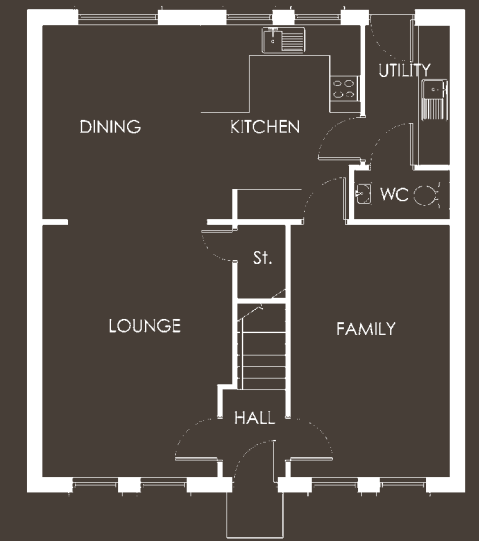
SPACIOUS 5-BEDROOM 3-STOREY HOME WITH PLAYROOM



This delightful mews-style townhouse offers excellent accommodation and many individual characters both internally and externally.

The Coachhouse C is a remarkably spacious 3-storey home, featuring a fabulous open plan kitchen/living area which leads to the excellent lounge.

The layout also provides for a second reception room, a utility room and downstairs WC. On the first floor The Coachhouse C boasts three large bedrooms and a bathroom, with an en-suite shower room off the master bedroom. The second floor provides a further two generous bedrooms, a bathroom and additional storage space.



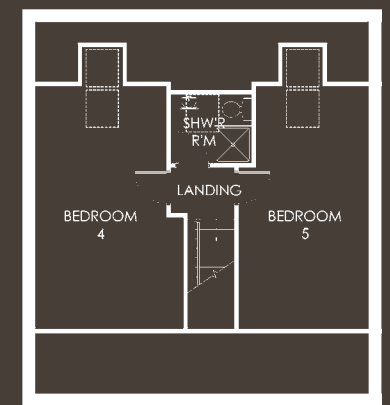
GROUND FLOOR

ACCOMMODATION SCHEDULE

	GROSS FLOOR AREA approx	
	186 sq m	2,007 sq ft
GROUND FLOOR		
Lounge	5.70m x 5.00m	16'4" x 12'3" max
Dining/Kitchen	6.20m x 3.80m	20'6" x 12'7" max
WC	1.90m x 0.90m	6'30" x 3'2"
Utility	2.70m x 1.60m	9'1" x 5'6"
Family	5.00m x 3.10m	16'4" x 10'4" max
FIRST FLOOR		
Bedroom 1	5.60m x 3.40m	18'5" x 11'2"
Bedroom 2	4.30m x 3.10m	14'5" x 10'3"
Bedroom 3	3.30m x 2.70m	10'11" x 8'11"
Bathroom	3.40m x 2.30m	11'2" x 7'6"
En-suite	2.70m x 2.00m	8'11" x 6'6"
SECOND FLOOR		
Bedroom 4	3.57m x 6.83m	11'8" x 22'5" max
Bedroom 5	3.14m x 6.83m	10'4" x 22'5" max
Bathroom	1.95m x 1.66m	6'5" x 5'5"



FIRST FLOOR



SECOND FLOOR



ROSSDOWAN COURT

THE RUSSETT COTTAGE

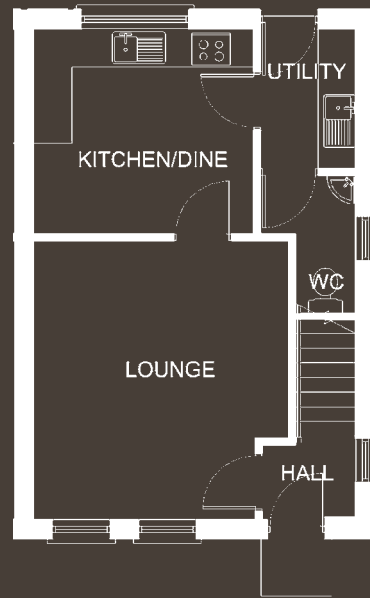
DELIGHTFUL COUNTRY GEORGIAN 3 BEDROOM
SEMI-DETACHED HOME



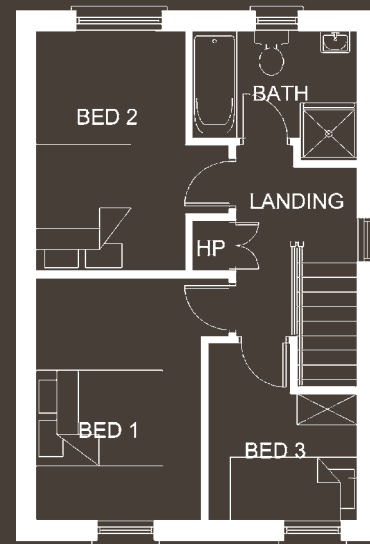
A unique home built in a country Georgian style, the Russett Cottage offers a perfect combination of timeless charm and generous, modern accommodation.

The layout features a well-proportioned lounge and kitchen/snug area on the ground floor and three bedrooms plus utility room and WC.

On the first floor there are 3 generous bedrooms and a bathroom.



GROUND FLOOR

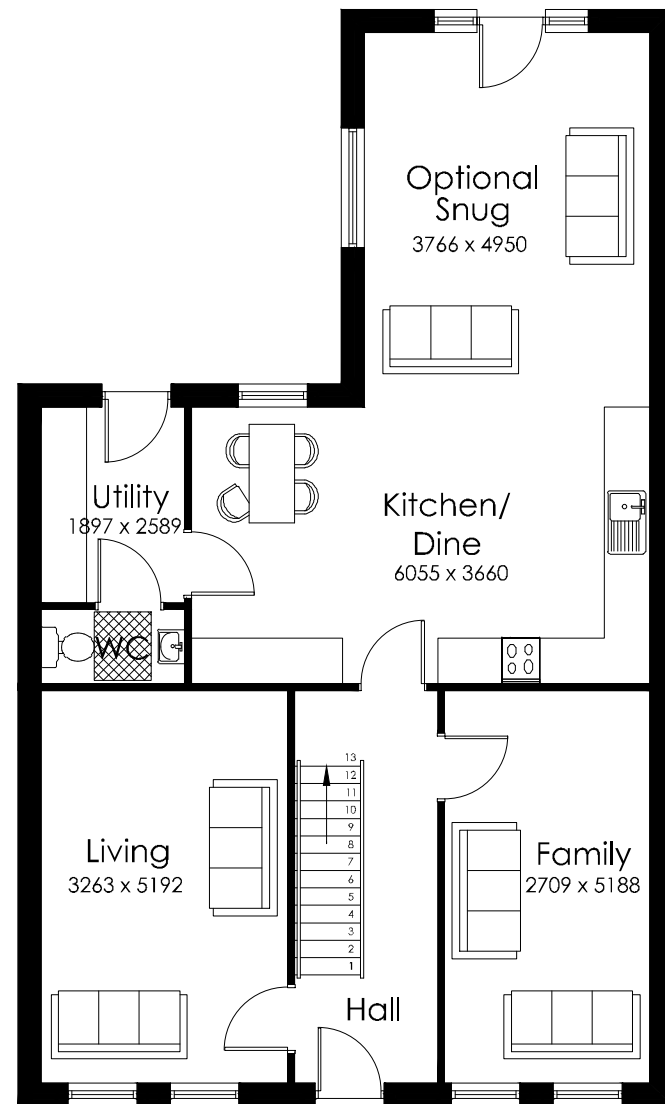


FIRST FLOOR

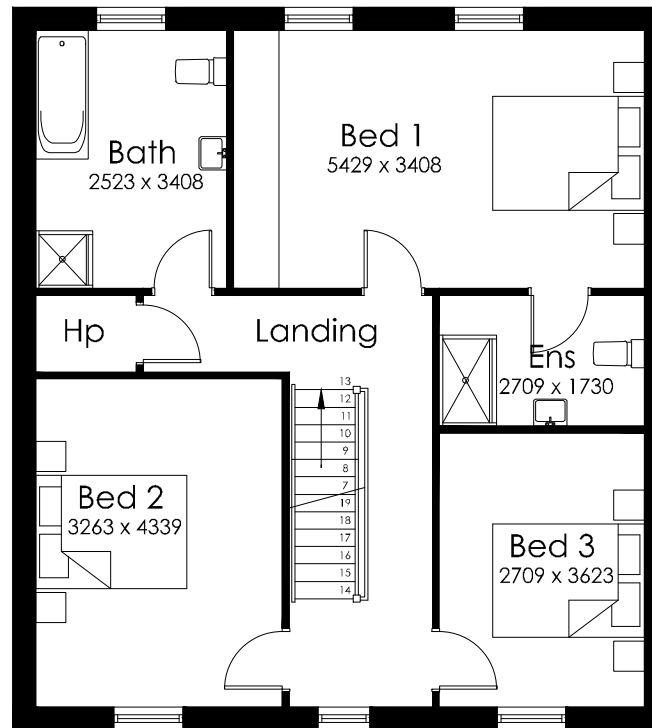
ACCOMMODATION SCHEDULE

UNIT A	GROSS FLOOR AREA approx	
	76 sq m	820 sq ft
GROUND FLOOR		
Lounge	4.39m x 4.01m	14'4" x 13'1" max
Kitchen/Dining	3.46m x 3.23m	11'4" x 10'7"
Utility	2.20m x 1.50m	7'2" x 4'11"
WC	2.20m x 1.50m	7'2" x 4'11" max
FIRST FLOOR		
Master Bedroom	3.83m x 3.00m	12'7" x 9'10" max
Bedroom 2	3.79m x 3.00m	12'5" x 9'10" max
Bedroom 3	2.80m x 2.35m	9'2" x 7'8" max
Bathroom	2.60m x 2.05m	8'6" x 6'8" max

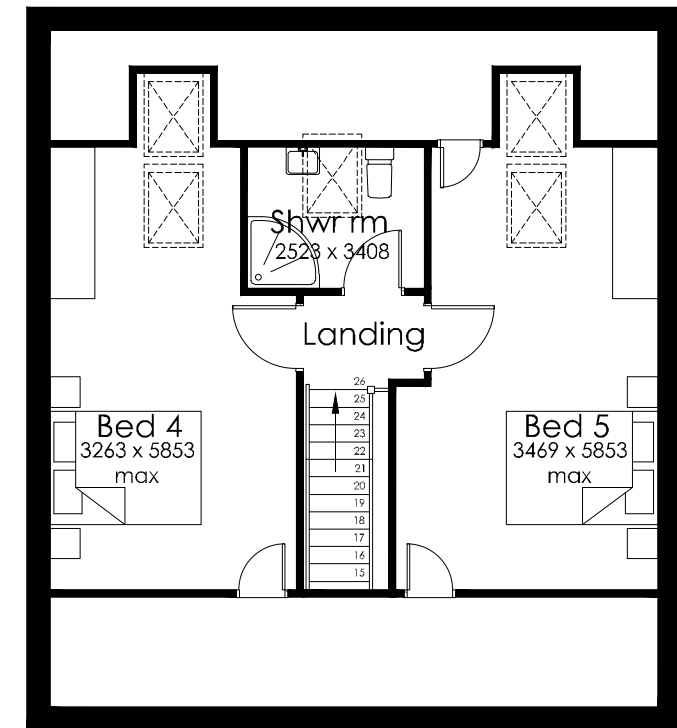
Coach House Ballantine Garden Village



Ground Floor Plan



First Floor Plan



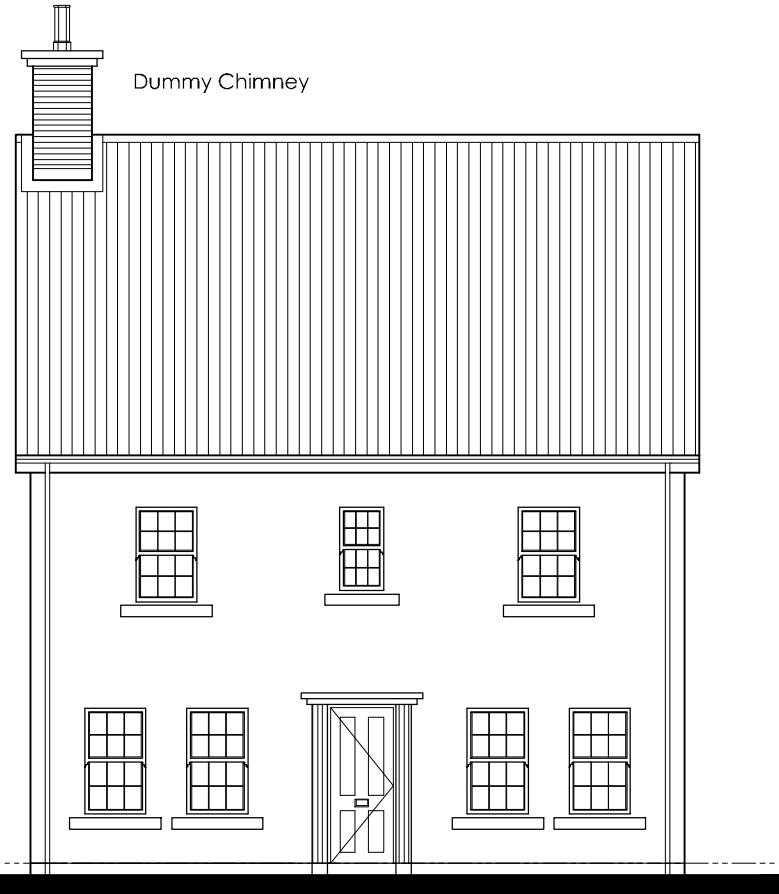
Second Floor Plan

2 Storey Version - 1748 ft² Approx
3 Storey Version - 2276 ft² Approx
(Gross Internal Area - Including stairs)

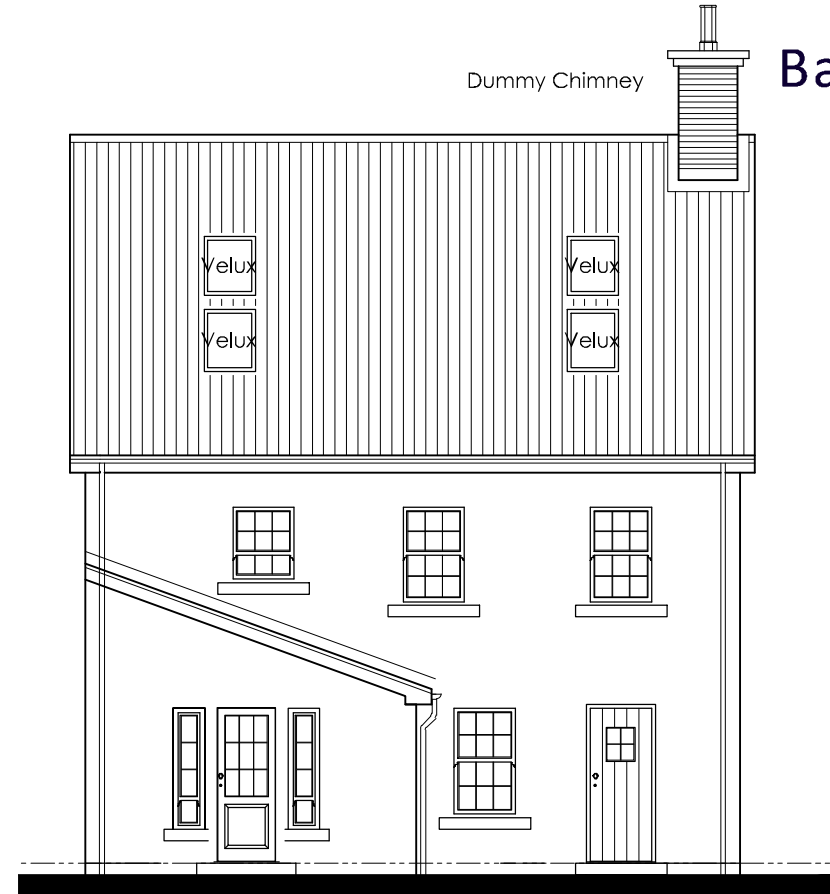
Coach House Detached

Ballantine Garden Village

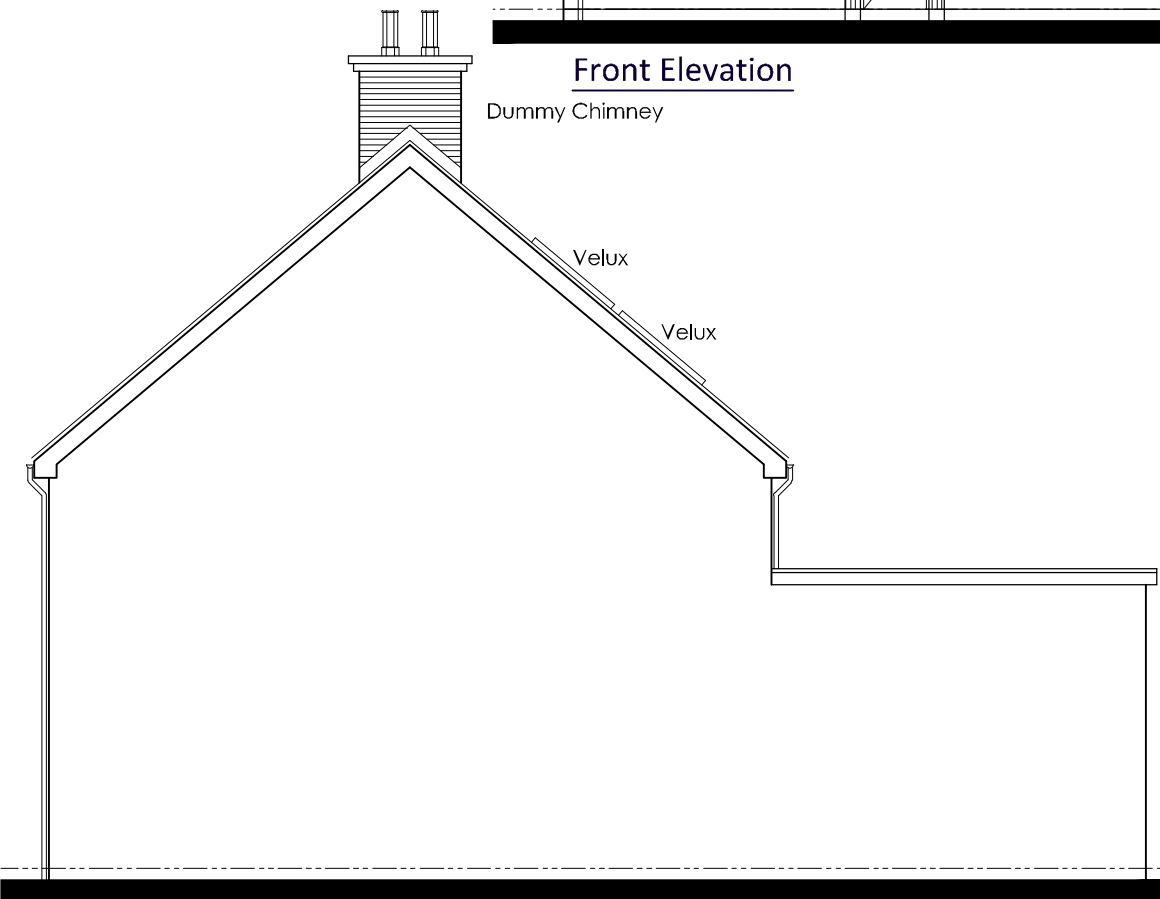
Coach House Ballantine Garden Village



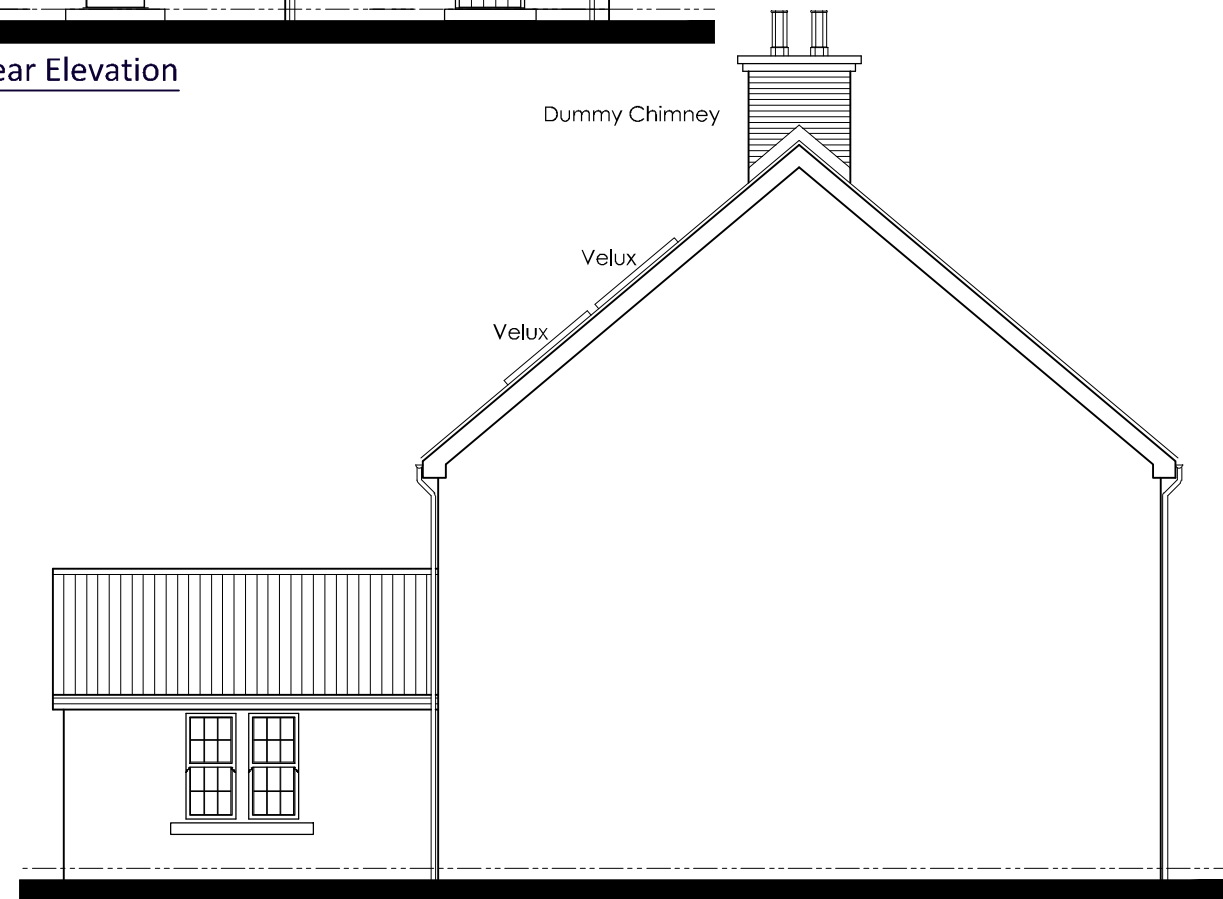
Front Elevation



Rear Elevation



Side Elevation



Side Elevation

Coach House Detached

2 Storey Version - 1748 ft² Approx
3 Storey Version - 2276 ft² Approx
(Gross Internal Area - Including stairs)