



EM
EARLSFORT MANOR

Old Kilmore Road, Moira

Inspired Homes for Modern Family Living

Refined country
living in a truly
exclusive location



Earlsfort Manor blends traditional
craftsmanship with modern luxury to
create beautiful homes that sit perfectly
in their picturesque surroundings

Moira is now a modern family destination town where people of all ages can

LIVE,
SHOP,
EAT...

...relax & enjoy



5



6



McCartney's
of Moira



2



3



4



WINE & BRINE

7

- 1 / McCartneys of Moira
- 2 / St John's Parish Church Moira
- 3 / Moira Library
- 4 / Hughes Craft Distillery
- 5 / The Fat Gherkin Cafe
- 6 / The Stillhouse Gastropub
- 7 / Wine & Brine
- 8 / Moira Demesne

EM

E A R L S F O R T M A N O R

Moira Living

Welcome to Earlsfort Manor - a superb development of detached and semi detached homes of timeless quality and luxury, blending elements of traditional heritage with contemporary design.

These stunning homes tastefully capture the essence of modern family living within easy reach of open countryside yet only a few minutes from the centre of Moira. The traditional character of the exteriors are carried through to the interiors - high ceilings, generous window heights and large formal rooms combine with modern, comfortable open plan living to create the perfect family homes.

The superb location offers unrivalled accessibility to a fantastic combination of amenities and activities. Local nursery, primary schools, shops, cafés, gastropubs and award winning restaurants are within a short walk, whilst an excellent range of secondary schools, supermarkets, sports and recreational facilities are also within easy reach.

Moira represents the very essence of refined country living



LOCATION MAP NOT TO SCALE



COLOUR CODED SITE LAYOUT - NOT TO SCALE ◀ = Indicates front entrance

THE SCHOOL RUN

- Moira Primary School..... 0.8 miles
- Rowandale Integrated PS..... 1.3 miles
- Maghaberry Primary School..... 3.1 miles
- Kings Park Primary School..... 4.4 miles
- Lurgan Junior High School..... 4.8 miles
- St Teresa's Primary School..... 5.1 miles
- St Ronans College..... 5.7 miles
- Lurgan College..... 5.9 miles

CLOSE AT HAND

- Moira Demesne..... 0.8 miles
- Town Centre..... 0.6 miles
- Moira Train Station..... 1.6 miles
- Edenmore Golf Club..... 3.6 miles
- Kinnego Marina..... 7.4 miles

FURTHER AFIELD

- Hillsborough..... 8 miles
- Lisburn City Centre..... 8 miles
- Banbridge..... 10 miles
- Belfast City Centre..... 17 miles
- International Airport..... 17 miles
- Armagh City Centre..... 22 miles

HOUSE TYPE KEY AND COLOUR CODE FOR SITE LAYOUT



THE AILESBUURY



THE BATESON



THE CLAREMONT



THE DERAMORE



THE ERGMONT



THE FERGUSON



THE GEORGE



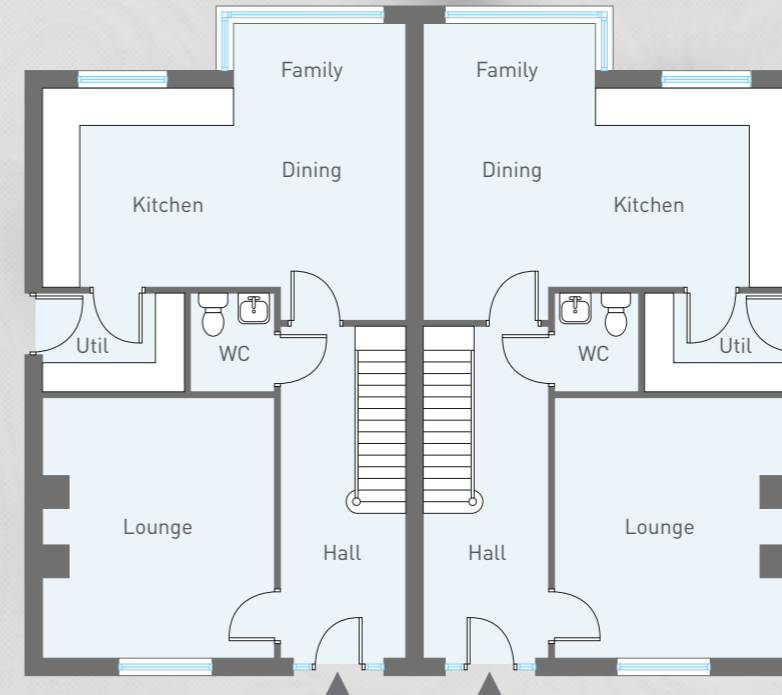
THE AILESBUURY

4 Bedroom Semi Detached Family Home

TOTAL FLOOR AREA 1340 sq ft

SITE NOs. 3 | 4 | 6 | 7 | 8 | 9 | 14 | 15 | 16 | 17 | 31 | 32

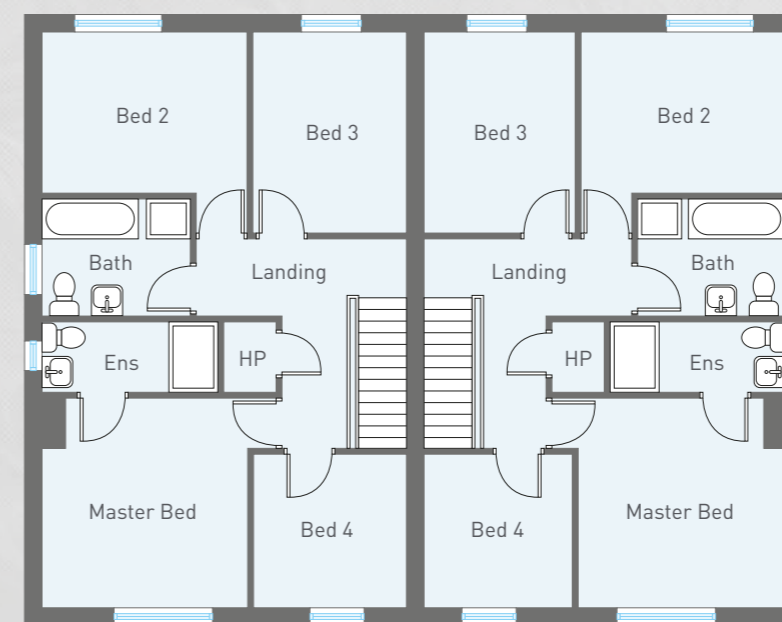
GROUND FLOOR



GROUND FLOOR

Reception Hall with WC	
Lounge	
ft 15'2" x 12'10"	m 4.60 x 3.90
Kitchen	
ft 11'2" x 10'6"	m 3.40 x 3.20
Dining Family	
ft 16'10" x 9'10"	m 5.10 x 3.00
Utility	
ft 7'10" x 5'7"	m 2.40 x 1.70

FIRST FLOOR



FIRST FLOOR

Master Bedroom (max)	
ft 11'10" x 11'2"	m 3.60 x 3.40
Ensuite	
ft 9'6" x 3'3"	m 2.90 x 1.00
Bedroom 2	
ft 11'2" x 8'10"	m 3.40 x 2.70
Bedroom 3	
ft 11'2" x 8'6"	m 3.40 x 2.60
Bedroom 4	
ft 8'7" x 8'7"	m 2.60 x 2.60
Bathroom	
ft 7'10" x 6'11"	m 2.40 x 2.10



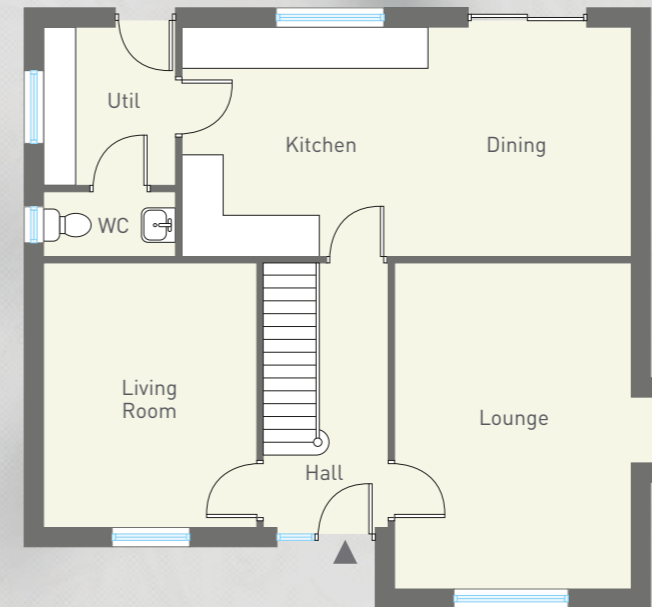
THE BATESON

4 Bedroom Detached Family Home

TOTAL FLOOR AREA 1598 sq ft

SITE NOS. 18 | 28

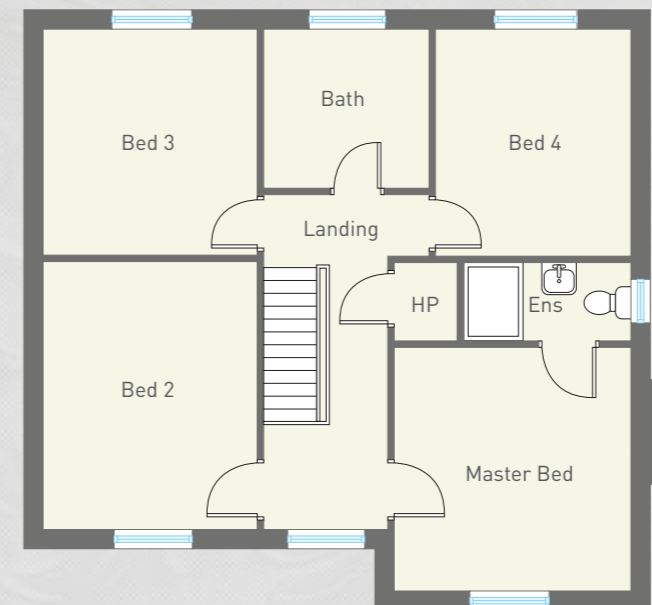
GROUND FLOOR



GROUND FLOOR

Reception Hall	
Lounge	
ft 16'6" x 11'10"	m 5.00 x 3.60
Living Room	
ft 13'6" x 10'10"	m 4.10 x 3.30
Kitchen Dining Family	
ft 23'0" x 11'10"	m 7.00 x 3.60
Utility	
ft 8'2" x 6'7"	m 2.50 x 2.00
WC	

FIRST FLOOR



FIRST FLOOR

Master Bedroom	
ft 12'2" x 11'10"	m 3.70 x 3.60
Ensuite	
ft 8'3" x 3'11"	m 2.60 x 1.20
Bedroom 2	
ft 13'6" x 10'10"	m 4.10 x 3.30
Bedroom 3	
ft 11'10" x 10'10"	m 3.60 x 3.30
Bedroom 4	
ft 11'10" x 9'10"	m 3.60 x 3.30
Bathroom	
ft 8'7" x 8'2"	m 2.60 x 2.50



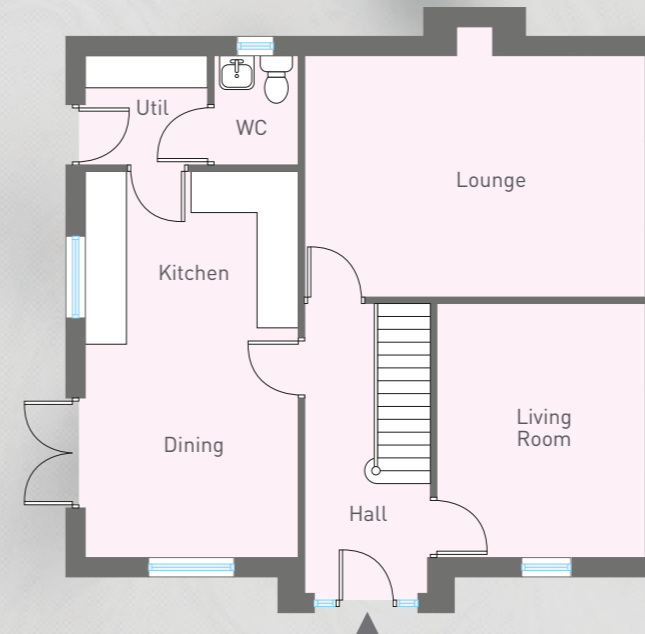
CGI is of site 23

THE CLAREMONT

4 Bedroom Detached Family Home

TOTAL FLOOR AREA 1436 sq ft
SITE NOS. 1 | 23

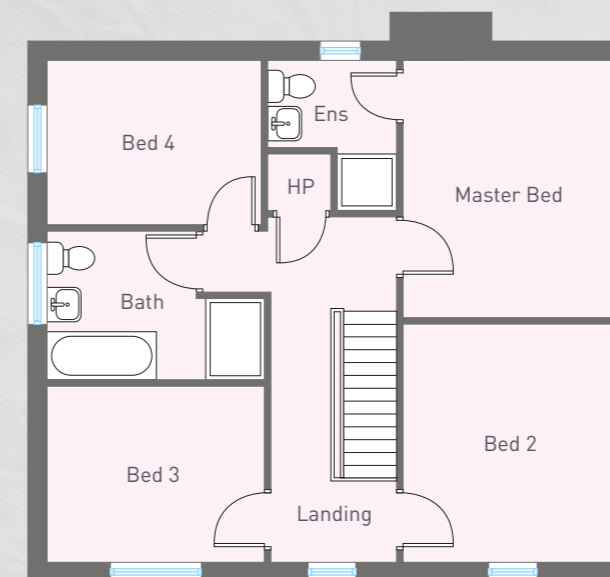
GROUND FLOOR



GROUND FLOOR

Reception Hall	
Lounge	
ft 17'2" x 11'10"	m 5.20 x 3.65
Living Room	
ft 13'2" x 10'2"	m 4.00 x 3.10
Kitchen Dining Family	
ft 19'6" x 10'10"	m 5.90 x 3.30
Utility	
ft 6'3" x 5'7"	m 1.90 x 1.70
WC	

FIRST FLOOR



FIRST FLOOR

Master Bedroom	
ft 13'2" x 10'2"	m 4.00 x 3.10
Ensuite	
ft 7'5" x 6'6"	m 2.30 x 2.00
Bedroom 2	
ft 11'10" x 10'2"	m 3.60 x 3.10
Bedroom 3	
ft 10'10" x 8'10"	m 3.30 x 2.70
Bedroom 4	
ft 10'10" x 8'3"	m 3.30 x 2.50
Bathroom (max)	
ft 10'10" x 7'5"	m 3.30 x 2.30

Note: Site 1 will be a handed version of these plans

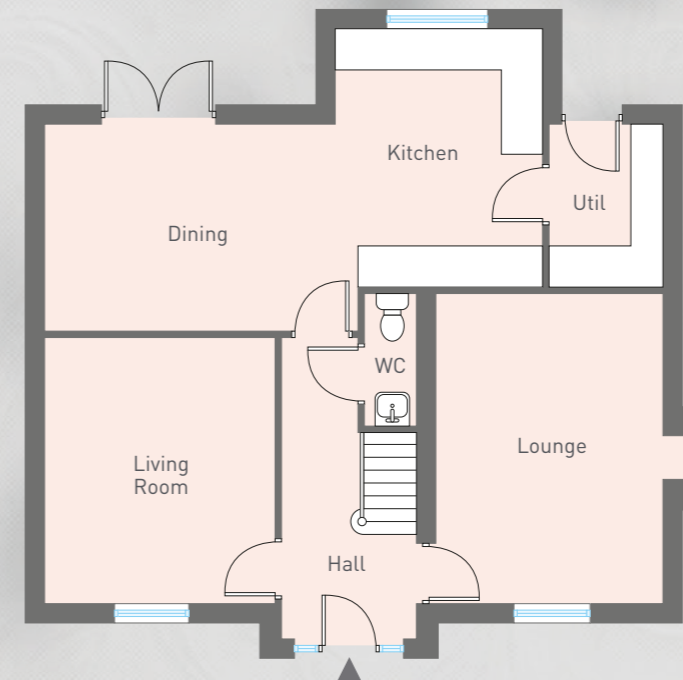


THE DERAMORE

4 Bedroom Detached Family Home

TOTAL FLOOR AREA 1611 sq ft
SITE NOS. 5 | 13 | 19 | 22 | 27

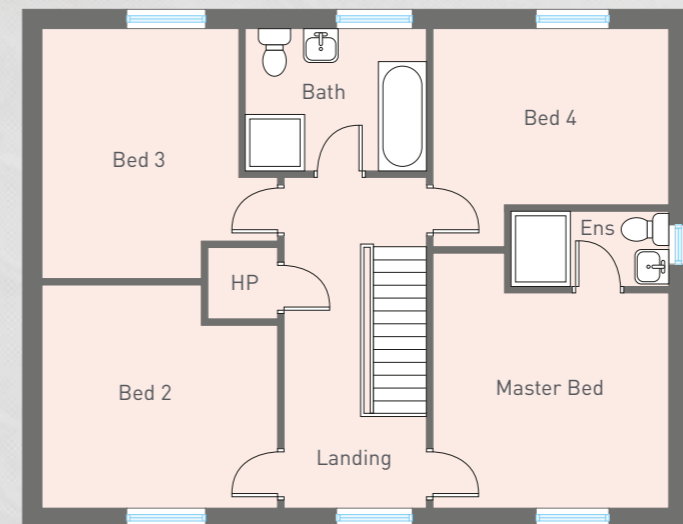
GROUND FLOOR



GROUND FLOOR

Reception Hall with WC	
Lounge	
ft 16'2" x 11'9"	m 4.90 x 3.58
Living Room	
ft 13'10" x 11'6"	m 4.20 x 3.50
Kitchen	
ft 13'2" x 10'2"	m 4.00 x 3.10
Dining	
ft 14'6" x 10'10"	m 4.40 x 3.30
Utility	
ft 8'6" x 6'3"	m 2.60 x 1.90

FIRST FLOOR



FIRST FLOOR

Master Bedroom	
ft 12'2" x 11'10"	m 3.70 x 3.60
Ensuite	
ft 8'6" x 3'1"	m 2.60 x 1.20
Bedroom 2	
ft 12'2" x 11'6"	m 3.70 x 3.50
Bedroom 3	
ft 12'6" x 9'10"	m 3.80 x 3.00
Bedroom 4	
ft 12'2" x 8'6"	m 3.70 x 2.60
Bathroom	
ft 8'6" x 7'2"	m 2.60 x 2.20



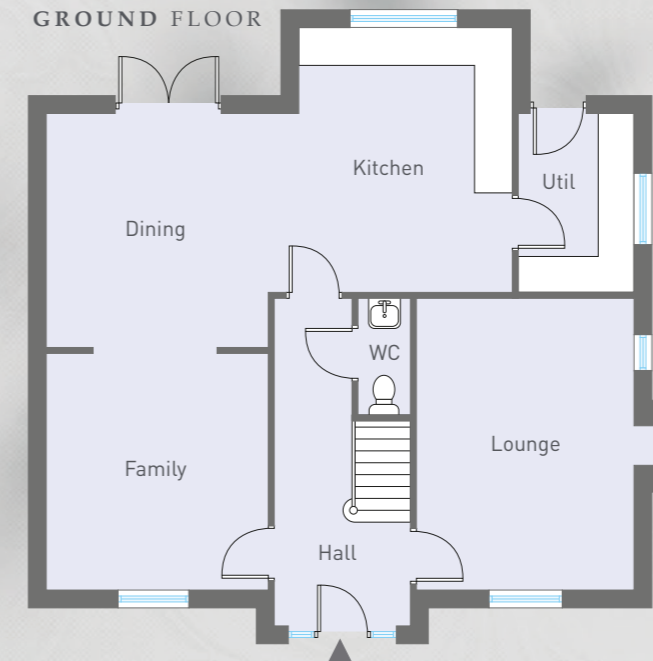
THE ERGMONT

4 Bedroom Detached Family Home

TOTAL FLOOR AREA 1803 sq ft

SITE NOS. 2 | 10 | 11 | 25

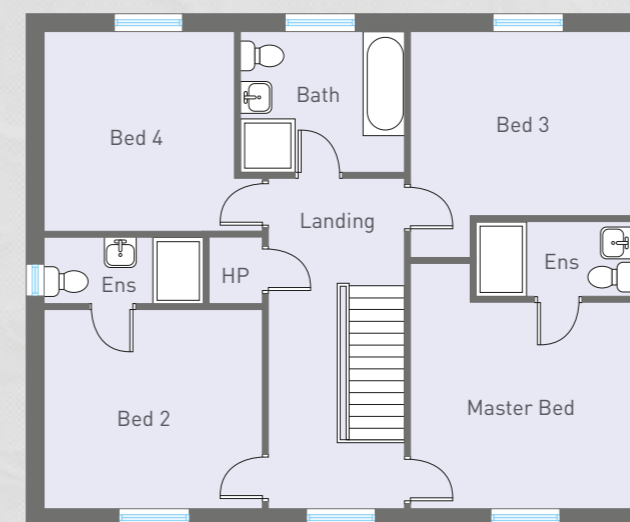
GROUND FLOOR



GROUND FLOOR

Reception Hall with WC	
Lounge	
ft 16'10" x 11'10"	m 5.10 x 3.60
Family	
ft 13'10" x 11'10"	m 4.20 x 3.60
Kitchen	
ft 15'8" x 13'2"	m 4.70 x 4.00
Dining	
ft 13'6" x 11'10"	m 4.10 x 3.60
Utility	
ft 10'6" x 6'3"	m 3.20 x 1.90

FIRST FLOOR



FIRST FLOOR

Master Bedroom	
ft 12'2" x 11'10"	m 3.70 x 3.60
Ensuite	
ft 8'6" x 4'3"	m 2.60 x 1.30
Bedroom 2	
ft 11'10" x 11'6"	m 3.60 x 3.50
Ensuite	
ft 8'6" x 4'0"	m 2.60 x 1.20
Bedroom 3	
ft 11'10" x 10'6"	m 3.60 x 3.20
Bedroom 4	
ft 11'6" x 10'2"	m 3.50 x 3.10
Bathroom	
ft 8'10" x 8'2"	m 2.70 x ?



CGI is of site 26

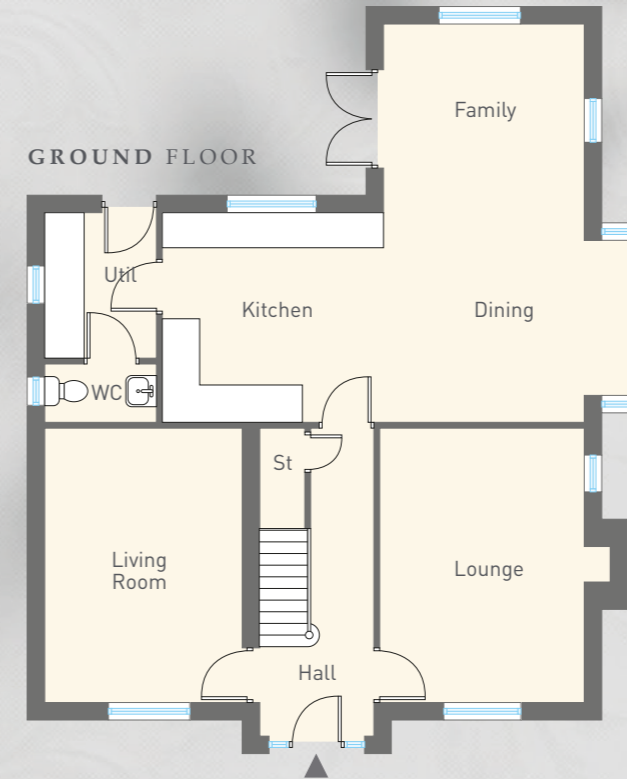
THE FERGUSON

4 Bedroom Detached Family Home

TOTAL FLOOR AREA 1808 sq ft

SITE NOs. 12 | 24 | 26 | 29 | 30

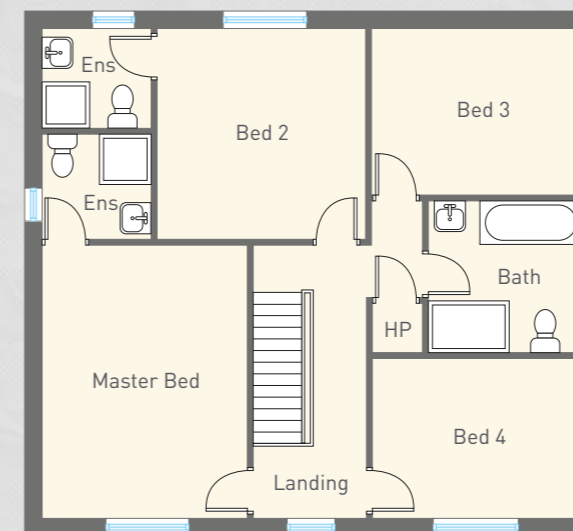
The Ferguson can be increased to 2000 sq ft or 2350 sq ft on these sites



GROUND FLOOR

Reception Hall		
Lounge	ft 15'6" x 11'6"	m 4.70 x 3.50
Living Room	ft 15'6" x 11'6"	m 4.70 x 3.38
Kitchen Dining (max)	ft 26'6" x 11'8"	m 8.10 x 3.55
Family	ft 11'2" x 11'2"	m 3.40 x 3.40
Utility	ft 7'10" x 6'2"	m 2.40 x 1.90
WC		

FIRST FLOOR



FIRST FLOOR

Master Bedroom	ft 15'6" x 11'6"	m 4.70 x 3.50
Ensuite	ft 6'2" x 5'11"	m 1.90 x 1.80
Bedroom 2	ft 11'8" x 11'6"	m 3.55 x 3.50
Ensuite	ft 6'2" x 5'8"	m 1.90 x 1.60
Bedroom 3	ft 11'6" x 9'2"	m 3.50 x 2.80
Bedroom 4	ft 11'6" x 8'10"	m 3.50 x 2.70
Bathroom	ft 8'2" x 8'2"	m 2.50 x 2.50

Note: Sites 29 and 30 will be handed versions of these plans



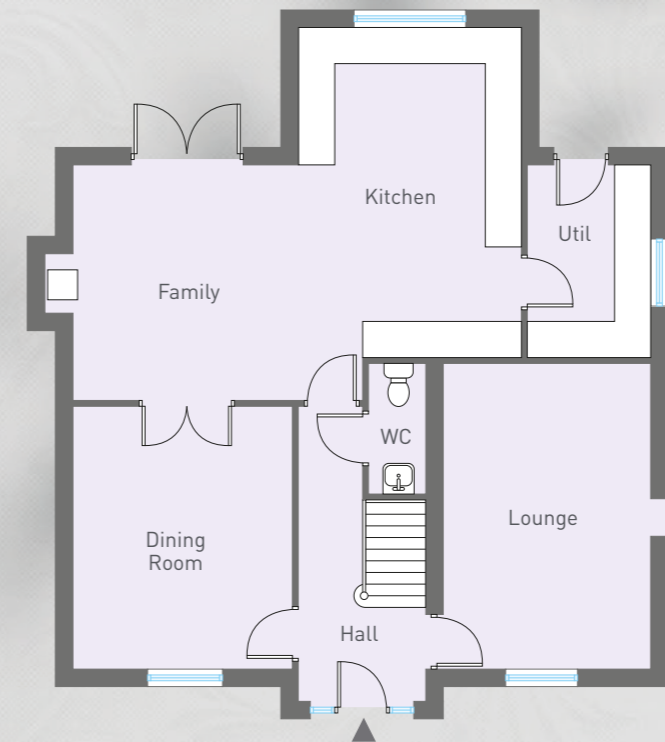
THE GEORGE

4 Bedroom Detached Family Home

TOTAL FLOOR AREA 2020 sq ft

SITE NOs. 20 | 21

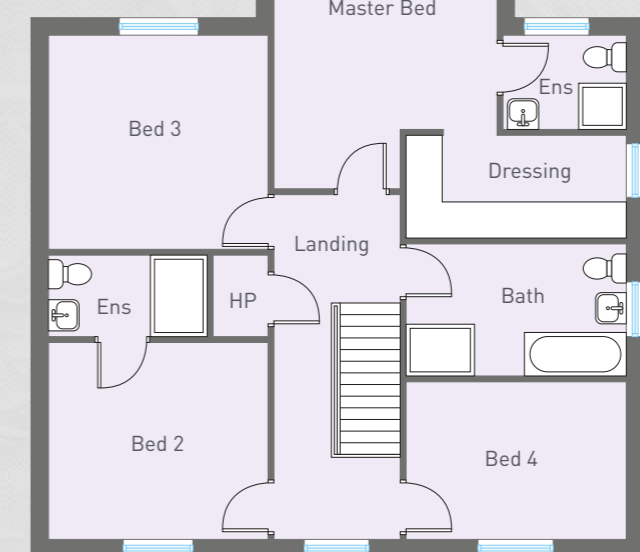
GROUND FLOOR



GROUND FLOOR

Reception Hall with WC	
Lounge	
ft 17'6" x 12'2"	m 5.30 x 3.68
Dining Room	
ft 14'8" x 11'10"	m 4.50 x 3.60
Kitchen	
ft 18'6" x 12'6"	m 5.60 x 3.80
Family	
ft 13'2" x 12'2"	m 4.00 x 3.70
Utility	
ft 10'6" x 7'2"	m 3.20 x 2.20

FIRST FLOOR



FIRST FLOOR

Master Bedroom (max)	
ft 15'10" x 12'6"	m 4.80 x 3.80
Ensuite	
ft 7'2" x 5'0"	m 2.20 x 1.50
Dressing Room	
ft 12'6" x 5'3"	m 3.80 x 1.60
Bedroom 2	
ft 11'10" x 11'6"	m 3.60 x 3.50
Ensuite	
ft 8'6" x 4'6"	m 2.60 x 1.40
Bedroom 3	
ft 11'10" x 11'6"	m 3.60 x 3.50
Bedroom 4	
ft 12'6" x 9'6"	m 3.80 x 2.90
Bathroom	
ft 12'6" x 7'3"	m 3.80 x 2.20



CONTEMPORARY ELEGANCE

FEATURING AN
ELEVATED LEVEL OF FINISH

INTERNAL DETAILING

- Solid concrete ground & first floors (optional upgrade to underfloor heating)
- Generous PC Sum allowances ranging from £11,500 to £17,500 (depending on house types), allowing you to personalise your kitchen, sanitary ware & fireplace
- Selective tiling included to Internal areas (depending on house types)
- Generous electrical specification including intruder alarm, Drimaster ventilation system, energy efficient lighting, smoke & carbon monoxide detectors
- Energy efficient mains gas heating
- Quality internal finishes including traditional oak doors, with painted architraves and skirting
- Traditional stairs with classic oak handrails, painted spindles and newel posts
- Fully painted throughout with choice of colour

EXTERNAL FINISHES

- Double glazed window in uPVC frames
- Traditional cavity wall construction with classic clay brick finish
- Charcoal interlocking concrete tiles
- Classic concrete door surround and cills (depending on house types)
- Tarmac drives with 20 sq m paved patio & paths
- Landscaped front & rear gardens sown in grass
- Garage included with detached houses, optional extra for semi detached houses

WARRANTY

- 10 year warranty

CONSTRUCTED BY



JOINT SELLING AGENTS



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property@billmccann.com
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hello@localeni.co.uk
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