



The Highways

BALLYHAMPTON ROAD

L A R N E



ROSEMOUNT
HOMES



A beautiful collection
of thirty-one homes,
each striking the
perfect balance between
comfort and style



Carnlough Harbour



Chaines Memorial Tower, Larne Harbour



Ballygally Beach

A New Beginning

Situated in the lively town of Larne, on the eastern coast of Northern Ireland, this unique development offers something for everyone.

Whether it's admiring the colourful melody of boats at Larne Harbour, enjoying a delicious meal at one of Larne's restaurants, or creating lasting memories with all of the family at Carnfunnock Country Park, this outstanding development truly allows its residents to experience it all.

For those who love the great outdoors, this area offers plenty of opportunity to explore nature. From the sandy shores of Ballygally Beach, and the stunning views that can be observed from the Antrim Coast Road, to the treelined paths through Carnfunnock Country Park and the lush, green fairways of Larne's notable Cairndhu Golf Club, it's easy to see why this location is often commended on its natural beauty.

For homeowners making the daily commute, this development allows for easy and convenient travel. With Larne Railway Station located just minutes away, and excellent road links reaching to Belfast City Centre and beyond, residents of The Highways will find themselves thrilled with the ease of travelling that comes with such an accessible location.



Antrim Coast



Bentra Golf Course & Larne Railway



Larne Town Centre





ROSEMOUNT
HOMES

Rosemount Homes

Traditional designs, built to the highest standards, in key locations. We recognise that our customers are at the core of our business and therefore, pride ourselves on providing the highest levels of customer service. You will be proud to call your home a Rosemount Home.

Rosemount Homes is a diverse family owned private house builder that benefits from the management team of one of Northern Ireland's leading construction companies, with a wealth of experience in the local house building industry. Our aim is to grow to be the most respected in the industry.

We pride ourselves on our company values – Trust, Respect, Caring, Being Open, and Honest.

'Rosemount Homes are committed to quality construction and customer satisfaction in every home we build.'



A Beautiful New Home

Showcasing a beautiful collection of thirty-one homes, each striking the perfect balance between comfort and style, homeowners are guaranteed a home in which to be proud.

With high quality fixtures and fittings throughout, residents of The Highways can truly experience the very best in modern living. What's more, with stunning exteriors in render and brick, the elegance of these homes is reflected on the outside. Thanks to spacious bedrooms and extensive living areas, these homes would be perfect for growing families wishing to settle down in an accessible location with a tight-knit community feel.

Homeowners can also benefit from the ideal positioning of this convenient development, with every amenity that may be needed, located just a short distance away. From convenience stores, local boutiques, cafés, pubs and restaurants, to primary and secondary schools, entertainment facilities and leading leisure centres, homeowners certainly don't have far to travel to experience some of Larne's best facilities.

Rosemount Homes follow the 'Consumer Code for Homebuilders' and ensure that our customer service is consistently high.



Raising Standards. Protecting Homeowners

CONSUMER
CODE FOR
HOME BUILDERS

www.consumercode.co.uk

Site Layout



Location View





TYPE 1A

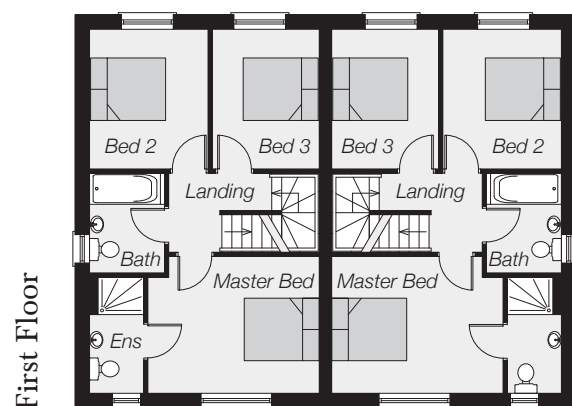
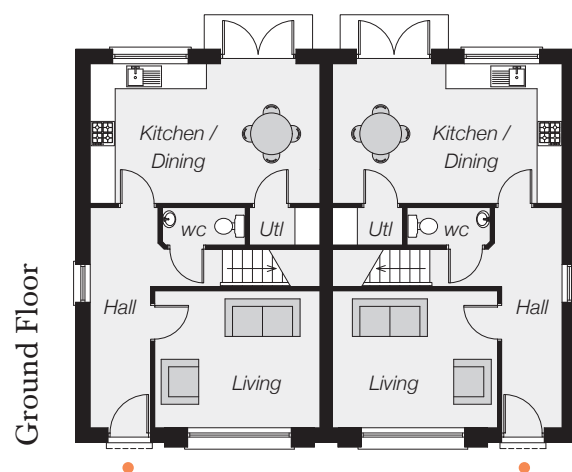
Computer Visual - Sites 24 & 25



Computer Visual - Sites 3 & 4



Computer Visual - Sites 26 & 27



Ground Floor

Entrance Hall	
Living	13'0" x 10'9"
Kitchen / Dining	18'1" x 11'0"
Utility Room	5'6" x 2'11"
WC	6'4" x 2'11"

First Floor

Master Bed (max.)	13'6" x 10'10"
Ensuite	9'2" x 4'3"
Bedroom 2	11'0" x 9'4"
Bedroom 3	11'0" x 8'5"
Bathroom	7'10" x 5'11"

Total Floor Area

1030 sq ft approx

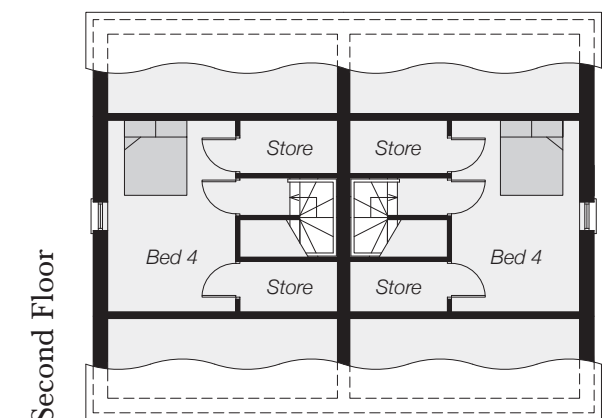
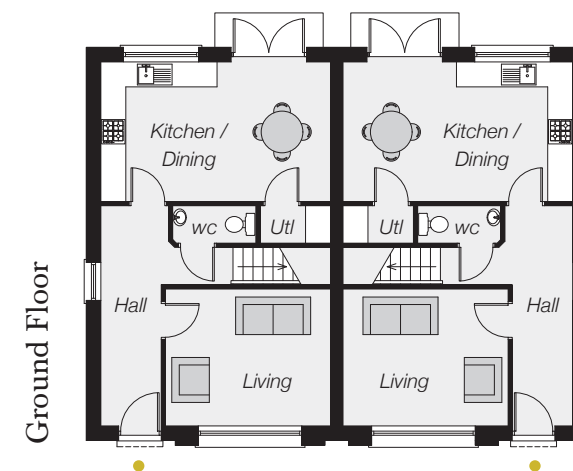


TYPE 1B

Computer Visual - Site 5 & 6



Computer Visual - Site 19 & 20



Ground Floor

Entrance Hall	
Living	13'0" x 10'9"
Kitchen / Dining	18'1" x 11'0"
Utility Room	5'6" x 2'11"
WC	6'4" x 2'11"

First Floor

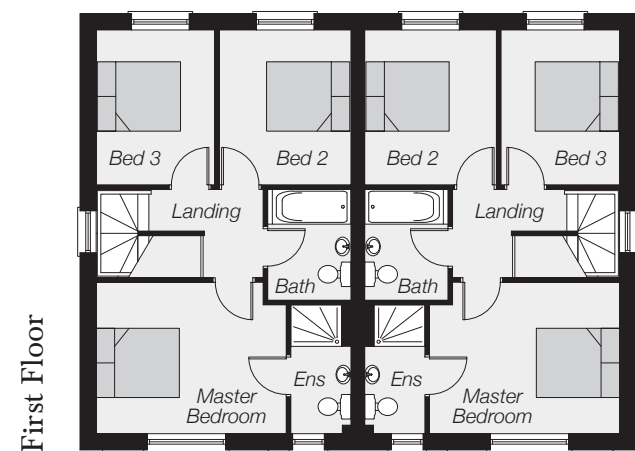
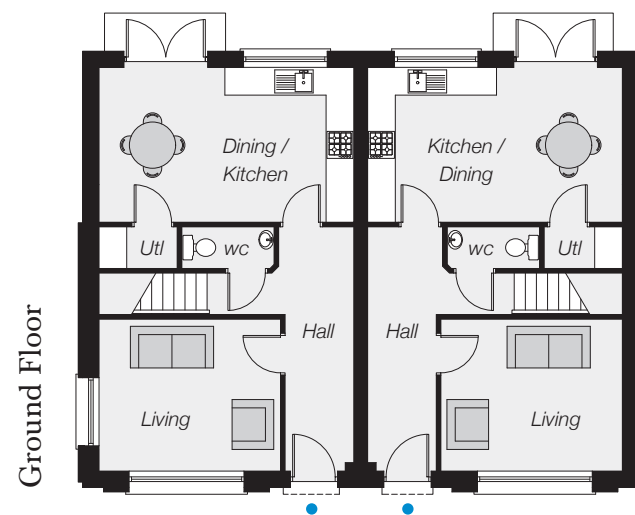
Master Bed (max.)	13'6" x 10'10"
Ensuite	9'2" x 4'3"
Bedroom 2	11'0" x 9'4"
Bedroom 3	11'0" x 8'5"
Bathroom	7'10" x 5'11"

Second Floor

Bedroom 4	15'1" x 10'0"
Store	7'8" x 4'2"
Store	7'8" x 4'0"

Total Floor Area

1248 sq ft approx



Ground Floor

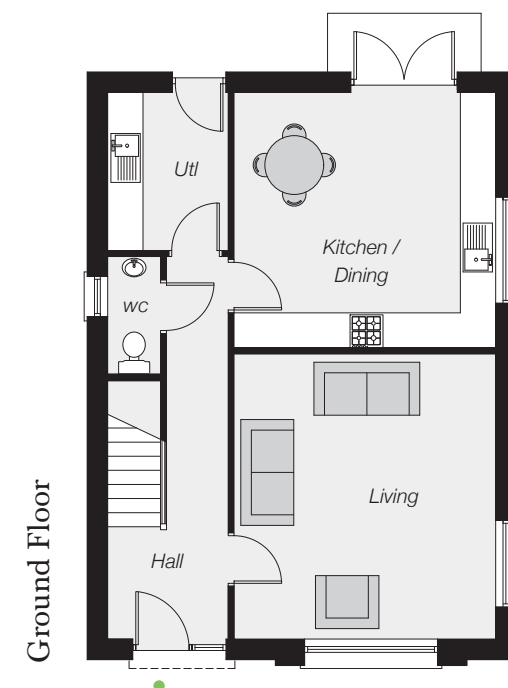
Entrance Hall	
Living	12'11" x 10'9"
Kitchen / Dining	18'1" x 11'0"
Utility Room	5'6" x 2'11"
WC	6'4" x 2'11"

First Floor

Master Bed (max.)	13'6" x 10'10"
Ensuite	9'2" x 4'3"
Bedroom 2	11'0" x 9'4"
Bedroom 3	11'0" x 8'5"
Bathroom	7'10" x 5'11"

Total Floor Area

1030 sq ft approx



Ground Floor

Entrance Hall	
Living	15'11" x 14'7"
Kitchen / Dining	14'7" x 14'3"
Utility Room	8'10" x 6'9"
WC	6'4" x 2'3"

First Floor

Master Bed (max.)	14'3" x 11'8"
Ensuite	8'8" x 3'7"
Bedroom 2 (max.)	12'4" x 11'8"
Bedroom 3	12'4" x 9'4"
Bedroom 4 (max.)	8'8" x 8'8"
Bathroom	7'1" x 5'9"

Total Floor Area

1310 sq ft approx



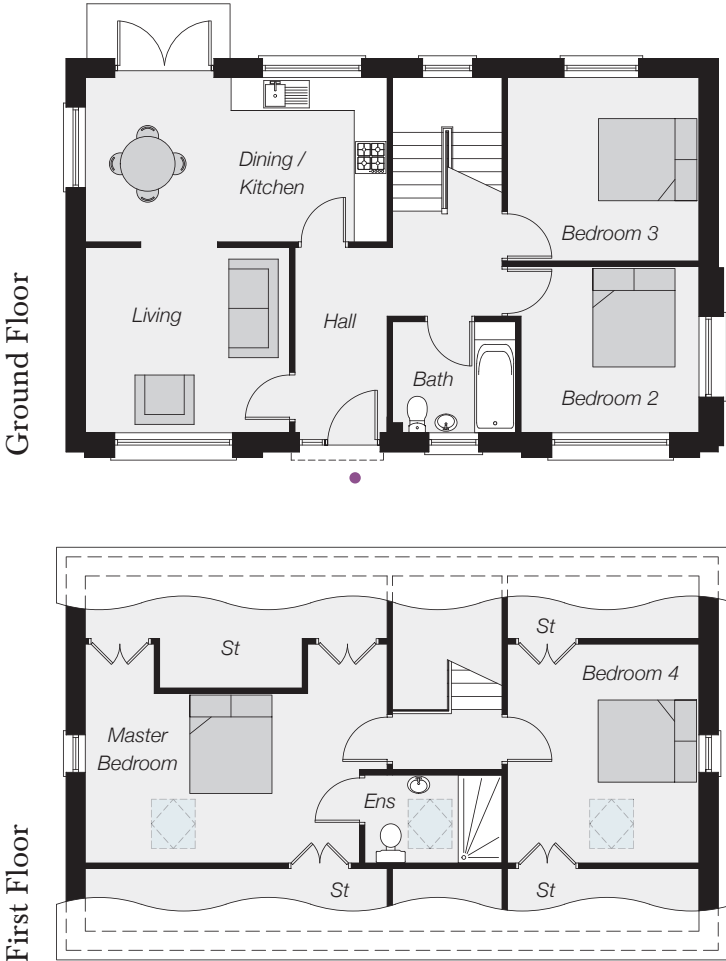
TYPE 4

Computer Visual - Site 30



TYPE 5

Computer Visual - Sites 1 & 2



Ground Floor

Entrance Hall	
Living	12'3" x 11'1"
Dining / Kitchen	18'1" x 9'10"
Bathroom	7'5" x 6'8"
Bedroom 2	10'8" x 10'0"
Bedroom 3	11'6" x 11'0"

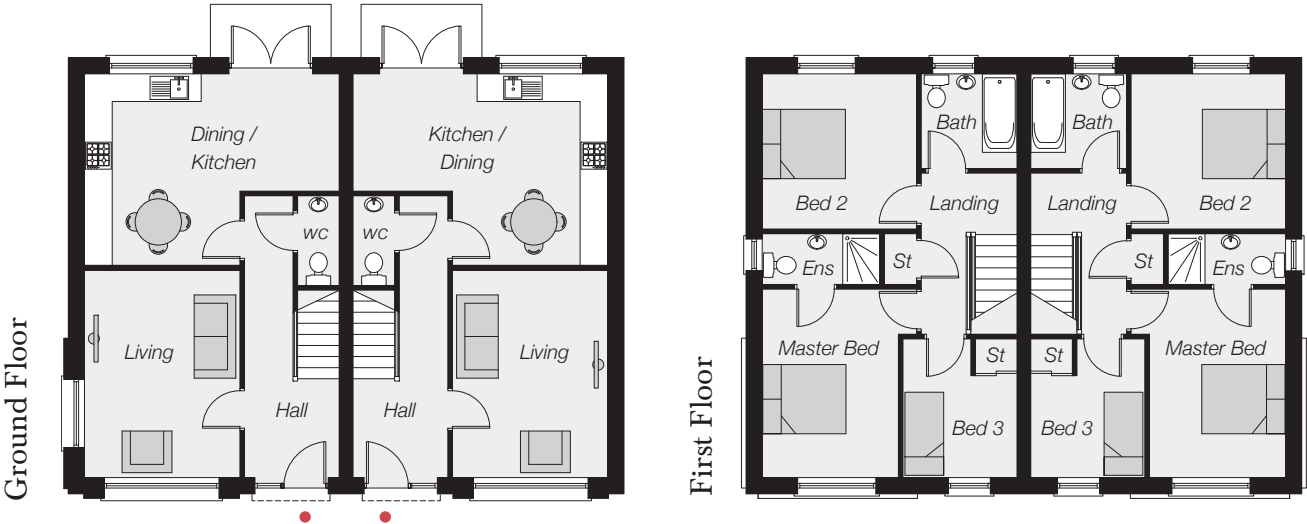
First Floor

Master Bed (max.)	18'1" x 10'2"
Ensuite	8'3" x 5'3"
Bedroom 4	13'1" x 11'6"

Note. Site 31 is a handed version of this house type.

Total Floor Area

1260 sq ft approx



Ground Floor

Entrance Hall	
Living	14'9" x 11'0"
Kitchen / Dining (max.)	18'1" x 13'7"
WC	6'4" x 2'11"

First Floor

Master Bed (max.)	13'5" x 11'0"
Ensuite	5'5" x 3'7"
Bedroom 2	11'0" x 11'0"
Bedroom 3 (max.)	9'10" x 8'1"
Bathroom	6'9" x 6'6"

Total Floor Area

1030 sq ft approx

Luxury Turnkey Specification

Kitchen / Utility

- Choice of kitchen doors, work tops and handles
- Integrated electrical appliances to include gas hob & electric oven, extractor unit, fridge freezer, dishwasher and washing machine *(Washing machine integrated in kitchen or free-standing washing machine in utility room depending on house type)*
- Splash back between hob and extractor fan with worktop up-stands
- Concealed lighting to kitchen units

Bathroom / Ensuite & WCs

- Contemporary designer white sanitary ware with chrome fittings
- Panel bath with mixer tap and shower attachment
- Thermostatically controlled shower in ensuite
- Chrome heated towel radiators in bathroom and ensuite

Wall and Floor Coverings

- Halls, lounge, bedrooms, stairs and landings carpeted with quality carpet and underlay
- Floor tiling to kitchen / dining, utility room, WC, bathroom and ensuite
- Full height tiling to shower enclosures in ensuite
- Splash back tiling to bathroom, ensuite and WC

Heating

- Energy efficient natural gas fired central heating with combination boiler
- Thermostatically controlled radiators
- Zoned central heating system

Selections

- All selections to be made from the builder's nominated suppliers only

Windows / Exterior Doors

- Double glazed uPVC windows
- High performance front door

Internal Features

- Internal Décor - walls and ceilings painted with a choice of colours from a select list
- Moulded skirting and architrave painted white
- Pre-finished internal doors with contemporary ironmongery
- Smoke, heat and carbon monoxide detectors
- Comprehensive range of electrical sockets throughout including TV and telephone points
- Brushed chrome recessed LED spotlights to kitchen / dining, ensuite and bathroom
- Security alarm system

External features

- Traditional masonry and brickwork construction
- High standard of floor, wall and loft insulation to ensure minimal heat loss
- Tarmac driveways with ample car parking space
- Front gardens turfed, rear gardens top-soiled and sown in grass seed
- Timber fencing or walling to rear *(where applicable)*
- External lighting to front and rear doors
- Landscaped common areas
- A management company will be formed to organise the upkeep and wellbeing of the common areas

Warranty

- NHBC 10 year Build-Mark warranty cover
- 2 Year defects liability period by Rosemount Homes



Location Map



Distances to;

Whitehead	10 miles
Carrickfergus	12 miles
Ballymena	20 miles
Antrim	21 miles
Belfast	22 miles
Lisburn	30 miles
Ballycastle	40 miles
Coleraine	46 miles
George Best Belfast City Airport	28 miles
International Airport	21 miles

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Carnfunnock Country Park

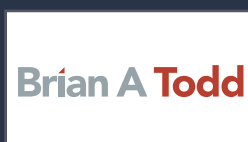
A DEVELOPMENT BY



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