



MONTALTO

MANOR

Ballynahinch



COULTER HOMES



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Ballynahinch

Rural charm with contemporary elegance

Welcome to the picturesque countryside of Ballynahinch, where tranquility meets modern living in the newly developed Montalto Manor. Nestled just 20 minutes away from the breathtaking Mourne Area of Outstanding Natural Beauty, the location is perfect for commuting, being only 30 minutes from Belfast. Montalto Manor stands as a testament to thoughtful planning and a commitment to creating a community that seamlessly integrates with its natural surroundings.

Enjoy the freedom to personalise your space by selecting your preferred kitchen, bathroom, flooring, and fireplace from our curated list of suppliers. Our chosen suppliers are ready to meet you at their showroom, guiding you through the selection process to ensure your choices align seamlessly with your interior design vision. Your dream home, your individual style – it all comes together at Montalto Manor.

At Coulter Homes we take great pride in all our homes being traditionally built. For us, when creating homes for families we have to build efficient, safe and robust homes that will last a growing family throughout their lifetime. This is why we choose a traditional block and brick build over, what many of the modern developers choose, a timber frame.

Being a small family-owned company and established for over 40 years. Coulter Homes have completed some of the most successful new developments in recent years including Wellington Park in Maghaberry and Forge Manor in Magheralin.



the LOCATION

Montalto Manor boasts an enviable location, with a number of nursery, primary and post primary schools just a stone's throw away, as well as an 18 hole golf course with pro shop and restaurant. The town itself, with its rich history and friendly atmosphere, offers a range of local cafes, charming eateries, and cosy pubs.

For those seeking an active lifestyle, Montalto Manor is in close proximity to local gyms and fitness centres. Whether you're a fitness enthusiast or just looking to stay active, these facilities provide a convenient and welcoming space to maintain a healthy lifestyle.

LOCAL SCHOOLS

- Rockmount Day Nursery
- Safe and Sound Day Nursery
- Ballynahinch Primary School
- St Patrick's Primary School
- Drumlin Integrated Primary School
- The High School, Ballynahinch
- St Coleman's High & Sixth Form College
- Assumption Grammar School

COMMUTING

- Belfast** - 30 minutes
- Downpatrick** - 25 minutes
- Lisburn** - 20 minutes
- Craigavon** - 35 minutes
- Belfast International Airport** - 50 minutes
- Belfast City Airport** - 30 minutes



the SPECIFICATION

INTERNAL FEATURES

- Gas central heating with energy efficient boiler
- Painted moulded skirting and architrave
- Internal oak doors
- Walls and ceilings painted in emulsion
- Excellent electrical specification
- Ultra fast broadband speeds up to 1Gbps with OpenReach Full fibre broadband to the premises

BATHROOM, EN-SUITE AND WC

- Contemporary white bathroom suite with tiled floor and tiled shower enclosure
- Contemporary white ensuite with tiled floor and tiled shower enclosure

FLOOR COVERING AND TILING

- Choice of carpet and laminate floor coverings to living room, dining room and bedrooms

EXTERNAL FEATURES

- Double glazed windows in uPVC frames
- Maintenance free PVC fascia and barge boards
- Seamless guttering
- Gardens levelled, topsoiled and sown in grass seed
- Bitmac tarred driveway

KITCHEN

- Modern fitted kitchen with choice of doors and worktops
- Energy efficient down lighting to ceilings
- Cloakroom with white suite and tiled floor

WARRANTY

- All homes come with a 10 year NHBC warranty





the HAYWARD

3 Bedroom | Semi-Detached | Total Area: 208.5 m² / 1100 sqft

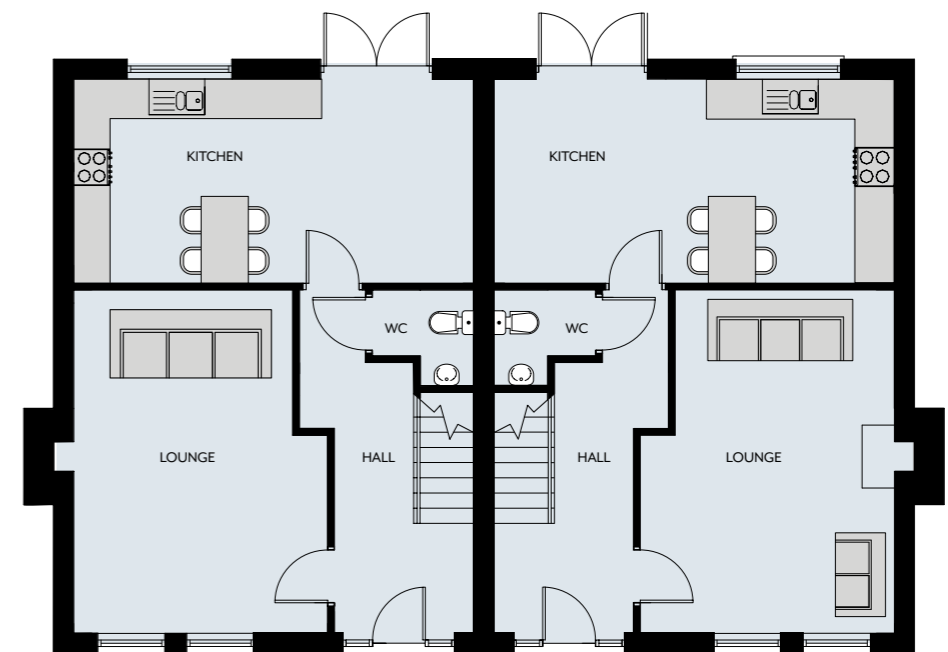
GROUND FLOOR

ROOM	m	ft
Lounge	3.8 x 5.2	12'5" x 17'0"
Kitchen / Dining	6.0 x 3.0	19'6" x 9'10"
WC	1.4 x 1.4	4'6" x 4'6"

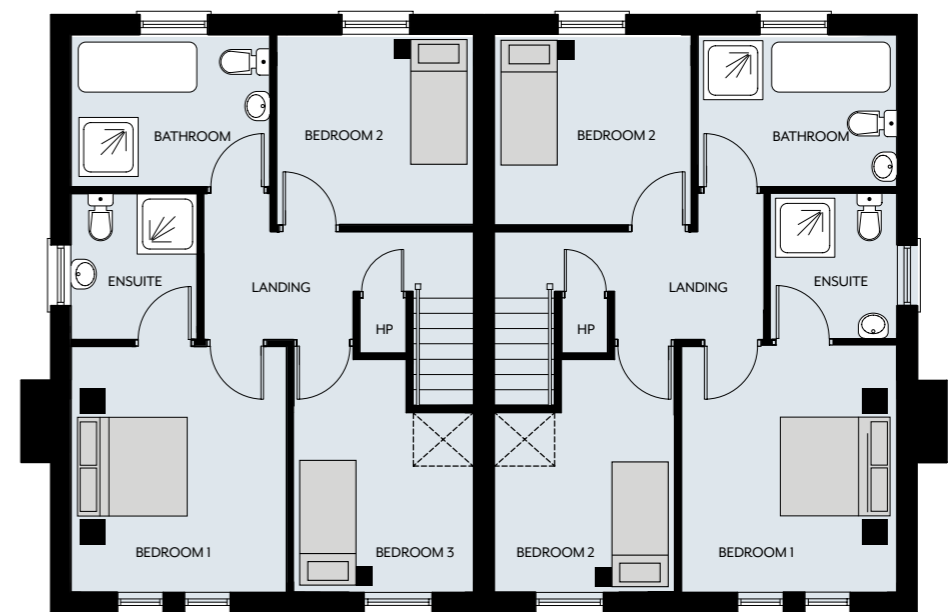
FIRST FLOOR

ROOM	m	ft
Bedroom 1	3.2 x 3.7	10'6" x 12'1"
Ensuite	2.2 x 1.9	7'2" x 6'2"
Bedroom 2	2.9 x 2.8	9'8" x 9'2"
Bedroom 3	2.7 x 3.7	8'10" x 12'1"
Bathroom	3.0 x 2.2	9'10" x 7'2"

GROUND FLOOR

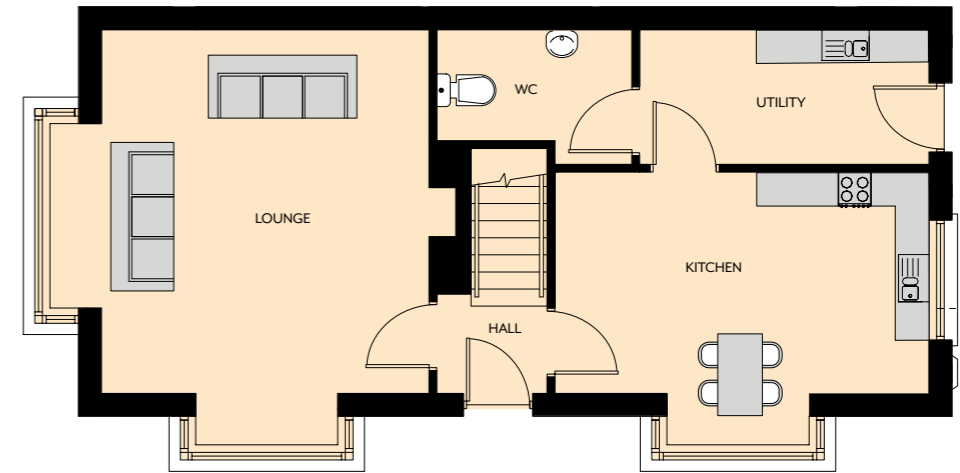


FIRST FLOOR

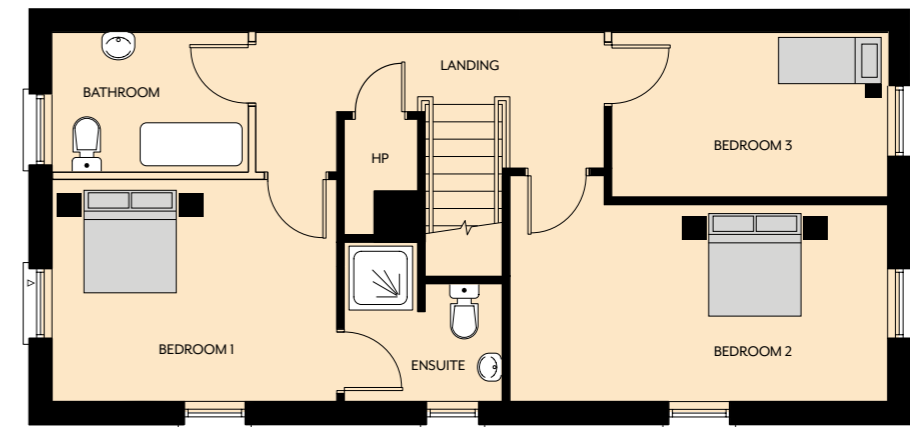




GROUND FLOOR



FIRST FLOOR



the **ROSE COTTAGE**

3 Bedroom | Semi-Detached | Total Area: 108.2m² / 1165 sqft

GROUND FLOOR

Room	m	ft
Lounge	4.7 x 4.3	15'4" x 14'1"
Kitchen / Dining	2.9 x 4.9	9'5" x 16'1"
WC	1.7 x 2.5	5'6" x 8'2"
Utility	1.7 x 3.8	5'6" x 12'5"

FIRST FLOOR

Room	m	ft
Bedroom 1	2.8 x 3.7	9'2" x 12'1"
En-suite	1.5 x 2.0	4'9" x 6'5"
Bedroom 2	2.9 x 4.9	9'5" x 16'0"
Bedroom 3	2.1 x 3.5	6'9" x 11'5"
Landing	1.7 x 4.5	5'6" x 14'8"
Bathroom	1.8 x 2.5	5'9" x 8'2"





the STIRRUP

4 Bedroom | Detached | Total Area: 128.16m² / 1400 sqft

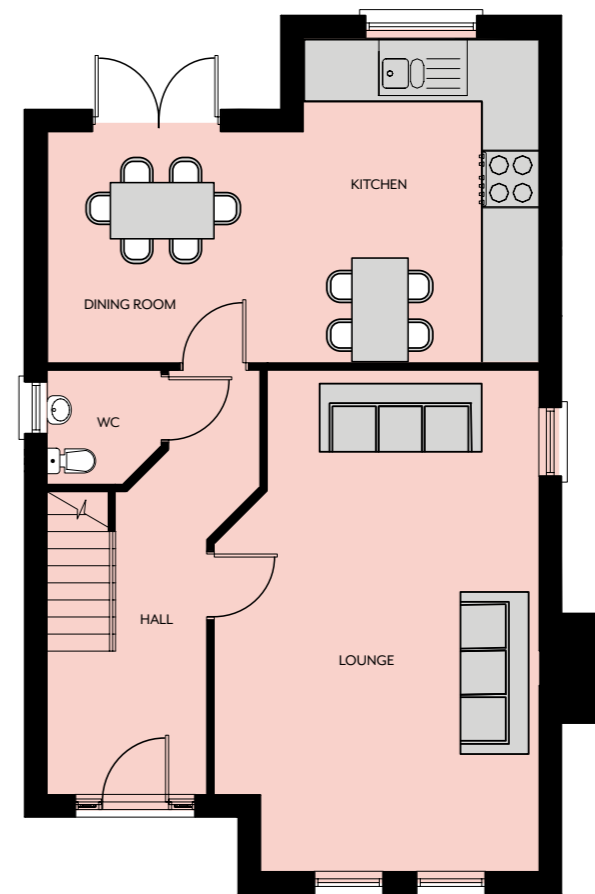
GROUND FLOOR

Room	m	ft
Lounge	3.6 x 6.6	11'8" x 21'7"
Kitchen	3.1 x 4.2	10'2" x 13'8"
Dining	3.3 x 3.0	10'8" x 9'8"
WC	1.5 x 1.5	4'9" x 4'9"

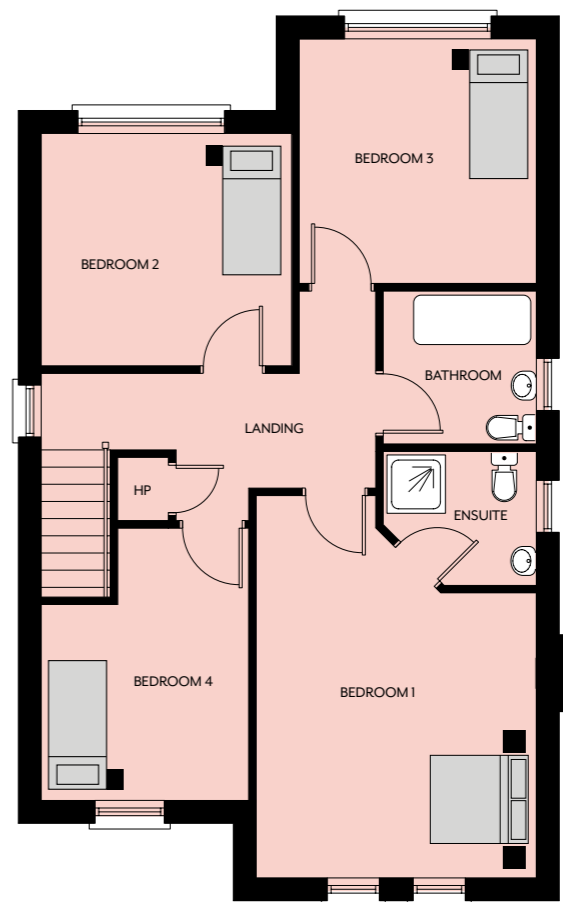
FIRST FLOOR

Room	m	ft
Bedroom 1	3.6 x 4.9	11'8" x 16'0"
Bedroom 2	3.2 x 3.0	10'5" x 9'8"
Bedroom 3	3.1 x 3.2	10'2" x 10'5"
Bedroom 4	2.7 x 3.5	8'9" x 11'5"
Ensuite	2.0 x 1.7	6'6" x 5'6"
Bathroom	1.9 x 2.0	6'2" x 6'6"

GROUND FLOOR



FIRST FLOOR





the CARRIAGE

4 Bedroom | Detached | Total Area: 164.7m² / 1772 sqft (incl. Sunroom) 150.3m² / 1618 sqft (excl. Sunroom)

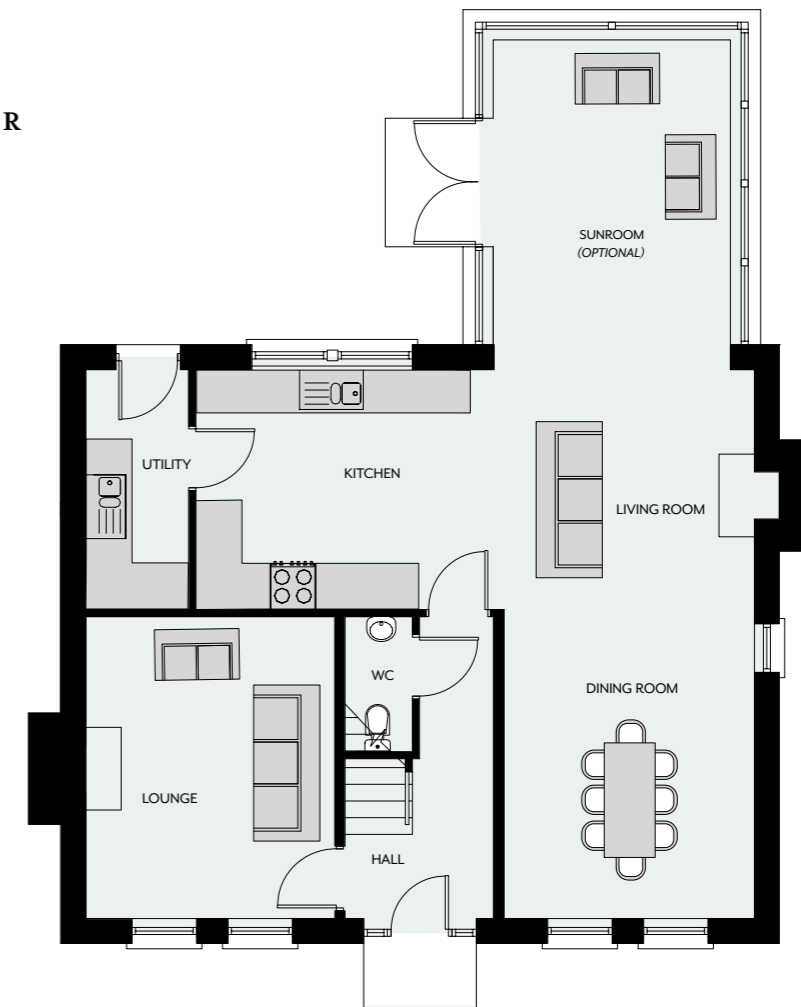
GROUND FLOOR

Room	m	ft
Lounge	3.5 x 4.2	11'5" x 13'8"
Kitchen	4.7 x 3.4	14'4" x 11'1"
Sunroom (Optional)	3.4 x 4.3	11'1" x 14'0"
Living	3.3 x 3.3	10'8" x 10'8"
Dining	3.5 x 4.3	11'5" x 14'0"
Utility	1.5 x 3.3	4'9" x 10'8"
WC	0.9 x 1.1	3'0" x 3'6"

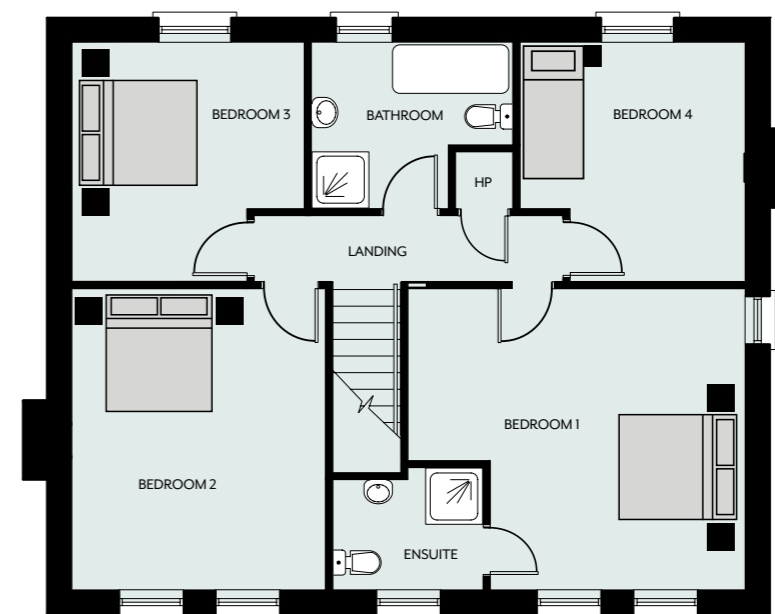
FIRST FLOOR

Room	m	ft
Bedroom 1	4.7 x 4.3	15'6" x 14'0"
En-suite	2.1 x 1.5	6'9" x 4'9"
Bedroom 2	3.6 x 4.3	11'8" x 14'0"
Bedroom 3	3.3 x 3.4	10'8" x 11'1"
Bedroom 4	3.2 x 3.4	10'4" x 11'1"
Bathroom	2.8 x 2.4	9'2" x 7'8"

GROUND FLOOR



FIRST FLOOR





COULTER HOMES




MONTALTO
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SELLING AGENT

COULTER
REAL ESTATE

 07886 195000