Detached · Semi-Detached · Townhouses · Apartments

HINCHFIELDS

SAINTFIELD ROAD, BALLYNAHINCH

CRAFTED FOR THE ART OF LIVING

Welcome *to Hinchfields*

Live in a timeless market town with a modern spirit, where you can choose between a top-notch espresso or a countryside walk. Welcome to Hinchfields.

Tucked among the drumlins of County Down is a place for living and lifestyle, where a simple city commute meets everyday convenience, all within an area of natural beauty and rich heritage.

At Hinchfields, every detail reflects this balance. A thoughtfully composed mix of apartments, townhouses, semi-detached and detached homes provides choice and character for every stage of life. Each is finished to a generous turnkey standard, with refined interiors and practical design built for modern living.

Where modern living and local character live side by side.

Ballynahinch is one of those rare places that feels both connected and unhurried. At its heart, the market square hums with local life, from morning coffee runs to weekend catch-ups, the town moves to an easy rhythm that feels instantly familiar.

Independent cafés, bakeries, and bistros bring colour and flavour to everyday life, while schools, shops, and leisure facilities keep everything close at hand. For commuters, Belfast, Lisburn, and Downpatrick are all within comfortable reach.

The Art of Living

At Hinchfields, every home has been designed with modern living in mind, spaces that are as practical as they are beautiful, built to stand the test of time. Thoughtfully planned layouts, generous natural light, and refined interior finishes create a calm, contemporary feel throughout.

The development offers a carefully balanced mix of apartments, townhouses, semi-detached and detached homes, each crafted to reflect Dunlop Homes' dedication to quality and detail.

As an NHBC award-winning developer, Dunlop Homes is recognised for its commitment to excellence in design, craftsmanship, and sustainability. That same vision shapes every aspect of Hinchfields, from distinctive architecture and generous turnkey specification to the integration of smart green technology in every home.

The result is a collection of homes designed not just for today, but for the future.

Nature	
1	Windmill Hill Park
2	The Bark Park
3	Montalto Estate
Retail	
4	Supervalu
5	Lidl
6	Shelly's
7	Mace
8	Iceland
Food & Drinks	
9	Primrose Gastropub
10	Boxd Coffee
11	Abundant Coffee
12	Century Bar
Education	
13	Assumption Grammar School
14	Harmony Christian School
15	South Eastern Regional College
16	Ballynahinch Primary School
17	St Colman's High School & Sixth Form
18	Drumlins Integrated PrimarySchool
19	The High School Ballynahinch
Sport & Leisure	
20	Ballynahinch Rugby Club
21	Spa Golf Club
22	Ballynahinch United Football Club
23	The Gym Dock
24	DT Fitness

Specification

EVERY DETAIL IS CONSIDERED. EVERY FINISH IS REFINED

Each home at Hinchfields is designed for lasting quality, comfort, and ease. From the choice of finishes to the energy-efficient systems that come as standard, every element reflects Dunlop Homes' commitment to thoughtful design and enduring value.

KITCHEN & UTILITY

- High-quality units with a choice of worktops, doors, and handles
- Stone worktops (Detached only)
- Matching upstands to complement worktops
- Integrated appliances including electric hob, electric oven, extractor fan, fridge freezer, dishwasher, and washer/dryer
- Concealed under-unit lighting in the kitchen

BATHROOM & WC

- Contemporary white sanitaryware with chrome fittings
- Vanity Unit and Drenchhead Shower (Detached only)
- Separate shower in bathroom (where applicable) or shower over bath
- Chrome towel radiators

CARPET AND TILING

- Carpet to lounge, stairs, landing, and all bedrooms
- Floor tiling to hall, kitchen, utility, cloakroom, and bathroom
- Wall tiling to shower enclosures, around bath, and splashbacks to all wash hand basins

HEATING

- Gas-fired central heating
- Energy-efficient boiler providing hot water on demand
- Thermostatically controlled radiators are fitted throughout

INTERNAL FEATURES

- Fitted with a Ring doorbell
- Panelled internal doors with quality ironmongery
- Walls, ceilings, doors, and woodwork painted throughout
- Generous electrical specification including power points, TV points, and phone points
- Downlights to the kitchen, WC, and bathroom
- Smoke, heat, and carbon monoxide detectors

EXTERNAL FEATURES

- Extensive landscaping throughout the development
- Paved patio areas
- Hedging to selected sites
- Lawns laid in turf to front and rear gardens, where applicable
- External water tap
- High-quality front door and uPVC windows
- Homes finished in a mix of brick and coloured render
- Subtle sandstone detailing to selected house types

SUSTAINABLE FEATURES

- All homes are fitted with a solar PV system
- Optional energy upgrades available on request

WARRANTY

- All homes come with a 10-year ICW Warranty

Smarter, *Sustainable Living*

A home that looks after you and the world around you.

At Hinchfields, smart green technology comes as standard, designed to make modern living simple, efficient, and future-ready.

Solar Power as Standard

Each home features a roof-integrated solar PV system, reducing energy costs and reliance on the grid.

EV-Ready Homes

Each home is pre-wired for an electric vehicle charger, giving you the flexibility to upgrade whenever you choose.

Upgrade Options

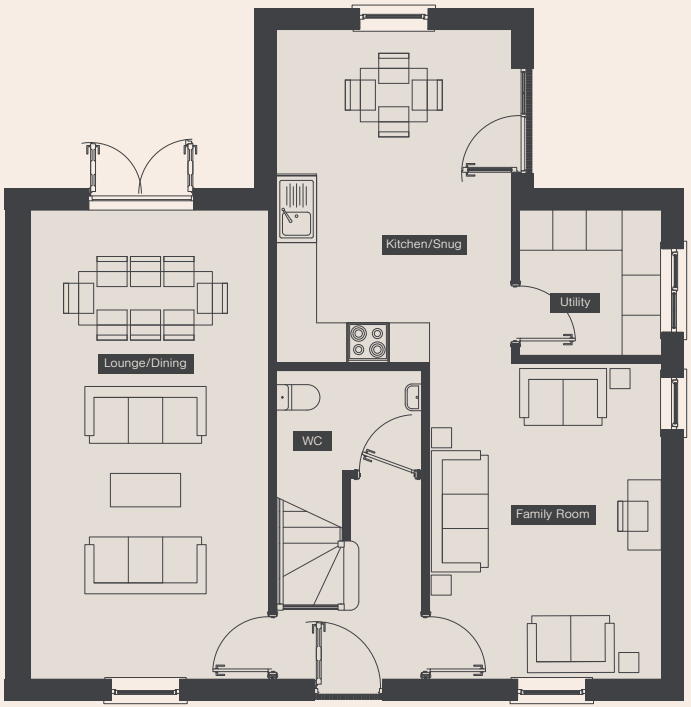
Add an installed EV charger or battery storage system to maximise energy savings,and save 20% VAT.

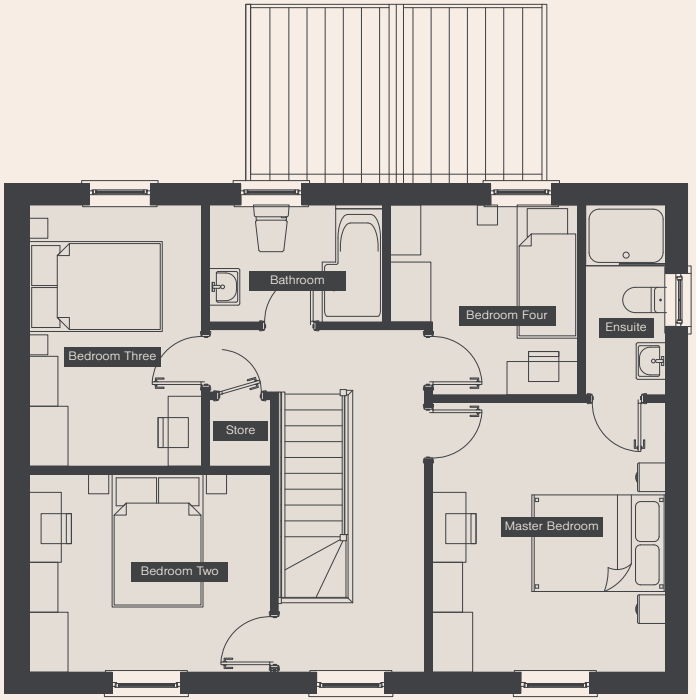
Sustainability Made Simple

Cleaner energy, lower bills, and everyday comfort, all built in from the start.

House Name	Format	Square Footage	Site No.
THE SAWYER	4 Bed Detached	1,535 sq ft	1
THE POTTER	3 Bed Semi-Detached	1,196 sq ft	2, 3
THE DRAPER	3 Bed Detached	1,278 sq ft	4
THE DORIAN	3 Bed Townhouse	1,275 sq ft	11, 12
THE EDEN	3 Bed Townhouse	950 sq ft	7, 10
THE FOUNDRY	2 Bed Townhouse	950 sq ft	8, 9
THE WEAVER	Ground Floor 2 Bed Apt	707 sq ft	5
THE WEAVER	First Floor 2 Bed Apt	760 sq ft	6

The Sawyer





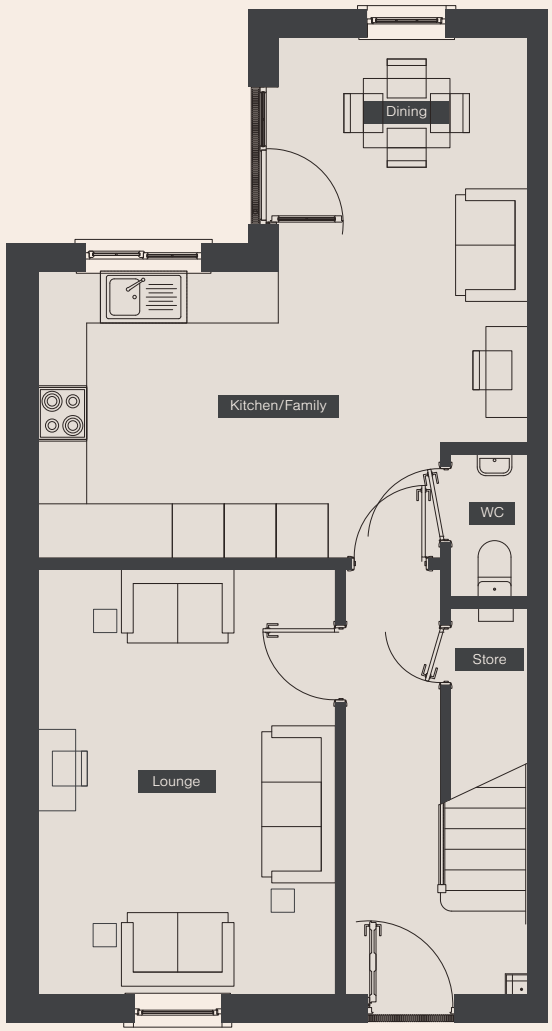
The Sawyer

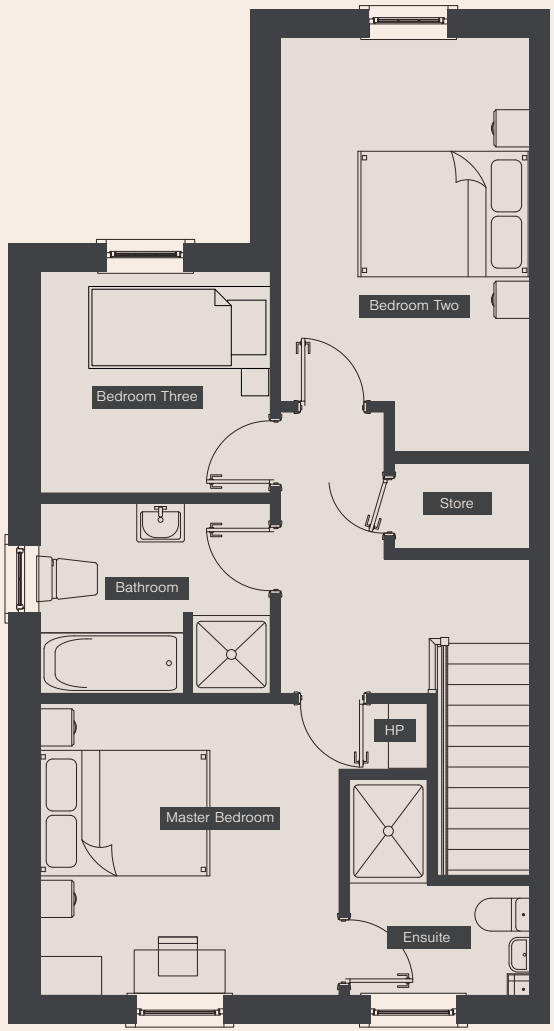
FOUR BEDROOM DETACHED

1,535 SQ FT

Ground Floor Dimensions	
Kitchen	16’ 4” × 11’ 10”
Lounge / Dining Area	23’ 0” × 11’ 10”
Family Room	15’ 6” × 11’ 5”
Utility	7’ 2” × 7’ 0”
WC	7’ 2” × 4’ 11”
First Floor Dimensions	
Master Bedroom	13’ 3” × 11’ 5”
Ensuite	9’ 4” × 3’ 11”
Bedroom Two	12’ 10” × 8’ 6”
Bedroom Three	11’ 10” × 9’ 9”
Bedroom Four	9’ 4” × 9’ 1”
Bathroom	8’ 5” × 5’ 9”
Store	3’ 3” × 2’ 12”
SITE NO.	1

The Potter





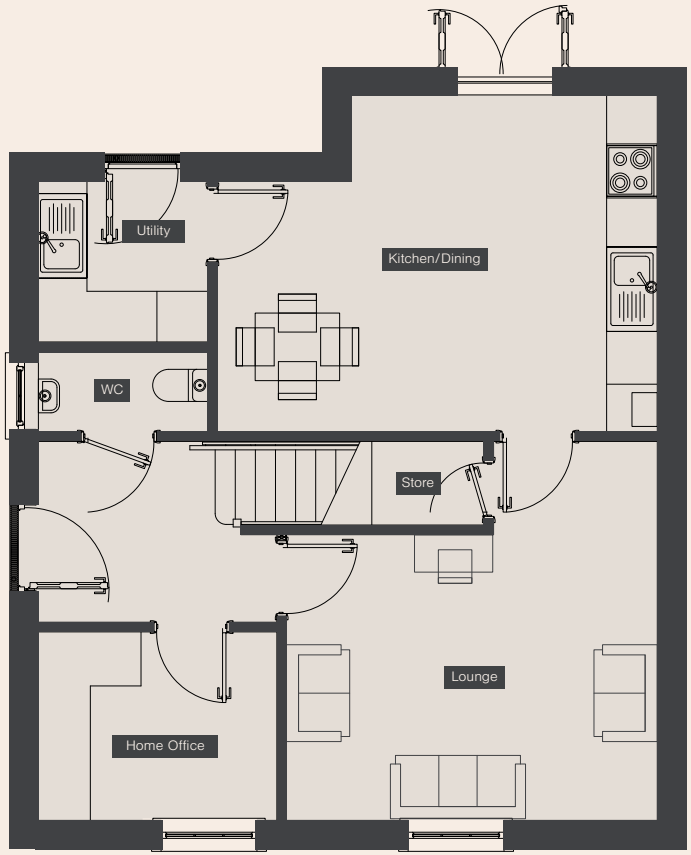
The Potter

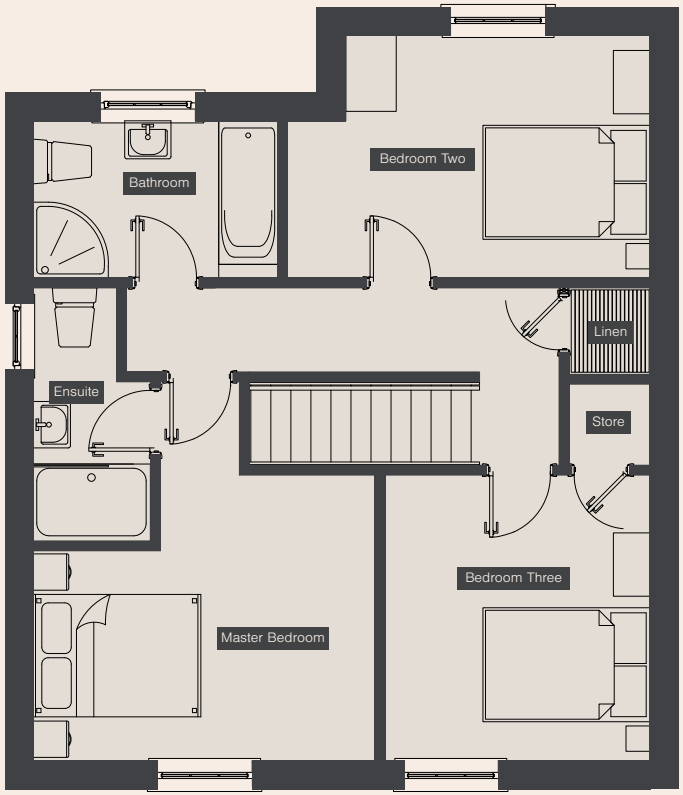
THREE BEDROOM SEMI-DETACHED

1,196 SQ FT

Ground Floor Dimensions	
Kitchen/Family	18’ 9” × 10’ 10”
Lounge	16’ 2” × 11’ 5”
Dining Area	9’ 6” × 8’ 10”
Store	5’ 5” × 2’ 12”
WC	5’ 5” × 2’ 12”
First Floor Dimensions	
Master Bedroom	11’ 6” × 11’ 1”
Ensuite	8’ 2” × 6’ 11”
Bedroom Two	15’ 9” × 9’ 6”
Bedroom Three	8’ 10” × 8’ 5”
Bathroom	8’ 10” × 7’ 3”
HP/Store	5’ 2” × 3’ 3”
SITE NO.	2, 3

The Draper





The Draper

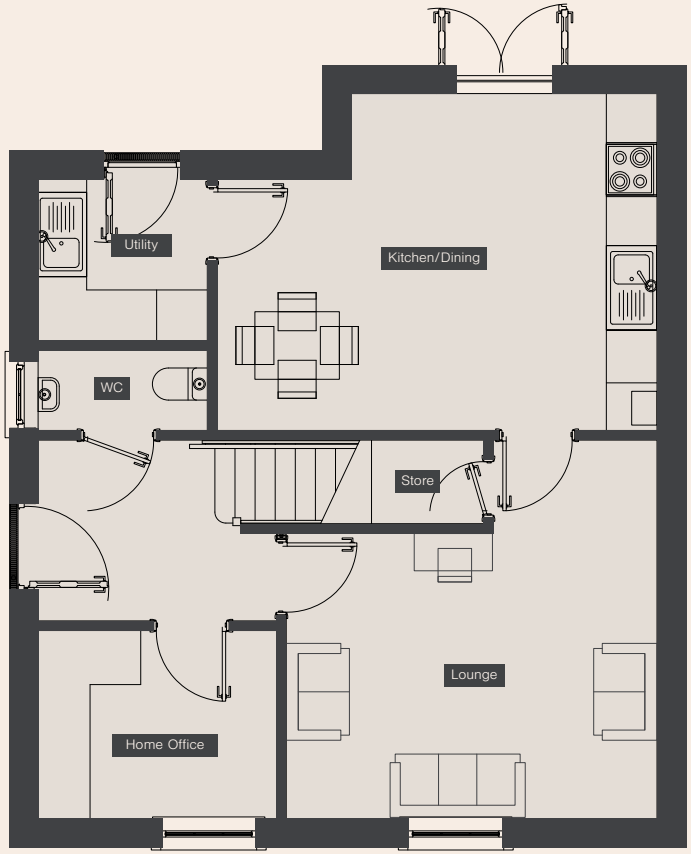
THREE BEDROOM DETACHED

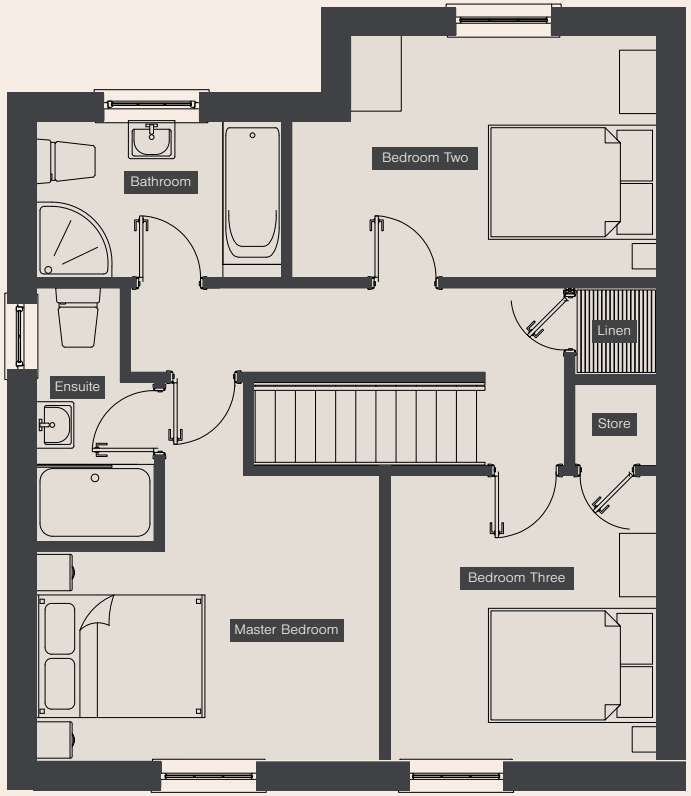
1,278 SQ FT

Ground Floor Dimensions	
Kitchen / Dining	17’ 1” × 13’ 1”
Lounge	14’ 9” × 14’ 5”
Home Office	9’ 4” × 7’ 4”
Utility	6’ 8” × 6’ 3”
Store	4’ 2” × 3’ 3”
WC	8” × 3’ 1”
First Floor Dimensions	
Master Bedroom	13’ 4” × 11’ 1”
Ensuite	9’ 10” × 4’ 7”
Bedroom Two	14’ 2” × 9’ 5”
Bedroom Three	11’ 1” × 10’ 5”
Bathroom	9’ 7” × 6’ 1”
Linen	3’ 5” × 3’ 3”
Store	3’ 2” × 3’ 2”
SITE NO.	4

The Dorian

The Dorian





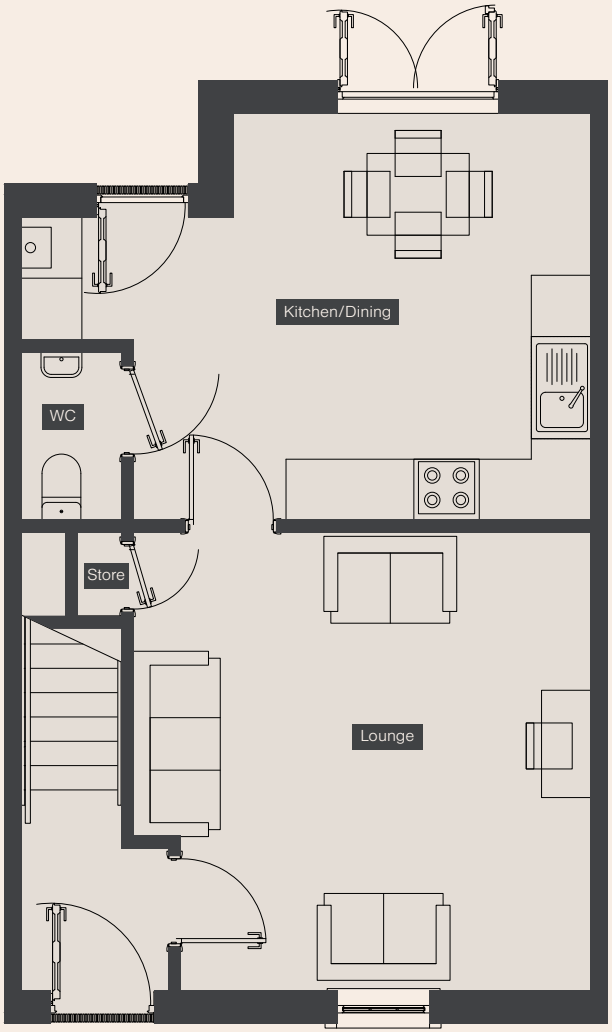
The Dorian

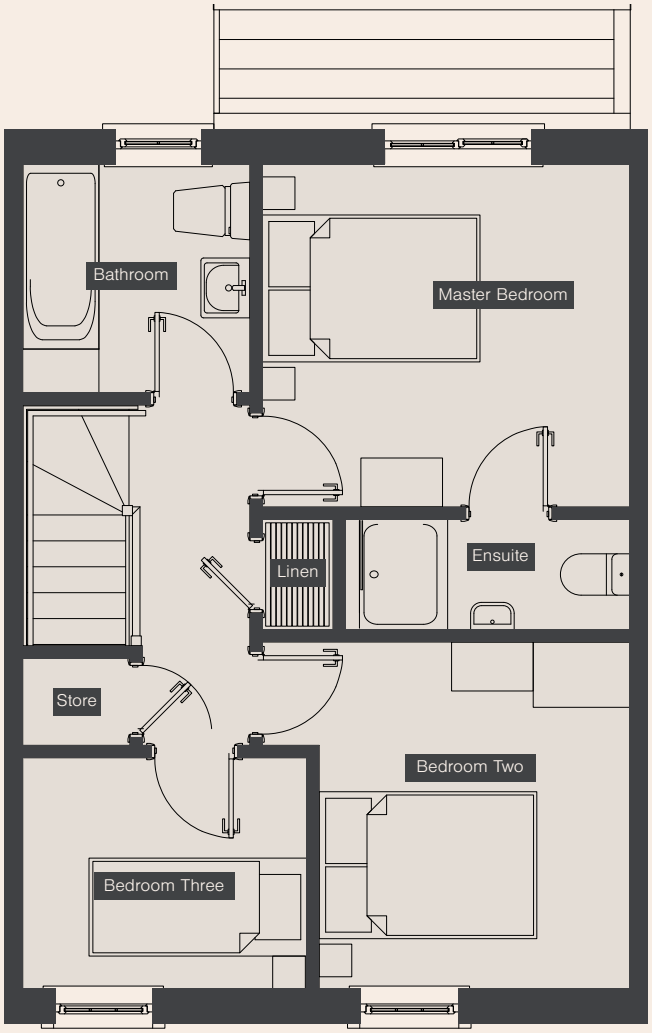
THREE BEDROOM TOWNHOUSE

1,275 SQ FT

Ground Floor Dimensions	
Kitchen / Dining	17’ 1” × 13’ 1” (max)
Lounge	14’ 4” × 14’ 8” (max)
Home Office	9’ 4” × 7’ 4”
Utility	6’ 8” × 6’ 8”
Store	6’ 8” × 3’ 1”
WC	6’ 8” × 3’ 1”
First Floor Dimensions	
Master Bedroom	13’ 5” × 11’ 1”
Ensuite	9’ 10” × 4’ 7”
Bedroom Two	11’ 1” × 10’ 4”
Bedroom Three	14’ 2” × 9’ 5” (max)
Bathroom	9’ 7” × 6’ 2”
Linen	3’ 4” × 3’ 2”
Store	3’ 2” × 3’ 2”
SITE NO.	11

The Eden





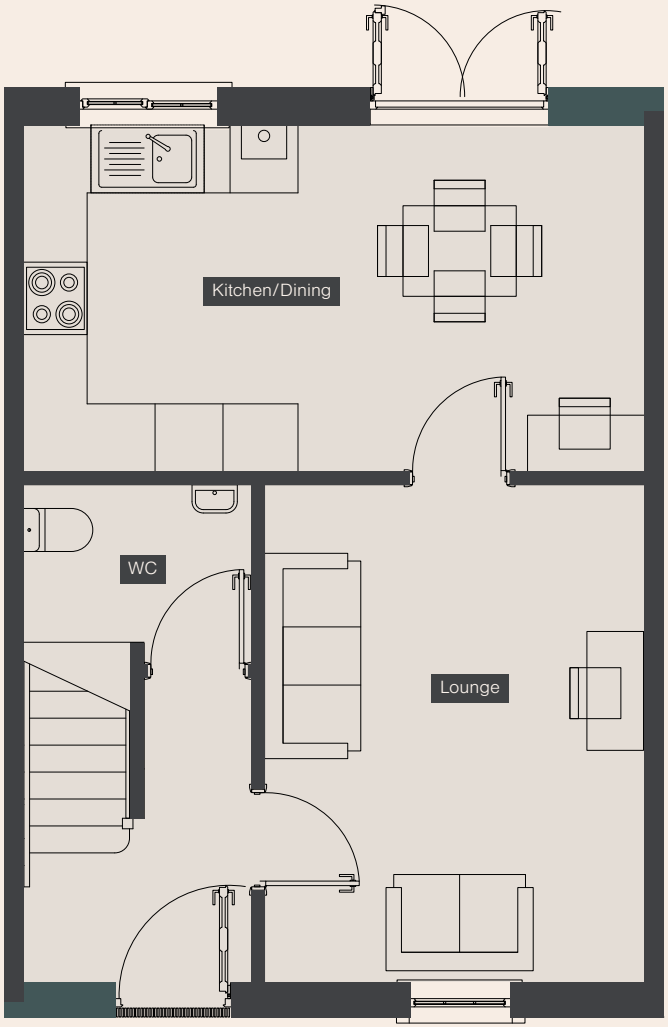
The Eden

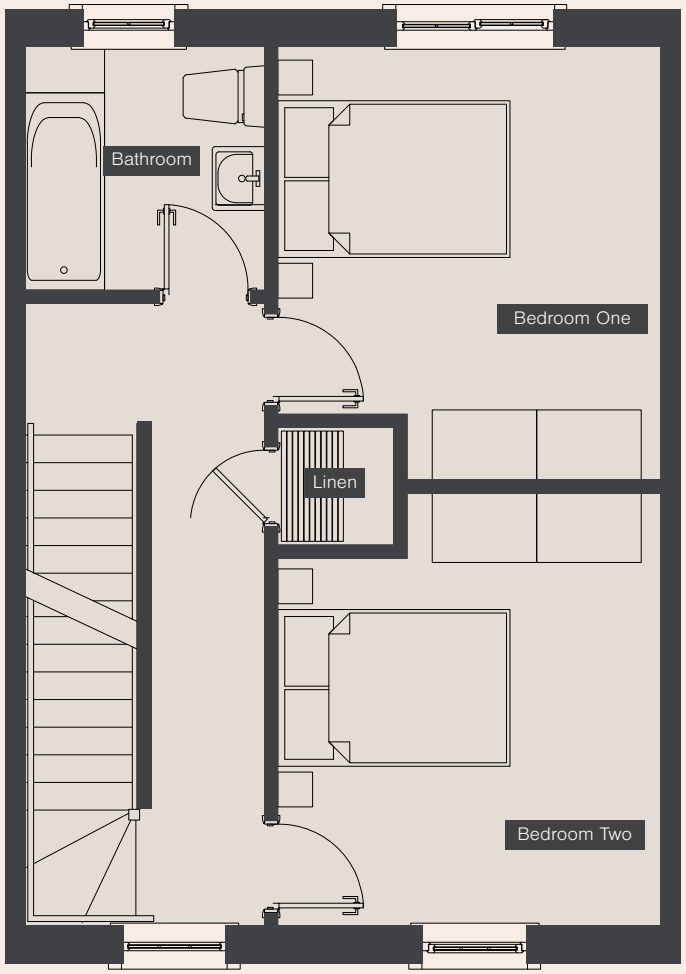
THREE BEDROOM TOWNHOUSE

950 SQ FT

Ground Floor Dimensions	
Kitchen / Dining	18’ 4” × 13’ 1” (max)
Lounge	14’ 8” × 14’ 8” (max)
WC	5’ 5” × 3’ 3”
First Floor Dimensions	
Master Bedroom	11’ 1” × 10’ 4”
Ensuite	8’ 8” x 3’ 4”
Bedroom Two	10’ 5” × 9’ 5”
Bedroom Three	8’ 7” × 7’ 0”
Bathroom	6’ 11” × 6’ 10”
WC	8’ 8” × 3’ 4”
Linen	3’ 3” × 2’ 7”
Store	3’ 4” × 2’ 2”
SITE NO.	7, 10

The Foundry





The Foundry

TWO BED TOWNHOUSE

950 SQ FT

Ground Floor Dimensions	
Kitchen / Dining	18’ 4” × 10’ 1”
Lounge	14’ 7” × 11’ 1”
WC	6’ 10” × 5’ 3”
First Floor Dimensions	
Bedroom One	12’ 3” × 10’ 11”
Bedroom Two	12’ 3” × 10’ 11”
Bathroom	6’ 11” × 6’ 10”
Linen	3’ 4” × 3’ 3
SITE NO.	8, 9

The Weaver

The Weaver

TWO BEDROOM
GROUND FLOOR APARTMENT

707 SQ FT

Ground Floor Dimensions	
Kitchen / Dining	14’ 3” x 10’ 0”
Lounge	11’ 9” x 10’ 10” (max)
Bedroom One	12’ 4” x 9’ 2”
Bedroom Two	10’ 3” x 8’ 6”
Bathroom	7’ 9” x 6’ 6”
Store 01	5’ 2” x 3’ 11”
Store 02	4’ 8” x 2’ 9”
SITE NO.	5

The Weaver

The Weaver

TWO BEDROOM
FIRST FLOOR APARTMENT

760 SQ FT

Ground Floor Dimensions	
Kitchen / Dining	12’ 4” x 9’ 10”
Lounge	15’ 3” x 13’ 9” (max)
Bedroom One	11’ 9” x 12’ 0”
Bedroom Two	10’ 10” x 8’ 6”
Wardrobe	3’ 11” x 3’ 3”
Bathroom	7’ 9” x 6’ 6”
Store	3’ 11” x 3’ 3”
SITE NO.	6

HINCHFIELDS

House Name	Format	Square Footage	Site No.
THE SAWYER	4 Bed Detached	1,535 sq ft	1
THE POTTER	3 Bed Semi-Detached	1,196 sq ft	2, 3
THE DRAPER	3 Bed Detached	1,278 sq ft	4
THE DORIAN	3 Bed Townhouse	1,275 sq ft	11, 12
THE EDEN	3 Bed Townhouse	950 sq ft	7, 10
THE FOUNDRY	2 Bed Townhouse	950 sq ft	8, 9
THE WEAVER	Ground Floor 2 Bed Apt	707 sq ft	5
THE WEAVER	First Floor 2 Bed Apt	760 sq ft	6

BUILDER

DUNLOP HOMES

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