



PIRRIE

MANOR

Ballygowan Road, Comber





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**PIRRIE**  
MANOR





Between land  
and legend.

PIRRIE  
MANOR





Comber was always home to the great and the good; the legends of the past setting high standards in the beautiful land in and around this gentle town. Inspired by the Pirries and the Andrews, two of Comber's longest established families, Pirrie Manor is an exclusive collection of homes for the legends of tomorrow.

Pirrie Manor is the latest development from Lotus Homes. Lotus Homes has a long history of creating award winning, stylish homes in desirable areas. Each Lotus Home is built to last and comes with a ten year structural warranty.



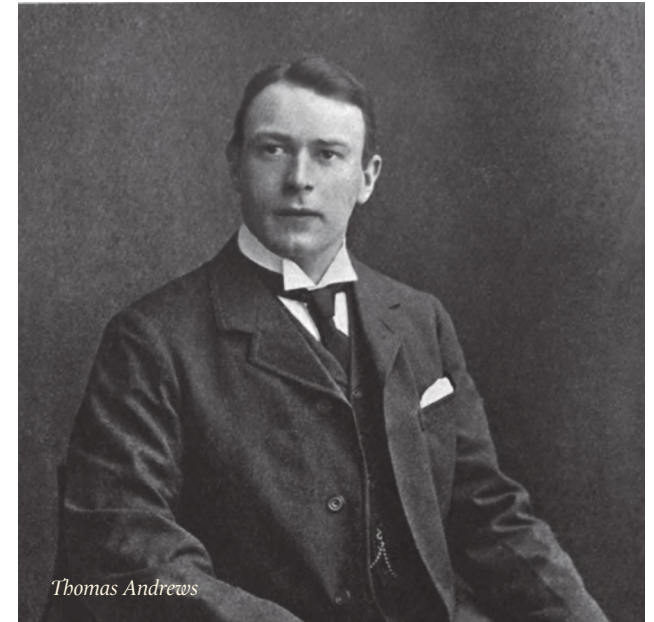
# The history of this part of Comber is closely linked to that of Ireland through the Pirrie and Andrews families.

The Pirries and Andrews families have farmed the land in the area since the mid-19th Century, beginning with Agnes Pirrie and her husband John Miller who owned Comber distillery. The land was then passed on to Agnes' niece Eliza who was married to Thomas Andrews of Ardara. Eliza's brother William James Pirrie was Chairman of Harland and Wolff, becoming Viscount Pirrie in 1906.





Pirrie was the visionary who enabled the creation of the Olympic Class passenger liners, the Olympic, Titanic and Britannic. Eliza's son Thomas Junior was the chief architect of the Titanic and went down with the ship in 1912. The Pirrie family name has almost disappeared from the Comber area, but their connection with the Andrews family lives on.



*Thomas Andrews*







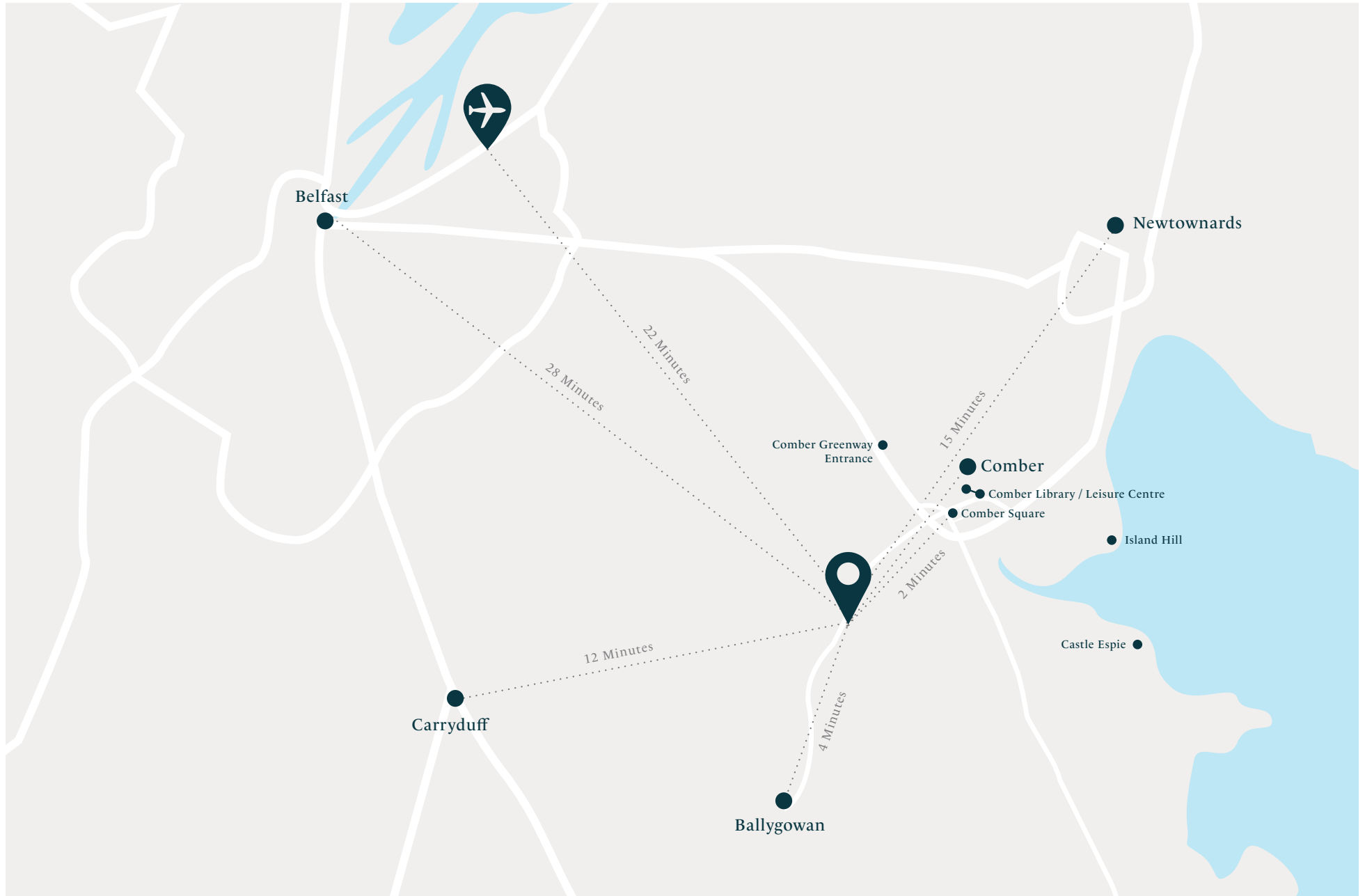
## The Land

Located just off the Ballygowan Road, Pirrie Manor is located close to Comber town centre. Surrounded by a mature woodland and a natural stream, just taking a few steps out of your door and you can be walking or running in the countryside. Located close to the main arterial routes to Belfast city centre, Newtownards, Bangor and Lisburn and to local schools, living at Pirrie Manor balances the peace of the countryside with the practicalities of urban life. Life in Pirrie Manor will be both practical and beautiful. It's a place between land and legend.

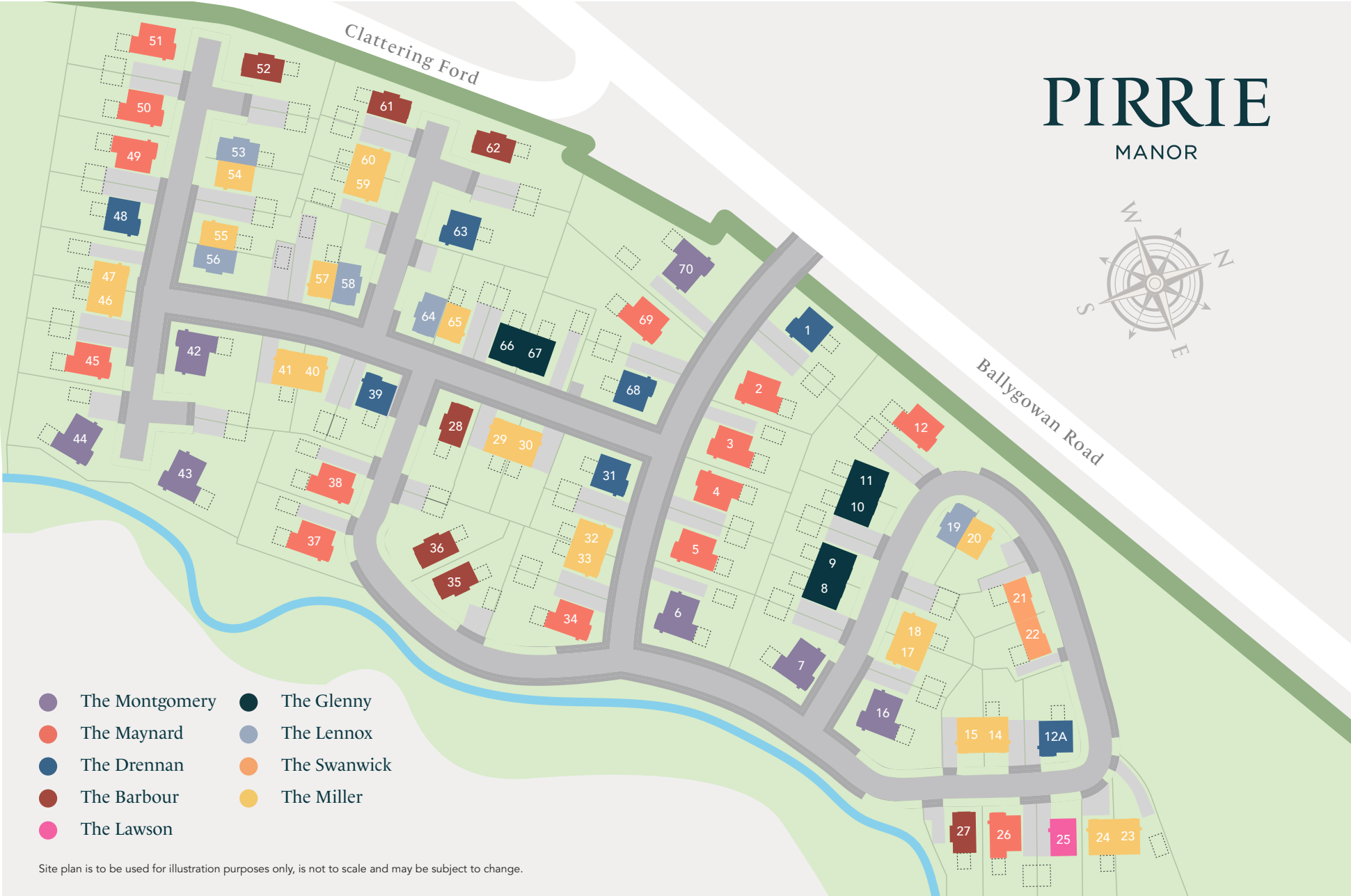












# Specifications

Internal and external

## External Features

Beautifully designed homes by Alan Patterson Design LLP.

10 Year warranty cover

Double glazed high performance lockable UPVC windows

High performance front doors with 5-point locking

Mains gas central heating system with a high energy efficiency boiler

High Thermal Insulation & Energy Efficiency Rating

Front and rear gardens top soiled and seeded

Tarmac driveway

Timber fencing to rear garden boundaries

Traditional masonry construction with render or brickwork

Feature light to front door and rear doors

## Internal Features

Wood burning stove including granite hearth. Secondary fireplace in selected house types

Comprehensive range of electrical sockets throughout, including TV and telephone points

Wired for satellite point

Wired for security alarm

Painted internal doors with chrome ironmongery

Painted moulded skirting, architraves, stair handrails & balustrades

All internal walls and ceilings painted throughout

Smoke, Heat and CO2 detectors as standard

## Kitchens & Utility Rooms

A choice of fully fitted kitchens and utility rooms

Integrated appliances where applicable including built-in oven and hob, extractor hood, dishwasher, fridge freezer

Washer Dryer or freestanding washing machine depending on house type

Feature downlighters to kitchen

## Bathrooms, Ensuites & WCs

Contemporary white sanitary ware and chrome fittings

Bath with shower mixer. Separate shower provided in main bathroom with rain fall shower

All Ensuites have thermostatic rainfall showers

Heated chrome towel rail in Main Bathroom

Feature down lighters to Main Bathroom and ensuite

## Floor Coverings & Tiles

Ceramic floor tiling to kitchen/dining, utility room, hall, store, bathroom, Ensuite and WC

Ceramic wall tiling between units to kitchen and utility with full height tiling to shower enclosures and above bath

Splash back tiling to all WHBs

Carpets and underlay to lounge, bedrooms, stairs and landing

## Management company

A management company has been formed and each purchaser will become a shareholder. An annual charge will be payable to the management company to allow for all common areas to be maintained.

*Disclaimer: Lotus Homes reserve the right to vary specifications to a similar or higher standard.*







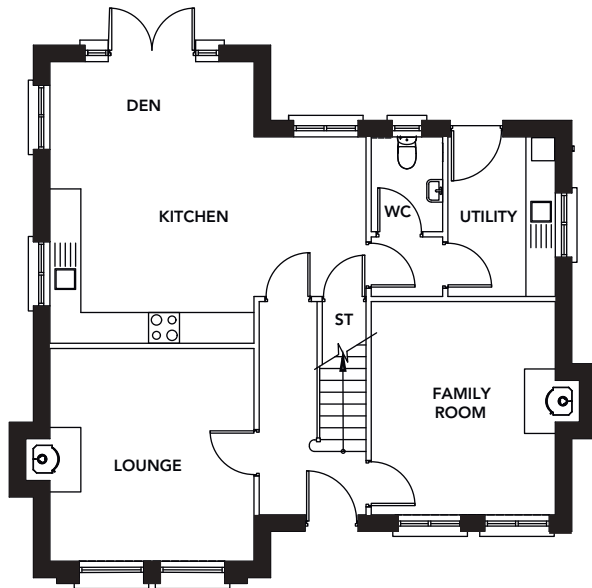




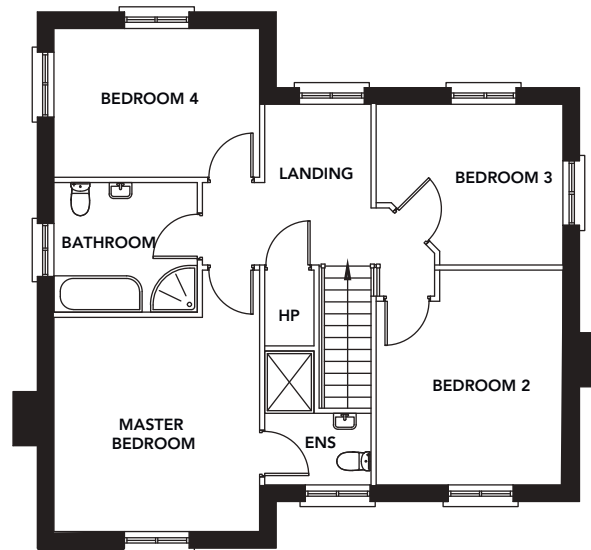
# The Montgomery

1750 sq.ft. 4 bedroom detached

Sites 6, 7, 16, 42, 43, 44, 70



GROUND FLOOR



FIRST FLOOR

## Ground Floor

<b>Kitchen/Den</b>	20'0" x 18'0"	6.1 m x 5.5m
<b>Lounge</b>	13'5" x 12'10"	4.1m x 3.9m
<b>Family room</b>	13'5" x 11'6"	4.1m x 3.5m
<b>Utility</b>	9'11" x 6'7"	3.0m x 2.0m
<b>WC</b>	5'11" x 4'3"	1.8m x 1.3m

## First Floor

<b>Master Bedroom</b>	13.5" x 12'10"	4.1m x 3.9m
<b>Bedroom 2</b>	13'5" x 11'10"	4.1m x 3.6m
<b>Bedroom 3</b>	11'10" x 10'2"	3.6m x 3.1m
<b>Bedroom 4</b>	13'1" x 9'6"	4.0m x 2.9m
<b>Bathroom</b>	9'2" x 8'2"	2.8m x 2.5m
<b>Ensuite</b>	8'6" x 6'7"	2.6m x 2.0m

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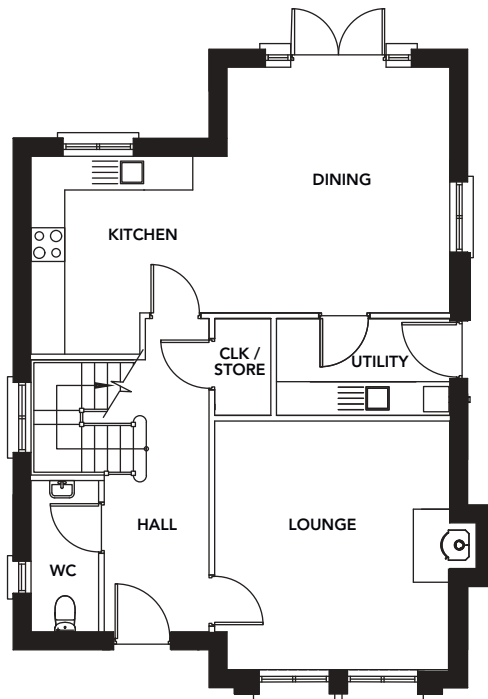




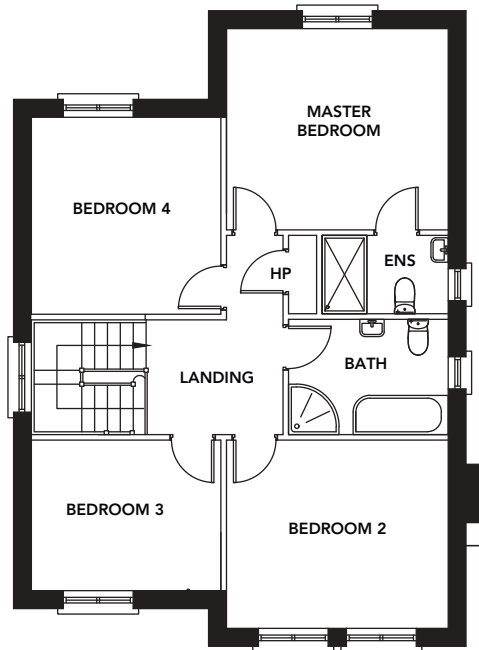
# The Maynard

1550 sq.ft. 4 bedroom detached

Sites 2, 3, 4, 5, 12, 26, 34, 37, 38, 45, 49, 50, 51, 69



GROUND FLOOR



FIRST FLOOR

## Ground Floor

Kitchen/Dining	24'6" x 14'5"	7.5m x 4.4m
Lounge	14'5" x 13'5"	4.4m x 4.1m
Utility	9'11" x 5'7"	3.0m x 1.7m
WC	7'10" x 3'11" x	2.4m x 1.2m

## First Floor

Master Bedroom	13'1 x 11'10	4.0m x 3.6m
Bedroom 2	13'1" x 11'1"	4.0m X 3.4m
Bedroom 3	11'1" x 8'6"	3.4m X 2.6m
Bedroom 4	11'6" x 11'1"	3.5m X 3.4m
Bathroom	9'6" x 6'7"	2.9m X 2.0m
Ensuite	7'7" x 4'7"	2.3m x 1.4m

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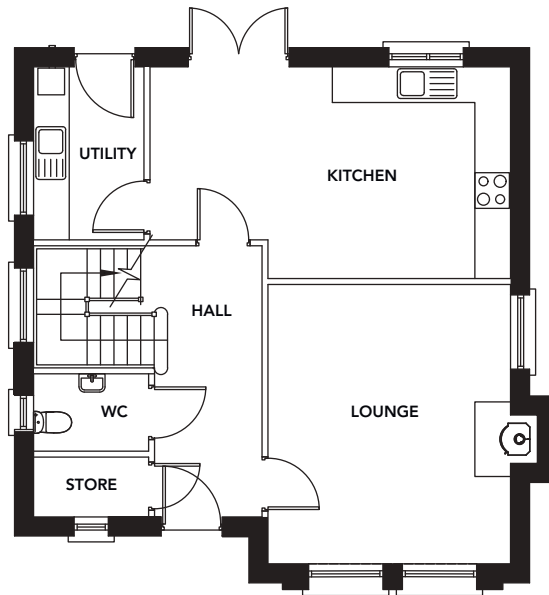




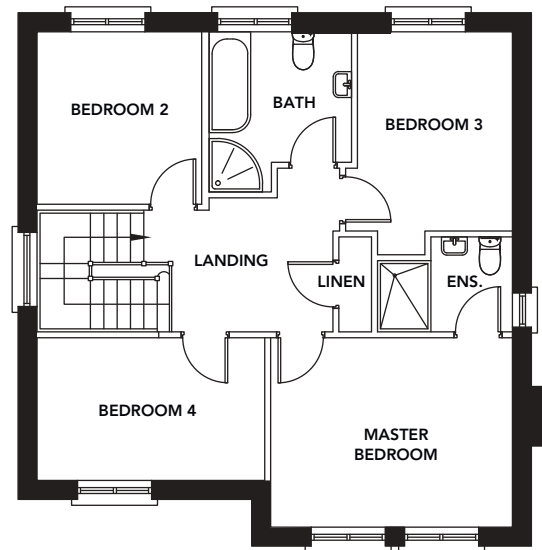
# The Drennan

1375 sq.ft. 4 bedroom detached

Sites 1, 12A, 31, 39, 48, 63, 68



GROUND FLOOR



FIRST FLOOR

## Ground Floor

<b>Kitchen</b>	19'11" x 11'6"	6.1m x 3.5m
<b>Lounge</b>	16'11" x 13'4"	5.2m x 4.1m
<b>Utility</b>	9'7" x 5'11"	2.9m x 1.8m
<b>WC</b>	6'6" x 3'9"	2.0m x 1.2m

## First Floor

<b>Master Bedroom</b>	13'4" x 9'10"	4.1m x 3.0m
<b>Bedroom 2</b>	9'7" x 9'1"	2.9m x 2.8m
<b>Bedroom 3</b>	12'1" x 8'8"	3.7m x 2.7m
<b>Bedroom 4</b>	12'6" x 7'3"	3.8m x 2.3m
<b>Bathroom</b>	8'8" x 7'9"	2.7m x 2.4m
<b>Ensuite</b>	7'2" x 5'2"	2.3m x 1.6m

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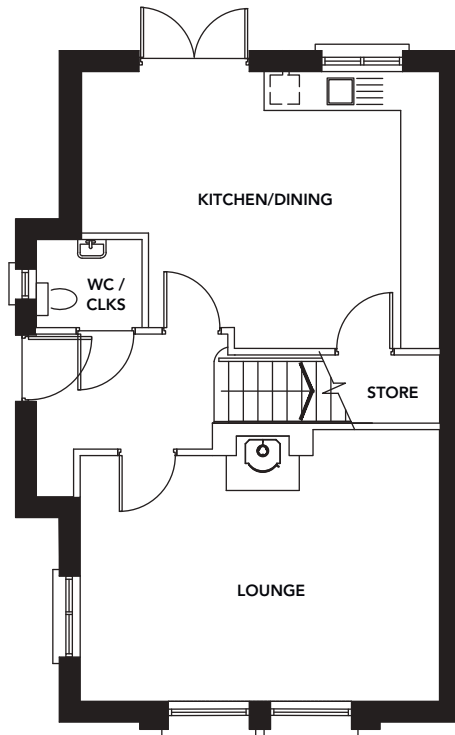




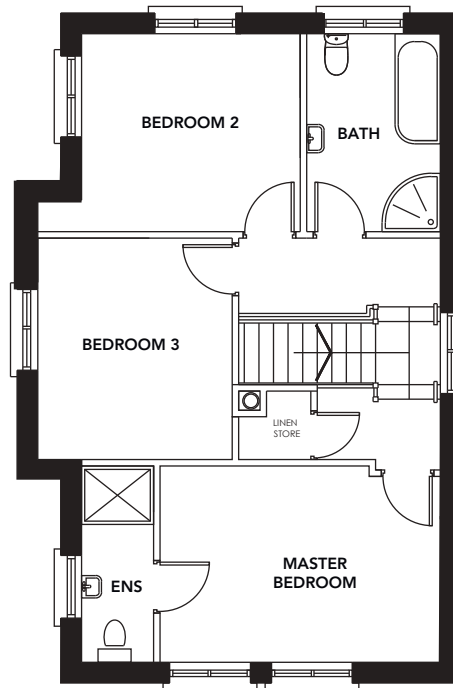
# The Barbour

1200 sq.ft. 3 bedroom Detached

Sites 27, 28, 35, 36, 52, 61, 62



GROUND FLOOR



FIRST FLOOR

## Ground Floor

Lounge	18'0" x 12'6"	5.5m x 3.8m
Kitchen/Dining	18'0" x 14'2"	5.5m x 4.3m
WC	5'2" x 4'7"	1.6m x 1.4m

## First Floor

Master Bedroom	14'2" x 9'11"	4.3m x 3.0m
Bedroom 2	11'1" x 9'11"	3.4m x 3.0m
Bedroom 3	11'1" x 9'11"	3.4m x 3.0m
Bathroom	10'2" x 6'9"	3.1m x 2.1m
Ensuite	9'11" x 3'6"	3.0m x 1.1m

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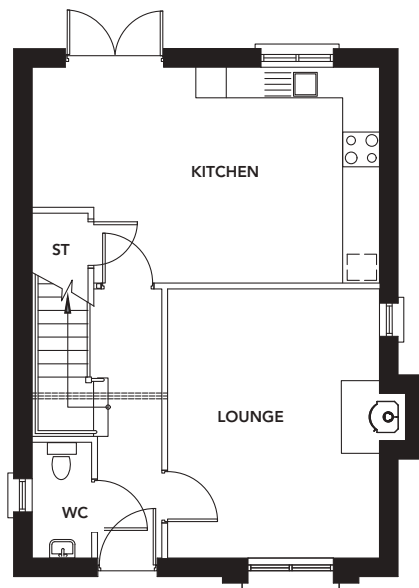




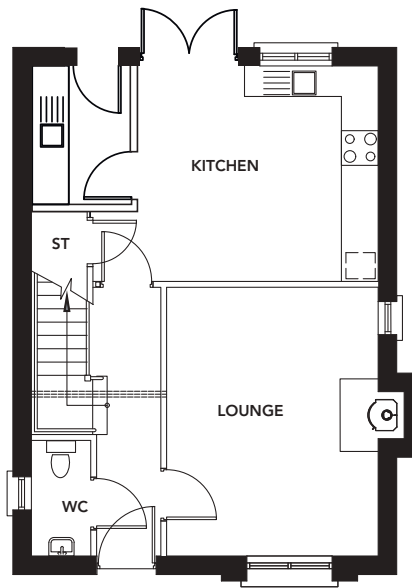
# The Lawson

1080 sq.ft. 3 bedroom Detached

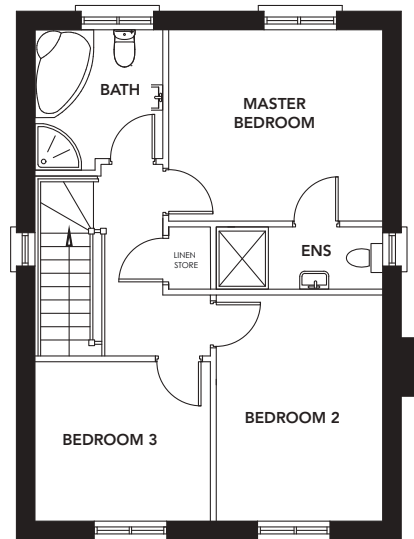
Site 25



GROUND FLOOR



GROUND FLOOR OPTION 2



FIRST FLOOR

## Ground Floor

Kitchen	19'2" x 11'10"	5.9m x 3.6m
Lounge	17'3" x 11'10"	5.3m x 3.6m
WC	5'11" x 3'0"	1.8m x 0.9m

## Ground Floor Option 2

Kitchen	11'10" x 16' 7"	3.6m x 4.8m
Utility	8'2" x 5'6"	2.5m x 1.7m
WC	3'0" x 5'11"	0.9m x 1.8m

## First Floor

Master Bedroom	12'1" x 10'10"	3.7m x 3.3m
Bedroom 2	12'10" x 9'7"	3.9m x 2.9m
Bedroom 3	9'11" x 8'8"	3.0m x 2.7m
Bathroom	6'9" x 6'6"	2.2m x 2.1m
Ensuite	9'7" x 3'6"	2.9m x 1.1m

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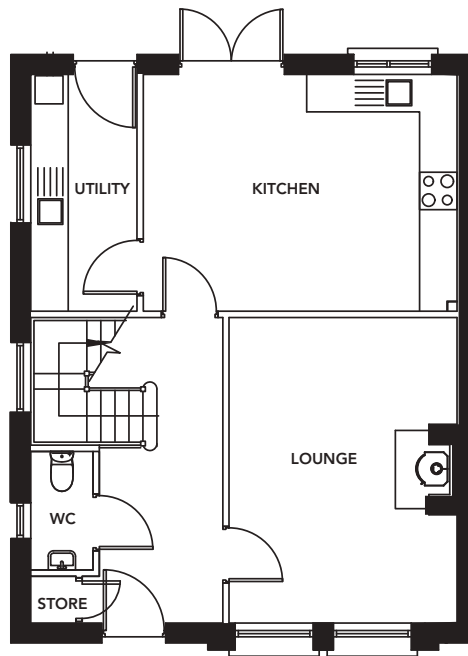




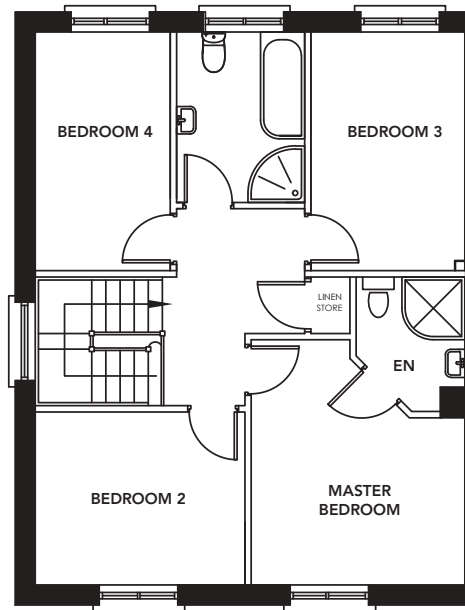
# The Glenny

1300 sq.ft. 4 bedroom Semi-detached

Sites 8, 9, 10, 11, 66, 67



GROUND FLOOR



FIRST FLOOR

## Ground Floor

Lounge	17'5" x 11'11"	5.3m x 3.6m
Kitchen	16'4" x 12'0"	5.0m x 3.6m
Utility	12'0" x 5'6"	3.6m x 1.7m
WC	6'2" x 4'6"	1.9m x 1.4m

## First Floor

Master Bedroom	14'2" x 11'1"	4.3m x 3.4m
Bedroom 2	10'10" x 8'11"	3.3m x 2.7m
Bedroom 3	12'0" x 8'0"	3.6m x 2.4m
Bedroom 4	12'0" x 7'0"	3.6m x 2.4m
Bathroom	6'6" x 6'6"	2.0m x 2.0m
Ensuite	6'9" x 5'6"	2.1m x 1.7m

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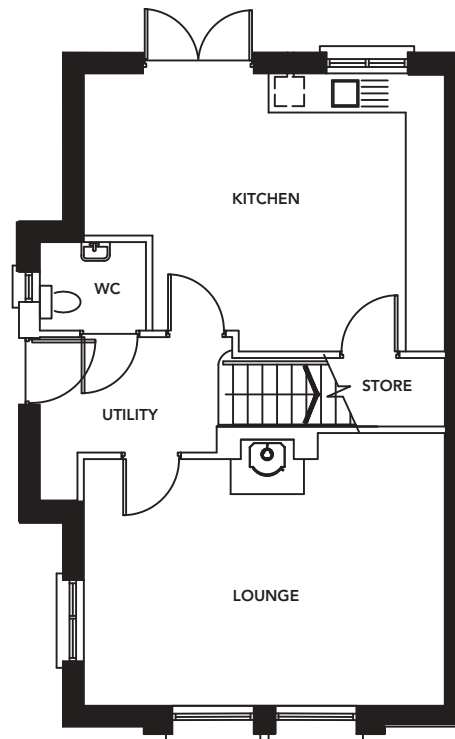




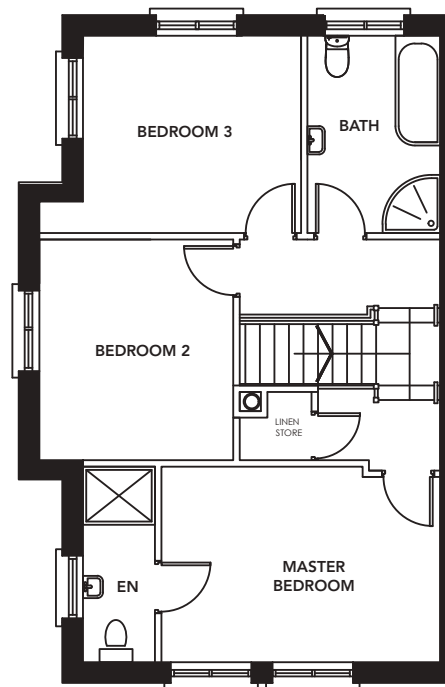
# The Lennox

1200 sq.ft. 3 bedroom Semi-detached

Sites 19, 53, 56, 58, 64



GROUND FLOOR



FIRST FLOOR

## Ground Floor

Lounge	18'0" x 12'6"	5.5m x 3.8m
Kitchen/Dining	18'0" x 14'2"	5.5m x 4.3m
WC	5'2" x 4'7"	1.6m x 1.4m

## First Floor

Master Bedroom	14'2" x 9'11"	4.3m x 3.0m
Bedroom 2	11'1" x 9'11"	3.4m x 3.0m
Bedroom 3	11'1" x 9'11"	3.4m x 3.0m
Bathroom	10'2" x 6'9"	3.1m x 2.1m
Ensuite	9'11" x 3'6"	3.0m x 1.1m

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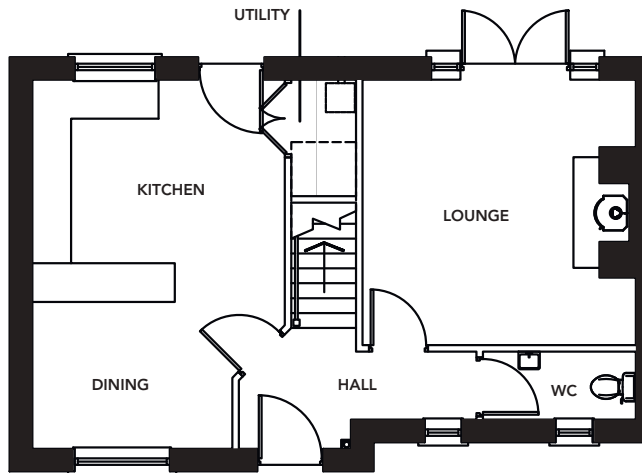




# The Swanwick

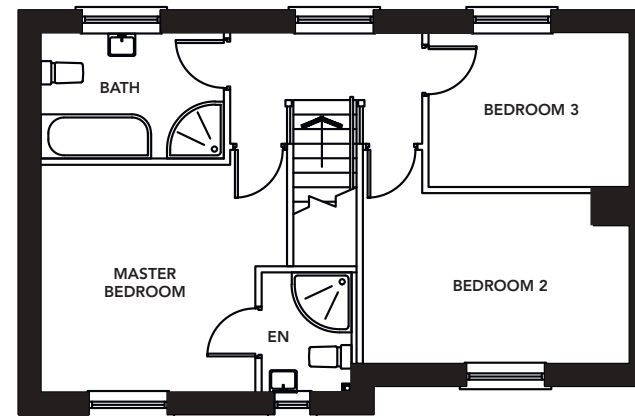
1150 sq.ft. 3 bedroom Semi-detached

Sites 21, 22



## Ground Floor

<b>Lounge</b>	13'9" x 13'5"	4.2m x 4.1m
<b>Kitchen/Dining</b>	18'8" x 13'1"	5.7m x 4.0m
<b>Utility</b>	5'11" x 3'3"	1.8m x 1.0m
<b>WC</b>	7'10" x 2'11"	2.4m x 0.9m



## First Floor

<b>Master Bedroom</b>	12'10" x 11'10"	3.9m x 3.6m
<b>Ensuite</b>	6'3" x 4'11"	1.9m x 1.5m
<b>Bedroom 2</b>	13'9" x 11'1"	4.2m x 3.4m
<b>Bedroom 3</b>	10'2" x 8'2"	3.1m x 2.5m
<b>Bathroom</b>	9'11" x 6'7"	3.0m x 2.0m

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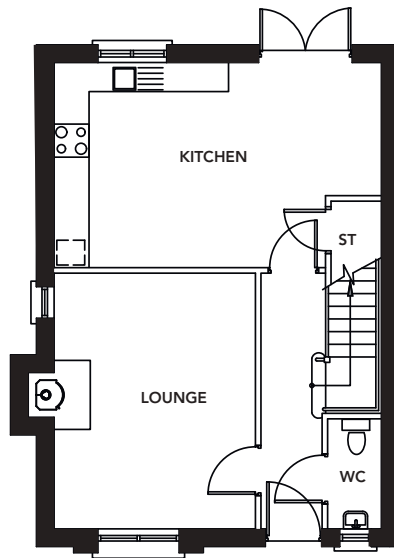




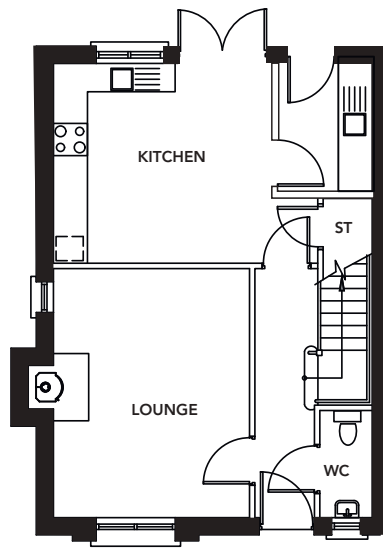
# The Miller

1080 sq.ft. 3 bedroom Semi-detached

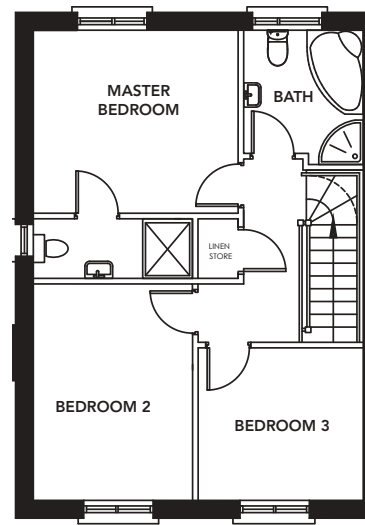
Sites 14, 15, 17, 18, 20, 23, 24, 29, 30, 32, 33, 40, 41, 46, 47, 54, 55, 57, 59, 60, 65



GROUND FLOOR



GROUND FLOOR OPTION 2



FIRST FLOOR

## Ground Floor

Kitchen	19'2" x 11'10"	5.9m x 3.6m
Lounge	17'3" x 11'10"	5.3m x 3.6m
WC	5'11" x 3'0"	1.8m x 0.9m

## Ground Floor Option 2

Kitchen	11'10" x 16' 7"	3.6m x 4.8m
Utility	8'2" x 5'6"	2.5m x 1.7m
WC	3'0" x 5'11"	0.9m x 1.8m

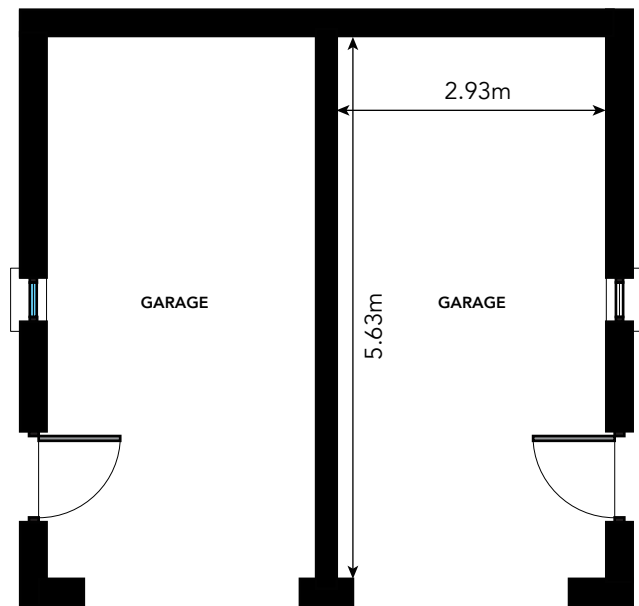
## First Floor

Master Bedroom	12'1" x 10'10"	3.7m x 3.3m
Bedroom 2	12'10" x 9'7"	3.9m x 2.9m
Bedroom 3	9'11" x 8'8"	3.0m x 2.7m
Bathroom	6'9" x 6'6"	2.2m x 2.1m
Ensuite	9'7" x 3'6"	2.9m x 1.1m

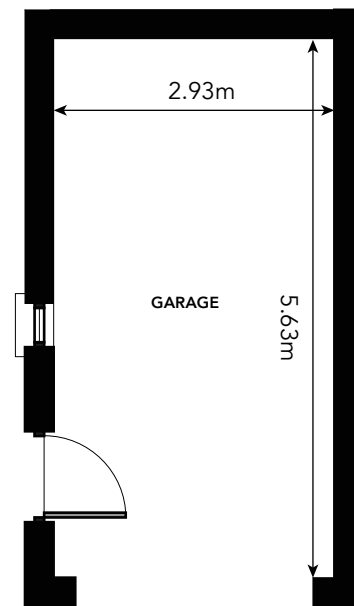
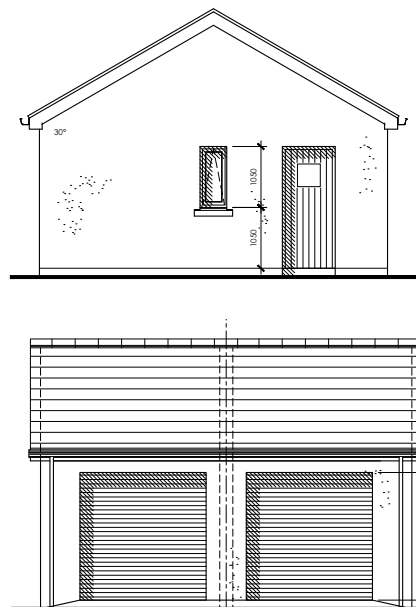
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# Garage

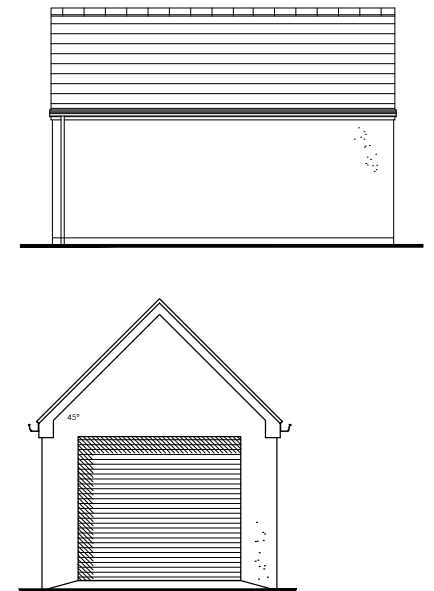
Optional addition



Double party garage



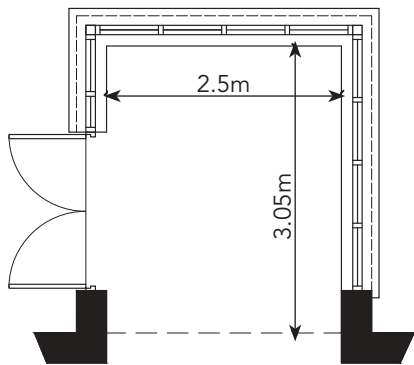
Single garage



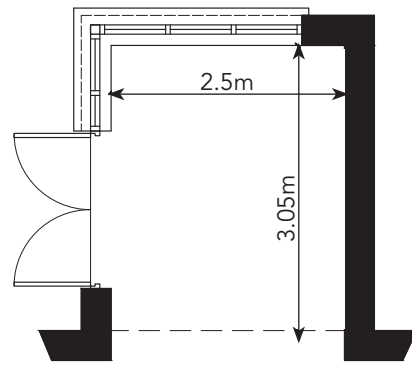


# Garden Room

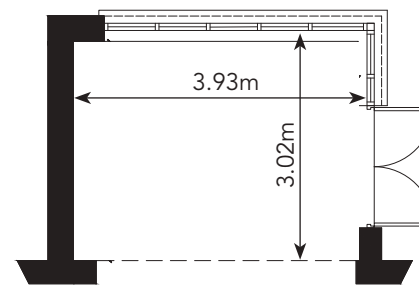
Optional addition



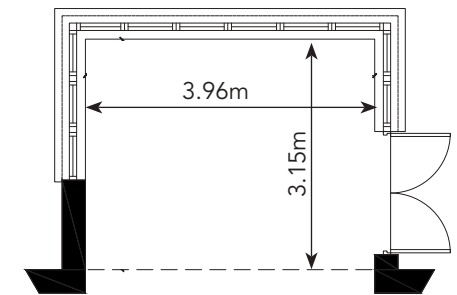
- The Drennan
- The Barbour
- The Glenny



- The Miller
- The Lawson
- The Lennox



- The Swanwick



- The Montgomery
- The Maynard

# PIRRIE

MANOR

Ballygowan Road, Comber  
[lotushomes.com/pirriemanor](http://lotushomes.com/pirriemanor)

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## SELLING AGENTS



Simon Brien Residential  
17 High Street Newtownards  
BT23 4XF

028 9180 0700  
[newtownards@simonbrien.com](mailto:newtownards@simonbrien.com)

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## DEVELOPMENT BY



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