



The Sea View Collection

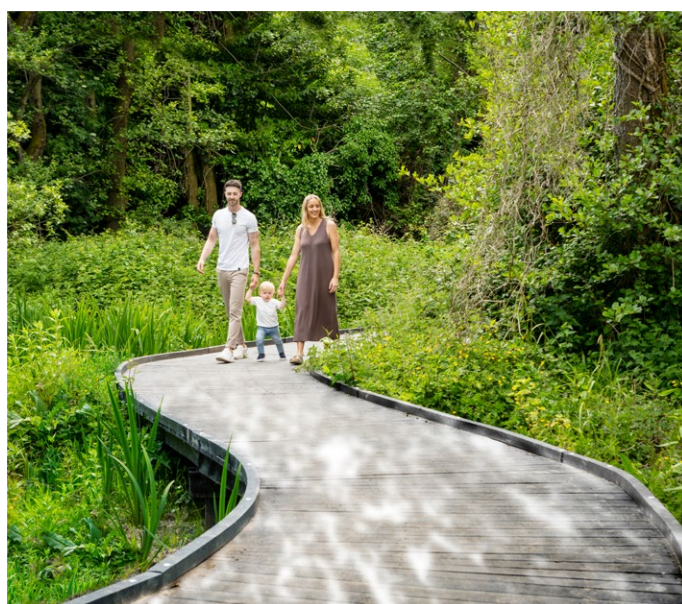
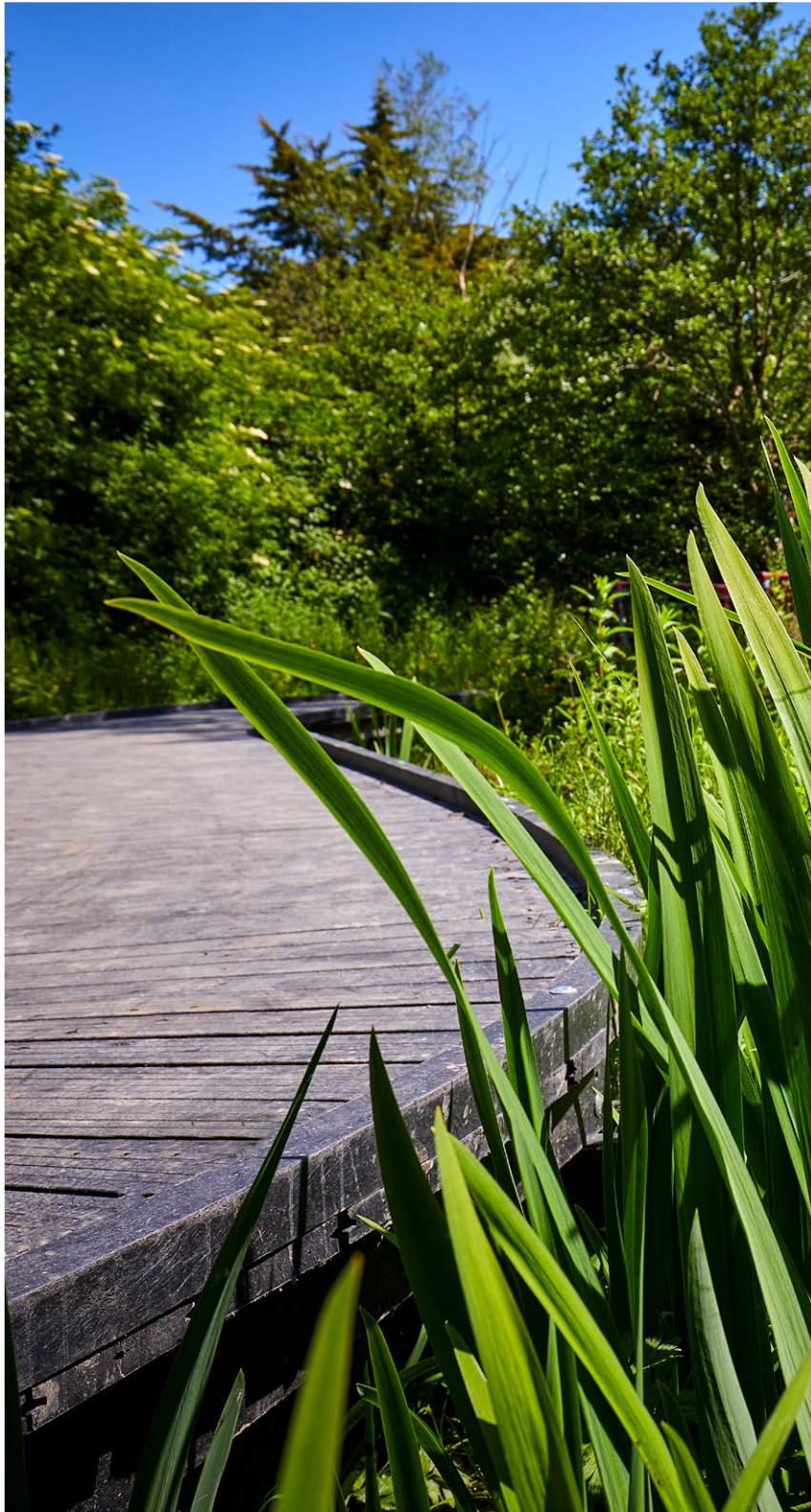
ARCHERS WOOD, DELGANY.



Welcome to the neighbourhood.

4 luxurious 5-bedroom homes
with stunning panoramic sea views.





Perfectly situated to take in
all that surrounds you.



Here you'll find rooms both spacious and elegantly lit.
Designed with the whole family in mind.



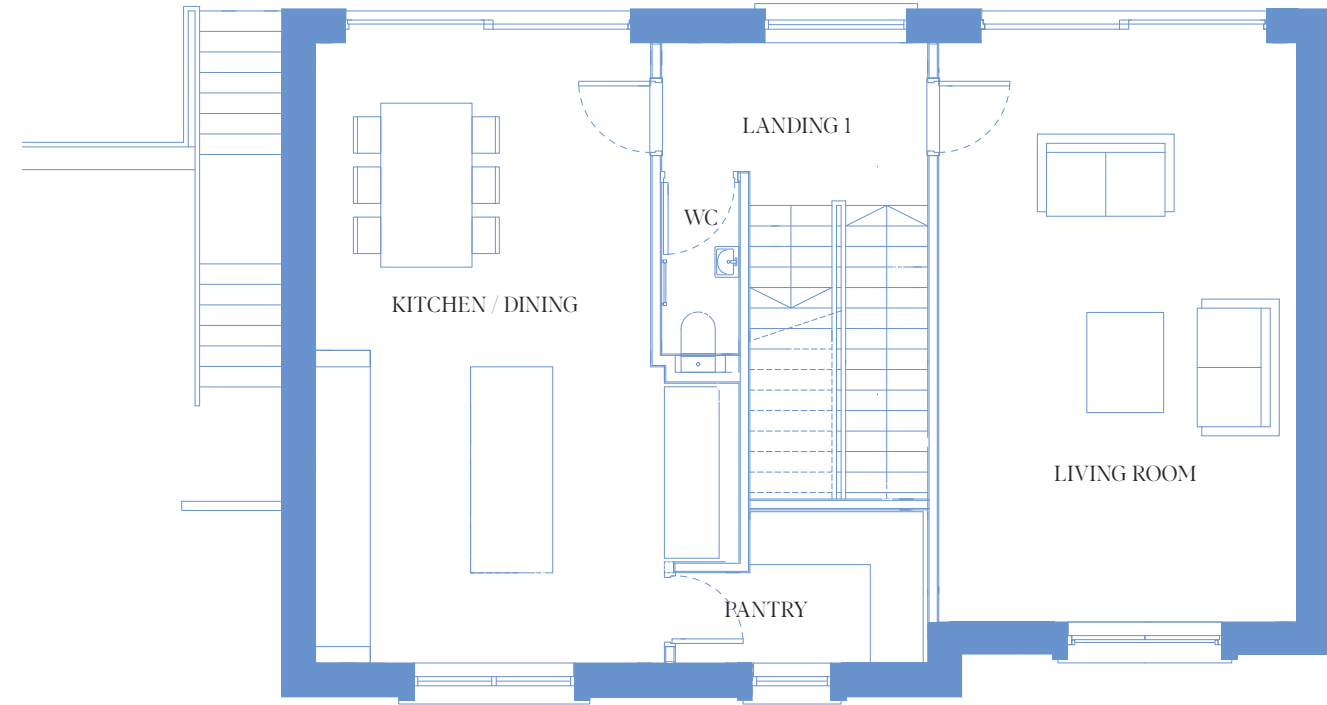
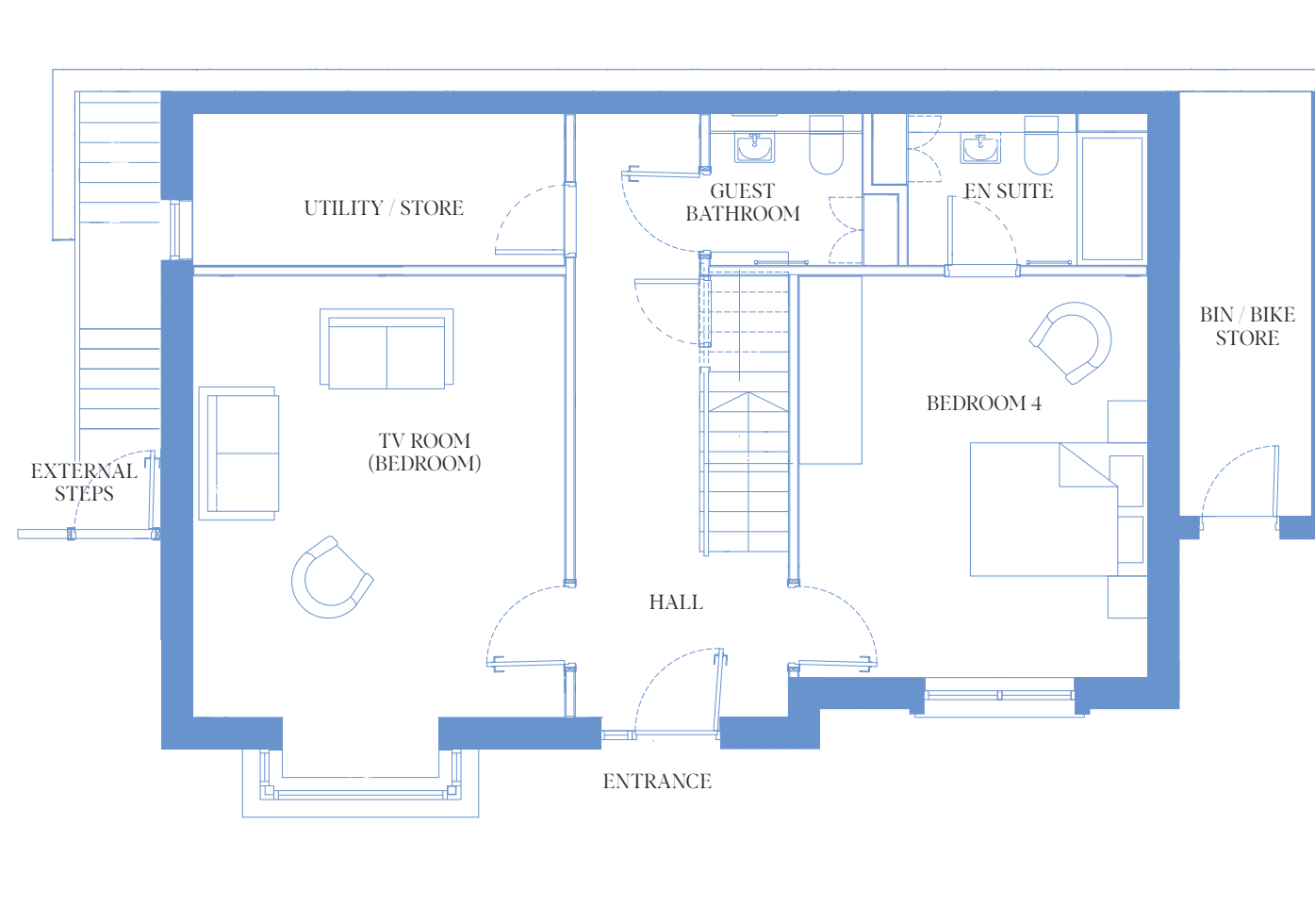
The bespoke, hand-painted kitchen with pantry becomes the centrepiece of family meals.



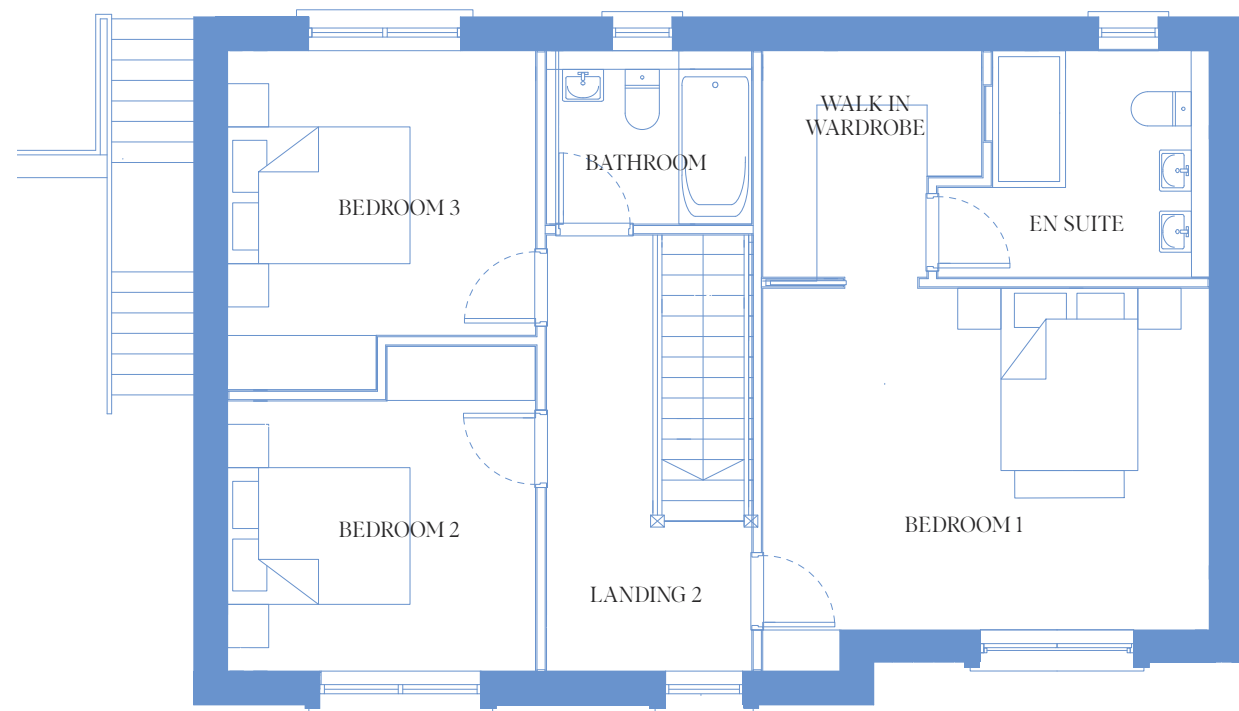
While bedrooms are a retreat for quiet moments.







Second Floor



Special Features and Specifications



External Features

High quality brick and render facades with stone cills

Alu-clad high-performance double-glazed windows with low U-Value for energy efficiency

Engineered timber front door with multi point locking system

Juliette balconies with dramatic sea views to main living room and Main bedroom

Large, glazed sliding screens to private rear gardens

Landscape Architect designed rear gardens with generous patio, lawn, gravel pathways, features eating area, ornamental planting and mature hedging

Front garden behind granite piers and custom railings with cobble paved parking, ornamental planting and mature hedging

External enclosed storage areas, and side passage gates



Energy Efficiency

A2 BER energy rating

Highly insulated airtight design

Whole house Mechanical Extract Ventilation (MEV) system for control of the dwelling ventilation requirements in bathrooms, utility and kitchen

High levels of roof, wall, and floor insulation

Heat pump with dual zone controls

High performance internal pipe insulation to reduce heat loss

Energy saving LED light fittings

Security and Safety

Smoke detectors fitted throughout (mains powered with battery backup)

Safety restrictors provided on upper floor windows

Media and Communications

Wired for high-speed broadband (Cat 6)

Telephone/data points in living room, kitchen, TV room & Bedroom 1

Main infrastructure installed to accommodate SIRO and Virgin



Electrical & Lighting

Recessed LED downlighters & wall washers positioned to main living spaces to enhance functionality and atmosphere

Generous provision of sockets, matching metal finish to feature areas

Future proofing for electric car charging point

Heating

Energy efficient heat pump provided utilising a combination of underfloor heating and designer panel radiators. Underfloor heating to ground and first floor levels, with panel radiators to second floor rooms

Time and temperature zone control provided

Pressurised hot & cold water

Bathrooms & Ensuites

High quality sanitaryware and pressurised water system throughout

Large format feature porcelain tiling to bathrooms & ensuites

Wall hung WCs with concealed cisterns and chrome flush plates throughout



Under sink vanities and mirrored vanity wall cabinets

Heated towel rail

Suitable accessories to include toilet brush, toilet roll holder, robe hooks etc

Ensuites with low profile shower tray, sliding shower door enclosure, rain shower head, concealed thermostatic shower mixer and hand spray

Bathrooms with contemporary inset bath, concealed thermostatic shower mixer, shower on slimline rail kit, overflow bath filler, bath screen

Kitchen & Pantry

Custom bespoke contemporary framed hand-painted cabinetry

Bespoke design to include:

- Generous storage
- Silestone quartz worktop and backsplash
- Bronze feature cabinet handles
- Inset cooking area with large format ceramic hob, custom extractor and glazed cabinets
- Opposing inset storage wall with integrated fridge, integrated microwave, two single ovens, coffee machine and 'secret' pantry entrance



- Fitted pantry with full height integrated freezer, full height larder, open shelving and wine rack, solid timber worktop

- Central freestanding island with overhang for informal seating, stainless steel sink with designer pull-out spray tap, integrated dishwasher

Utility

Custom bespoke contemporary hand-painted cabinetry

Bespoke design to include:

- Generous storage
- Silestone quartz worktop and backsplash
- Pewter feature cabinet handles
- Stainless steel sink & designer tap
- Washing machine & drier

Interior Finishes

Extra height ceilings at ground floor and first floor

High quality painted doors

Custom contemporary painted stairs

Contemporary architrave and skirting



Bronze finish door ironmongery to kitchen and pantry, hall and corridors

Satin nickel door ironmongery to bedrooms

Polished chrome door ironmongery to bathrooms and ensuites to match sanitaryware

Pull-down attic ladder fitted to all houses

Wardrobes & Storage

Bespoke floor-to-ceiling walk-in wardrobe to Main bedroom includes long and double hanging, pull out shoe racks, drawers, high level storage

Feature bespoke fitted wardrobes to secondary double bedrooms

Warranty Cover Under Homebond

10yr structural insurance and 5yr defects and equipment insurance



CAIRN

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