

# The Boundary

LIMITED RELEASE





# Embrace Modern Living

3 Passive-Inspired Homes  
in a Setting Steeped in  
History

Escape the bustle of modern life in the historic village of Waringstown, where rich heritage blends with contemporary living. Known for its Georgian architecture and linen legacy, Waringstown offers charm and modern amenities in the scenic County Down countryside.

This exclusive development features three low-energy, Passive House-inspired homes, delivering exceptional efficiency and comfort. Ideally located, it's just minutes from Lurgan, Banbridge, and the M1, placing Belfast within 30 minutes and the International Airport under 25 minutes away.

Enjoy peaceful, community-focused living with modern conveniences, the perfect setting for your next chapter.

# The Boundary - Location



An aerial photograph of Waringstown, showing a mix of residential buildings, roads, and green agricultural fields. A blue callout bubble with a yellow border points to a specific boundary line on the map. The text 'WARINGSTOWN' is overlaid in white serif font across the center of the town. Other labels on the map include 'MILL HILL', 'THE LAWS', and 'VALLEY LANE'.

# WARINGSTOWN

**THE  
BOUNDARY**

# Where Community Meets Comfort in Waringstown

Waringstown, a charming Georgian village, combines rich heritage with essential modern amenities. Residents enjoy the convenience of a local grocery store, pharmacy, and inviting cafes, making daily life both comfortable and vibrant.

The village is also home to Waringstown Cricket Club, a cornerstone of the community and one of the oldest cricket clubs in Ireland. Surrounded by picturesque countryside, Waringstown provides a peaceful setting with excellent connections to Lurgan, Banbridge, and beyond.



**Bus**

2 min walk



**Train**

10 min drive

# Waringstown: A Village Steeped in Heritage and Excellence

## Rich Heritage and Community Spirit

### Waringstown Cricket Club:

Established in 1851, this historic club boasts a legacy of excellence, with six Irish Senior Cup victories, making it a cornerstone of Northern Ireland's cricketing heritage.

### Historic Linen Village:

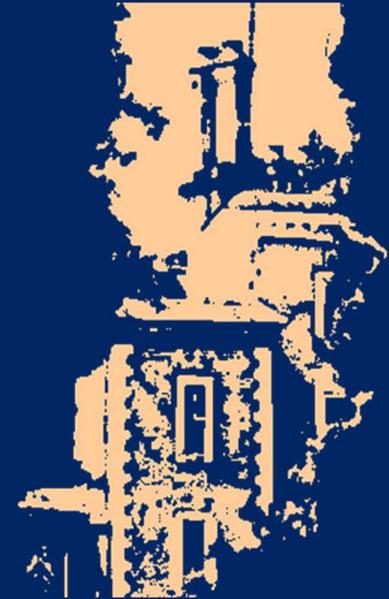
In the 17th century, Waringstown introduced damask linen production, transforming the village into a pivotal center for Ireland's flourishing linen industry.

### Waring House:

Built in 1659 by William Waring, this residence in the Jacobean style, with symmetry, ornate design, and classical and renaissance influences, was the nucleus around which the village of Waringstown developed.

### Britain in Bloom Accolade:

Celebrated for its picturesque landscapes, Waringstown earned the prestigious "Best Kept Small Town" award, reflecting the community's dedication to environmental beauty.



## Educational Excellence

### Waringstown Primary School:

Renowned for its academic achievements and vibrant extracurricular programs, Waringstown Primary School's commitment to excellence is evident through its dedicated staff, high academic standards, and supportive community, fostering an environment where children can thrive.



# Grocery

## SPAR Waringstown

A full service convenience store with a wide selection of groceries, fresh produce and even hot food. A 5 min walk from The Boundary.

## CENTRA Waringstown

Local store offering groceries and essential services and a post office, 5 mins

## Dewarts Service Station

While primarily a service station, it also contains a convenience store where you can pick up everyday essentials until 11pm, a 5 min walk.

## Trader D's Butcher Shop

Family run butchers shop, good value for money, great range and quality of meat and friendly service. 3 min walk.

## Ruddell's Farm Shop

Family run greengrocer using fresh, locally sourced produce and homemade goods, known for quality products and friendly service



# Dining Spots

## The Village Inn

A welcoming pub with a great atmosphere, located a 7 min walk or 2 min drive from The Boundary

## The Posthouse Café

A charming café offering a selection of delicious lite bites and beverages, 10 mins on foot or 2 min by car, cozy and perfect for breakfast or lunch.

## Country Chippy

Known for its freshly prepared fish and chips and other takeaway meals, a short 4 min walk.

## The Hollow Coffee House

A charming café in Waringstown, offering artisan coffee, homemade treats, and a cozy atmosphere. Perfect for relaxing with friends or enjoying a quiet moment in delightful surroundings

## Peking Hot Food Bar

A reliable Chinese takeaway located on Main Street, a 7 min walk or 2 min drive a wide variety of traditional dishes, perfect for a quick and satisfying meal.



# Airports

## Belfast City Airport (George Best):

About 30 minutes, roughly 18 miles (29 km)

## Belfast International Airport:

Around 35 minutes, about 21 miles (34 km)

## Dublin Airport:

Approximately 1 hour 30 minutes, roughly 70 miles.



# Road Links

Strategically positioned in the centre of Northern Ireland with easy access to the :-

**M1**

Moira and Lurgan and the;

**A1**

Dromore and Banbridge.

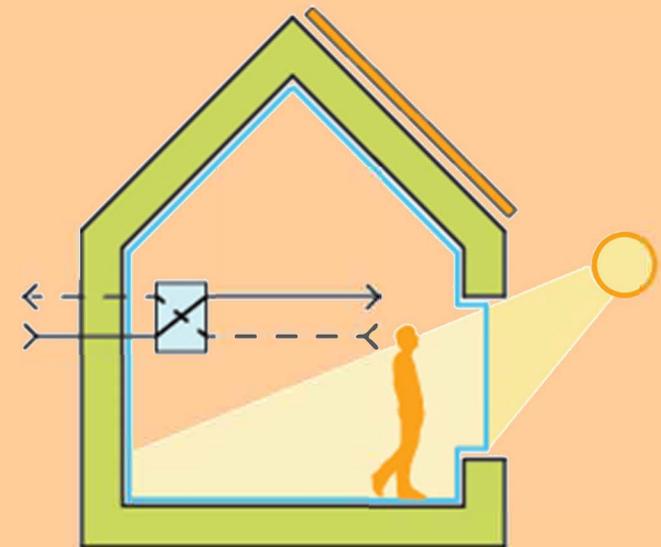
# Inspired by Passive House Design,

## 3 No. Exclusive A-rated Energy-Efficient Homes in Waringstown

Nestled in the heart of Waringstown, the homes of The Boundary are designed to offer exceptional energy efficiency, based on Passive House-inspired principles.

With advanced insulation, superior air tightness, and mechanical ventilation systems, each home achieves a Grade A energy rating, ensuring significant savings on heating and cooling. Premium windows and doors, featuring triple glazing and excellent airtight seals, enhance comfort and energy efficiency.

Optional solar panels and future-proof wiring for energy storage and EV charging points further enhance the home's sustainability in this charming village setting.

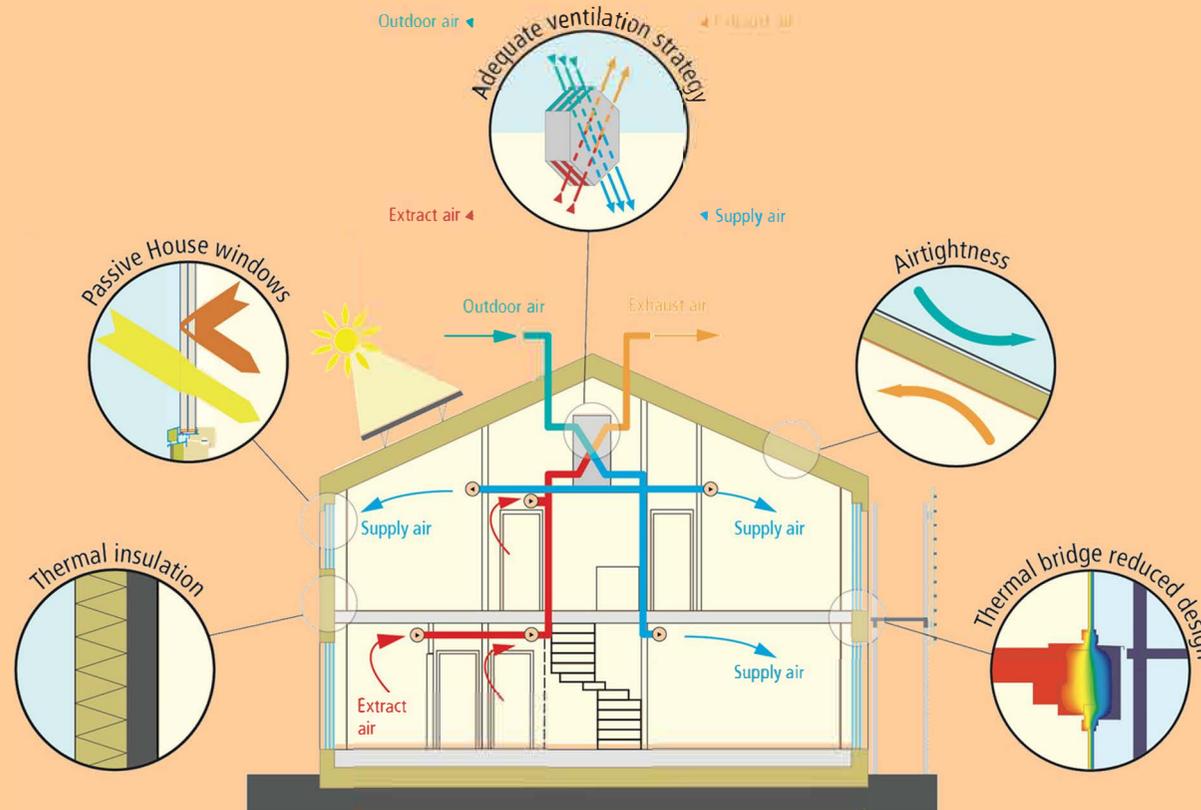


**PASSIVE HOUSE PRINCIPLES**

# How does Passive House Design Work ?

Passive design creates a home that is naturally energy-efficient and comfortable year-round. Using high-quality insulation, airtight construction, and the best energy-efficient windows, it reduces the need for artificial heating or cooling. Whole-house ventilation with heat recovery ensures that fresh, filtered air circulates throughout, maintaining indoor air quality while dramatically reducing energy consumption.

Optional air filters further improve air quality, making it ideal for families with allergies. These features not only lower energy bills but also provide a healthier, more comfortable living environment, with heating costs reduced by up to 90%.



# WARINGSTOWN: A Village Steeped in History, Embracing the Future

Waringstown blends its rich historical charm with a forward-thinking, modern outlook. Known for its Georgian architecture and linen heritage, this picturesque village is evolving into a hub for sustainable, contemporary living. The Boundary development offers a perfect balance of tradition and innovation, providing families with a vibrant, energy-efficient lifestyle in a tranquil, historic setting.



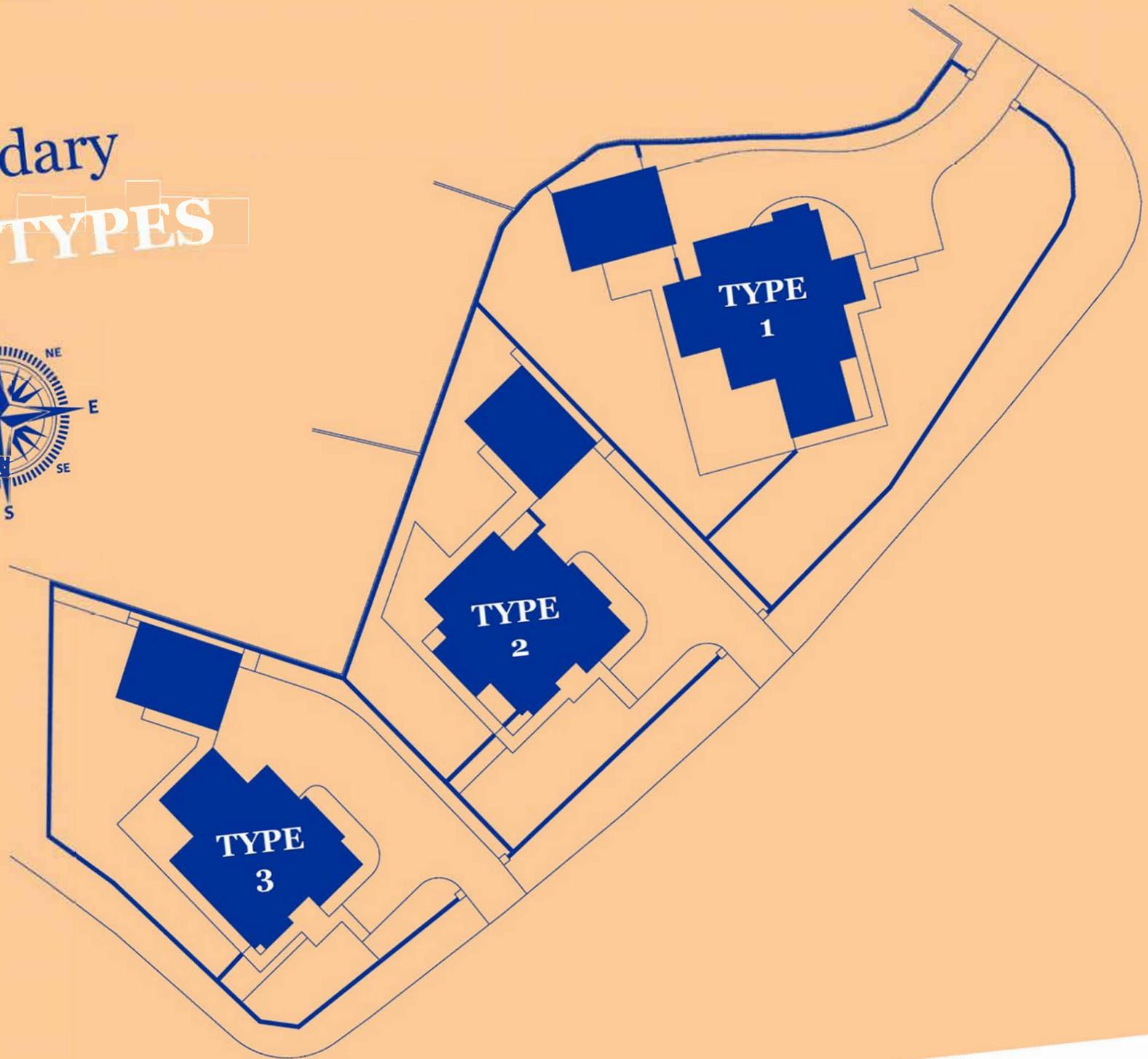
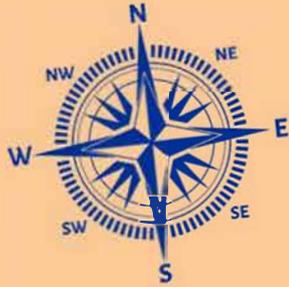
# The Boundary

## SITE LAYOUT PLAN



# The Boundary

## HOUSE TYPES



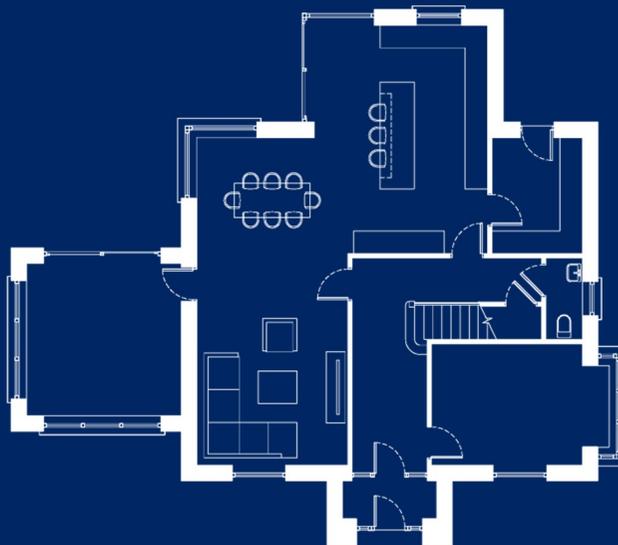
# House No.1

4 Bedroom Detached House & Detached Garage with Loft



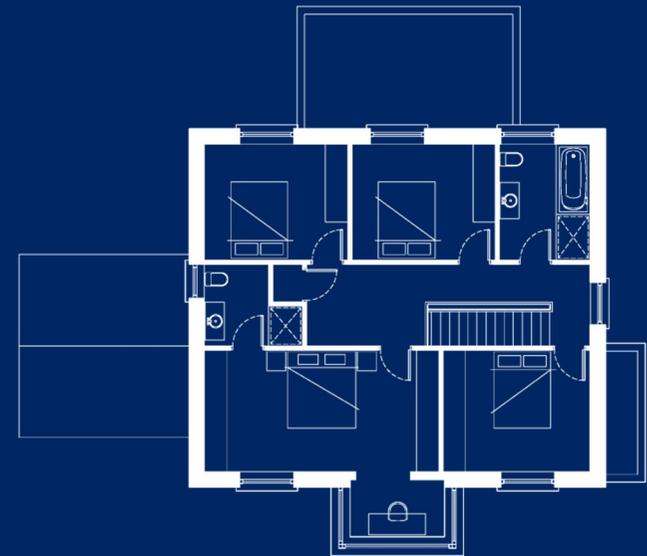
## GROUND FLOOR

<b>LIVING</b>	5.6m x 4.0m → 18'4" x 13'1"
<b>KITCHEN</b>	4.3m x 6.0m → 14'1" x 19'8"
<b>DINING</b>	3.3m x 4.9m → 10'10" x 16'1"
<b>SNUG</b>	4.4m x 3.2m → 14'5" x 10'6"
<b>SUNROOM</b>	1.0m x 2.2m → 3'3" x 7'3"
<b>UTILITY</b>	2.4m x 3.0m → 7'10" x 9'10"
<b>WC</b>	1.0m x 2.2m → 3'3" x 7'3"



## FIRST FLOOR

<b>MASTER BED</b>	6.2m x 3.2m → 20'4" x 10'6"
<b>BEDROOM 2</b>	3.9m x 3.2m → 12'10" x 10'6"
<b>BEDROOM 3</b>	3.8m x 3.1m → 12'6" x 10'2"
<b>BEDROOM 4</b>	3.8m x 3.1m → 12'6" x 10'2"
<b>BATHROOM</b>	2.4m x 3.1m → 7'10" x 10'2"



# The Boundary House No.1

4 Bedroom Detached House  
& Detached Garage with loft



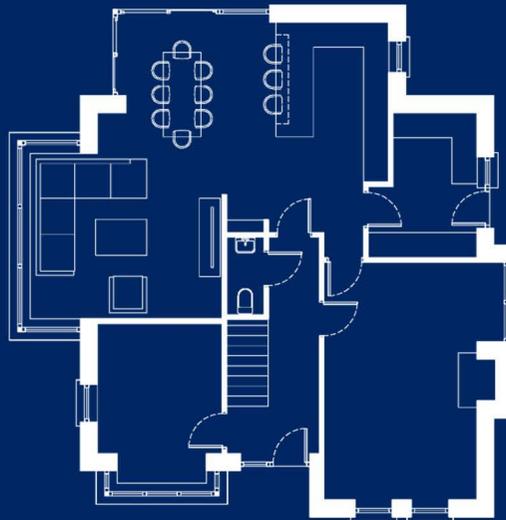
# House No.2

4 Bedroom Detached House & Detached Garage with Loft



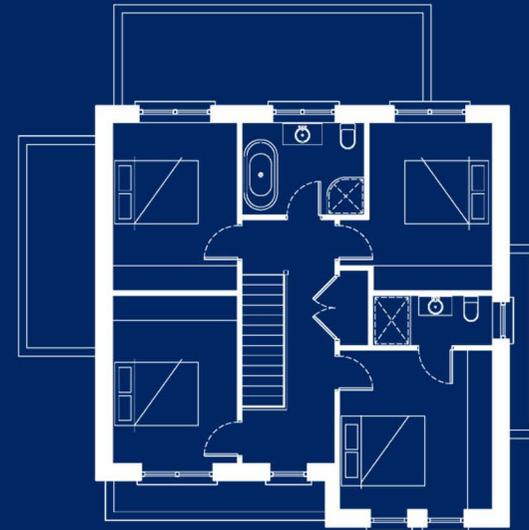
## GROUND FLOOR

<b>LIVING</b>	4.6m x 4.0m → 15'1" x 13'1"
<b>KITCHEN</b>	5.0m x 3.3m → 16'5" x 10'10"
<b>DINING</b>	3.2m x 3.8m → 10'6" x 12'6"
<b>SNUG</b>	3.8m x 3.0m → 12'6" x 9'10"
<b>LOUNGE</b>	5.7m x 3.7m → 18'8" x 12'2"
<b>UTILITY</b>	2.3m x 3.5m → 7'6" x 11'6"
<b>WC</b>	1.0m x 1.8m → 3'3" x 5'11"



## FIRST FLOOR

<b>MASTER BED</b>	5.8m x 5.0m → 19'4" x 16'5"
<b>BEDROOM 2</b>	4.0m x 3.0m → 13'1" x 9'10"
<b>BEDROOM 3</b>	4.0m x 3.0m → 13'1" x 9'10"
<b>BEDROOM 4</b>	4.0m x 3.0m → 13'1" x 9'10"
<b>BATHROOM</b>	2.2m x 2.9m → 3'3" x 5'11"



# The Boundary House No.2

4 Bedroom Detached House  
& Detached Garage with loft



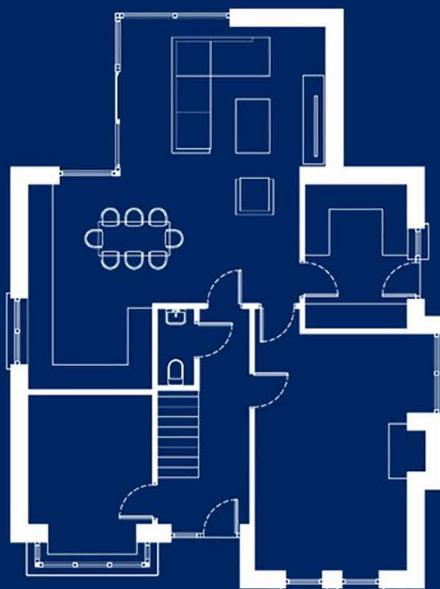
# House No.3

4 Bedroom Detached House & Detached Garage with Loft



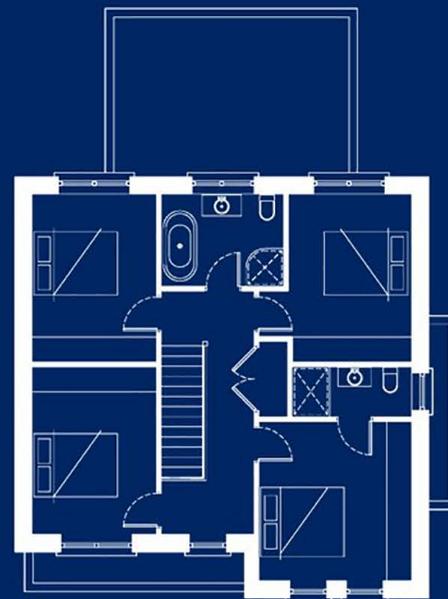
## GROUND FLOOR

<b>LIVING</b>	5.1m x 4.7m → 16'9" x 15'5"
<b>KITCHEN</b>	4.9m x 3.0m → 16'1" x 9'10"
<b>DINING</b>	3.0m x 3.8m → 9'10" x 12'6"
<b>SNUG</b>	3.8m x 3.0m → 12'6" x 9'10"
<b>LOUNGE</b>	5.7m x 3.7m → 18'8" x 12'2"
<b>UTILITY</b>	2.5m x 3.5m → 8'2" x 11'6"
<b>WC</b>	1.0m x 1.8m → 3'3" x 5'11"



## FIRST FLOOR

<b>MASTER BED</b>	5.8m x 5.0m → 19'4" x 16'5"
<b>BEDROOM 2</b>	4.0m x 3.0m → 13'1" x 9'10"
<b>BEDROOM 3</b>	4.0m x 3.0m → 13'1" x 9'10"
<b>BEDROOM 4</b>	4.0m x 3.0m → 13'1" x 9'10"
<b>BATHROOM</b>	2.2m x 2.9m → 3'3" x 5'11"



# The Boundary House No.3

4 Bedroom Detached House  
& Detached Garage with loft

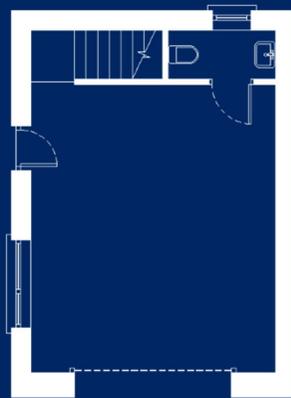


# Garage & Loft

Detached 1.5 Car Garage with Chalet Loft (1350mm wall)

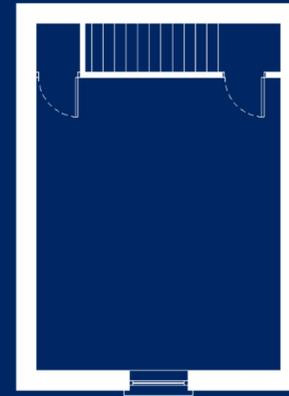
## GROUND FLOOR

**GARAGE** 5.0m x 5.8m → 16'5" x 19'0"  
**WC** 1.0m x 2.2m → 3'3" x 6'7"



## FIRST FLOOR

**LOFT ROOM** 5.0m x 5.8m → 16'5" X 19'0"  
**STORE** 1.0m x 0.9m → 3'3" x 2'11"



House 1



House 2



House 3

# Key Specifications

Experience the unique turnkey package at “The Boundary”. Each home is crafted to the highest standards, blending modern luxury, comfort and style for contemporary living at its finest.

# A Superior Finish

## ENERGY-EFFICIENT HOME SYSTEMS

**Air Source Heating:** Eco-friendly heating that uses outdoor air to efficiently warm your home and provide hot water, reducing energy bills and emissions • **Pressurised Hot Water System:** Delivers strong, reliable water pressure for showers and taps • **MVHR (Mechanical Ventilation with Heat Recovery):** Improves air quality by refreshing indoor air while recycling heat, saving energy and ensuring comfort

## KITCHEN

High-quality units with a choice of traditional or contemporary doors, colors, and stainless steel (SS) handles • premium worktop with a 4" upstand and tiled splash back at the cooker, soft-closing drawers and doors, integrated ceramic hob, electric oven, fridge/freezer, and dishwasher, SS sink with a chrome monobloc tap, and LED light details.

## UTILITY

High-quality units with a choice of traditional or contemporary doors, colors, laminate worktops, and SS handles. Includes low-level storage, single bowl SS sink and taps, and plumbing/wiring for a washing machine and tumble dryer or washer/dryer combi (where applicable).

## FLOORING & TILES

Choice of quality ceramic floor tiles or engineered timber for Entrance Hall, Kitchen/Dining/Living Area, Garden Room, Utility, Bathrooms, Ensuite & WC. High-quality carpet for Lounge, stairs, landings, and bedrooms. Full-height tiling for shower enclosures and tiled splash backs at WHB, sinks, and bath.

## BATHROOMS, ENSUITES & WC

High-quality contemporary white sanitary ware, 4 piece bathroom suite, free-standing bath, back-to-wall WC, low-profile shower trays with toughened glass doors and panels, vanity unit or full pedestal sink, dual mixer shower and heated chrome towel rail.

## ELECTRICAL

Comprehensive range of sockets, TV and telephone points. USB double sockets in lounge, living areas, and master bed. LED downlights in kitchen / dining, bathroom, and ensuite. CAT6 cabling (optional), pre-wired for BT Ultrafast broadband, mains-operated smoke, heat, and carbon monoxide detectors, and wired for security alarm.

## INTERNAL

Solid internal doors with complimentary molded skirtings, heavy duty brushed stainless steel (BSS) furniture • Tasteful internal decoration throughout, finished in premium lacquer or paint.

## EXTERNAL

Feature lighting to front and rear, exterior power sockets to front and rear, seamless aluminium guttering, flagged patio areas, period, stoned driveway, outside water tap, cabling for future EV charging point (option), vertical timber fencing to rear, turfed front lawn, topsoil & seeded rear gardens, and boundary landscaping with hedging, railing & planting (as applicable).

## WARRANTY & UPGRADES

The Boundary will provide a 10 year NHBC warranty as standard giving homebuyers peace of mind • an extensive array of luxury upgrades are available upon completion of sale

