





# DISCOVER LIFE *at* BARLEYFIELDS

*a solid investment for generations to come...*



CULMORE ROAD is one of Derry's premier addresses and at Taggart Homes we are designing and constructing luxury new homes to more than match that prestige. Our Barleyfields development has been designed with YOU in mind, providing breath-taking views over the Foyle all the way to the mouth of the Lough. Once you arrive to view one of our Show Homes,

you will see the attention to detail outside; with laurel hedging, fencing and paving or tarmac pathways and driveways. Each bespoke home is carefully constructed using the very best materials with solid concrete floors throughout. We're so confident in what we do, every new home owner is given a two-year follow-up and fix service. Our master

craftsmen and craftswomen finish each new home to a turn-key luxury standard never before seen in a development on this island. Quality. Luxury. And Affordability – that's what drives us at Taggart Homes. Barleyfields on the Culmore Road can be YOUR new home. We're making it for YOU.



"WE ENSURE EVERY HOME WE DESIGN AND BUILD IS COMPLETED TO THE HIGHEST STANDARD, INSIDE AND OUT. I LOOK AT EACH AND EVERY HOME AS IF I AM MOVING IN WITH MY OWN FAMILY. THAT'S BECAUSE WE WANT THE BEST FOR YOU AND YOUR LOVED ONES. BARLEYFIELDS IS A TRULY EXCEPTIONAL DEVELOPMENT. YOU'LL LOVE LIVING HERE."

*Michael Taggart, Designer Builder, Taggart Homes*

Made By Us For You

## the AREA

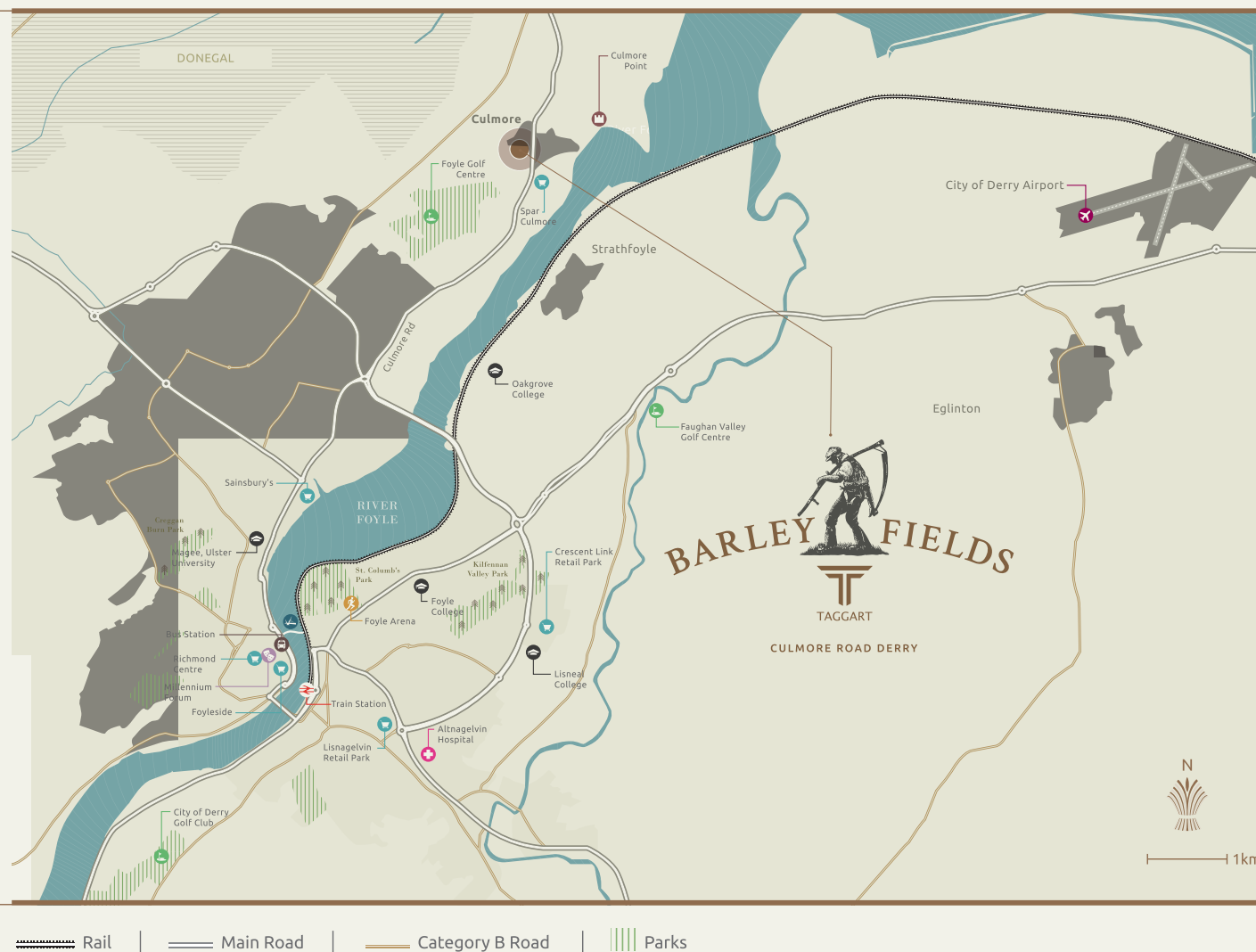
Built on the banks of the River Foyle, and nestled on the mouth of Lough Foyle in Culmore, Barleyfields is an exciting new development of just over 200 luxury family homes which come in a complete and comprehensive range of sizes, finishes and styles.

Culmore is a quaint coastal village steeped in maritime history. Colmcille sailed from Derry passed Culmore in 563ad on his way to Scotland where he founded the great monastery of Iona. In the 1600s the Old Fort at Culmore was built to guard the city. More recently Amelia Earhart, the famous aviator, landed in Culmore becoming the first female to fly solo across the Atlantic Ocean.

For the hustle and bustle, turn left as you exit Barleyfields and a short 10 minute drive will take you to the City of Derry / Londonderry, where one can avail of all the usual amenities a modern, and cultural city has to offer. Culmore has 2 Primary Schools, Hollybush Primary School and Culmore Primary School. Thornhill girls Grammar School is 1 mile from the Barleyfields development.

To unwind and relax on those sunny, Sunday afternoons turn right as you exit Barleyfields. Within minutes you will hit the rolling hills of Co. Donegal, and a little bit further down the road you will find some of the finest Beaches Ireland has to offer.

Barleyfields is ideally situated for those who enjoy the best of both worlds... city life on one side and country life on the other. This is a rare and potentially last opportunity to acquire a new home in the sought after village of Culmore.



To include yourself in this great opportunity please register your interest now at [Taggarthomes.com](http://Taggarthomes.com) to receive all the latest information as and when it is released.



*everyone's a **WINNER...***





# *the* SPECIFICATION

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WE HAVE ASSEMBLED *the* VERY BEST  
TEAM *of* CRAFTSMEN *to* BUILD YOUR NEW HOME

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IMAGE: 'HAND STACKED BARLEY' Circa 1923. Image Courtesy of the National Library of Ireland





A black and white photograph of a rural landscape. In the foreground, there is a large haystack on the left. In the middle ground, several people are working with horses and wooden carts. One person is standing on a haystack, another is on a cart, and others are near the horses. The background shows more haystacks and a line of trees under a cloudy sky.

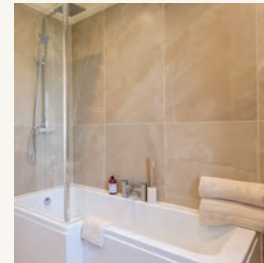
Following on from the success of our NHBC award winning developments at Plantation View, Limavady, and Oak Country Manor Taggart Homes have committed to developing a luxury specification for our new homes at Barleyfields. Our mission is to develop houses that will excel in quality, comfort, efficiency and luxury to provide the best quality of life.

#### CONSTRUCTION

- Our superior construction methods include solid brick & block construction with concrete ground and first floors providing excellent sound insulation.
- Extra wide insulated cavity walls and extra deep insulation in the attic to create a warm and efficient home.
- A survey of home owners in Plantation View, Limavady confirmed that it was the solid construction and high levels of both heat and sound insulation that stood out when they moved into their new homes.
- Coloured PVC windows have been selected to compliment the “through coloured” rough textured Webber render. A 90mm thick secure and highly insulated coloured front door provides a pleasant contrast.

*a solid investment for generations to come...*





Left - Typical bathroom



# the EXTERIOR

## EXTERIOR

Great care has been taken in the external finish of each home to create an inviting environment with landscaping that will mature over the short term.

- Each home will have a large paved patio area with paved footpaths and door steps.
- Driveways to be bitmac.
- Each home will have low level attractive planting providing a soft backdrop.
- Rear gardens will have a high closed boarded fence providing privacy with evergreen laurel or similar type hedging that will, over time, camouflage the fence providing a beautiful soft mature garden.
- Main spine road will have a beautiful wrought iron fence along with an ornate wrought iron pillar with planting behind to create an instant boundary.
- Gardens will be either sown (or lawn with grass turf depending on the season).

# the INTERIOR

## BEDROOMS

Master Bedroom will have built in wardrobe units.

## BATHROOM / EN SUITE

Our new homes at Barleyfields have been fitted out with modern premium quality sanitary ware in the bathroom and en suite.

- A Showerbath or shower is fitted in each bathroom combining a purposely designed bath and integrated shower facility with full glass screen.
- The bathroom will have a vanity unit incorporating high end wash hand basin and storage.
- Both the bathroom and en suite will have a choice of high end luxury designer style tiles. The en suite off the master bedroom will have a large shower tray with thermostatic shower.

## HALLWAY

Off the hallway there is a convenient downstairs toilet.

Tiling will be of the same luxury as in the Kitchen and dining area. These have been selected from a luxurious range of tiles sourced from Spain.

Under stair storage similar to that in as in Plantation View is provided and is an innovative and ingenious use of space. (Where applicable)

## PAINTING

All room walls and ceilings will be painted in neutral colours.

## LOUNGE

Maintenance free electrical fire as part of the turn key experience.

## HEATING / PLUMBING

- All homes at Barleyfields will be fitted with gas fired central heating providing energy efficient heating.

## KITCHEN

When you purchase a home at Barleyfields you will immediately notice the quality touches that have been added as standard. Our careful and thoughtful selection of appliances along with a choice of both contemporary and classical finishes will create both a functional and inviting space.

- High quality laminate worktop (and 100mm upstand) in a choice of colours.
- Upgrade from a single oven to Eye level Double Ovens (or 2no single low level ovens where applicable).
- Electric hob with extractor hood. Additional appliances including integrated Dishwasher, & integrated Fridge Freezer.
- Integrated pullout saucepan/storage drawers built into base units.
- Down lights
- Choice of unit doors.
- Soft Closing 'Blum' doors and drawers
- Thicker insulated framed patio doors (where applicable). Front and rear doors have the same specification.

## ELECTRICAL

A new and upgraded electrical specification will accommodate modern living in the home at low running costs.

- TV points in lounge, dining, and bedrooms.
- **(New)** A socket with built in USB point will be located in the lounge, kitchen and master bedroom.
- **(New)** Each home will be wired for Broadband. This will facilitate television, telephone and high speed internet services.
- **(New)** Feature up-lighter outside each home at the front door
- Mood Lighting above kicker board for evening entertainment in addition to under cupboard lighting.
- Energy efficient LED down-lighting in kitchen, WC, bathroom and en suite.

## WOODWORK

- Internal doors are solid 4 panel "London" style.

- Moulded skirting & Architrave

- Chrome handles provide a chunky heavy duty feel.

- Modern "Nottinghill" design staircase spindles with walnut hand rail

## FLOOR FINISHES

- Our unique tiles have been sourced from Europe and add the quality finishing look to each home. Hallways, WCs, kitchens, utility rooms (*where applicable*) and bathrooms will have floor tiling.
- Lounges will have carpet flooring. (Depending on construction stage)
- Bedrooms, stairs and landings will be carpeted with a luxury carpet.

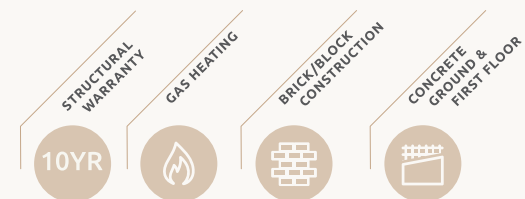
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*\* Available on Selected Homes.*

*A management company will be formed for which an annual service charge will be levied on all properties to cover the cost of maintenance of open/common areas.*

# the ASCOT

SEMI-DETACHED



G

## GROUND FLOOR

1. Lounge	4.7m x 4.6m (Max)
2. Utility	2.8m x 1.6m
3. Kitchen / Dining / Family	6.9m x 3.6m
4. WC	1.8m x 1.6m

F

## FIRST FLOOR

5. Bedroom 3	3.0m x 3.1m (Max)
6. Master Bedroom	3.7m x 4.5m (Max)
7. Master EnSuite	2.6m x 2.2m (Max)
8. Bathroom	2.6m x 2.5m (Max)
9. Bedroom 2	3.7m x 2.9m (Max)
10. Bedroom 4	3.1m x 2.9m



# the COTSWOLD

## SEMI-DETACHED

10YR

STRUCTURAL  
WARRANTY



GAS HEATING



BRICK/BLOCK  
CONSTRUCTION



CONCRETE  
GROUND &  
FIRST FLOOR



G

### GROUND FLOOR

1. WC	1.0m x 2.8m
2. Lounge	4.6m x 4.2m (Max)
3. Utility	1.9m x 1.3m
4. Kitchen / Dining / Family	5.7m x 4.0m (Max)

F

### FIRST FLOOR

5. Bedroom 2	2.7m x 4.0m
6. Bedroom 3	2.9m x 3.0m (Max)
7. Bathroom	2.7m x 2.3m (Max)
8. Master Bedroom	3.9m x 3.6m (Max)
9. Master EnSuite	1.7m x 1.8m





# the KESWICK

SEMI-DETACHED

STRUCTURAL WARRANTY

10YR

GAS HEATING

BRICK/BLOCK CONSTRUCTION

CONCRETE GROUND & FIRST FLOOR



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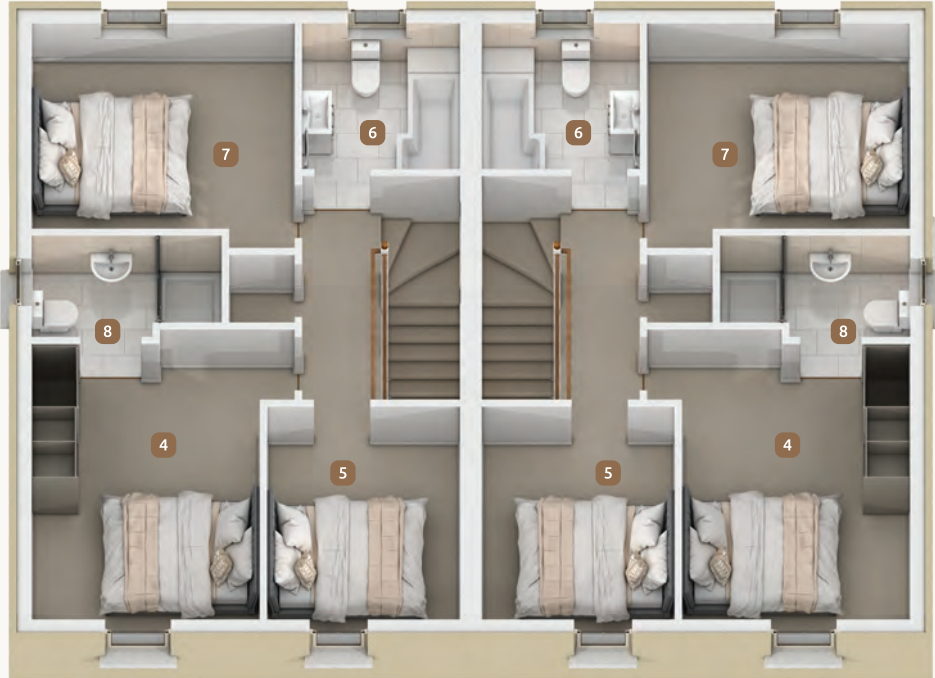
GROUND FLOOR

1. Lounge	3.5m x 4.6m
2. WC	1.0m x 2.0m
3. Kitchen / Dining	5.8m x 3.8m (Max)

F

FIRST FLOOR

4. Master Bedroom	3.1m x 3.8m (Max)
5. Bedroom 3	2.6m x 3.0m
6. Bathroom	2.1m x 2.1m
7. Bedroom 2	3.6m x 3.2m (Max)
8. Master EnSuite	2.6m x 1.4m (Max)









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*A management company will be formed for which an annual service charge will be levied on all properties to cover the cost of maintenance of open/common areas.*

**ACKNOWLEDGMENTS:** Brochure Design and CGI's by [www.urban3d.net](http://www.urban3d.net)

**DISCLAIMER:** These details are intended as just a guide and do not form part of any specification or contract. Details of the design and the materials used, as well as any brands stated, may vary in the finished product. Please confirm the final layout and specification through your solicitor prior to contract. The dimensions are maximum and approximate and may vary based on the internal finish, dimensions are to the widest part of each room scaled down from the architect's plans. House types can change during construction, but final drawings are available to inspect on site. Any items ordered to size should use measurements taken from the completed property. These particulars are produced in good faith and nothing herein or verbal statements shall constitute part of any contract. No employee of Taggart Homes or its agents are authorised to make or give any warranty or representation about these properties. Any images used are for illustration purposes only and do not form part of any contract or warranty.









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