



CREATING HOMES TO LOVE

WITH A LONG-STANDING, KEEN INTEREST IN PROPERTY AND BUILDING, TEALROCK PROPERTIES' DIRECTOR JONNY DOBSON HAS ENJOYED TURNING HIS PASSION INTO A GROWING BUSINESS...

Tealrock Properties in Moira was established eight years ago by Jonny Dobson when he returned from Scotland to Northern Ireland. As director he is keen to be involved in every step of the process to produce homes with sensitive and thoughtful design, built to impeccable standards.

"Tealrock is a company that builds for a range of buyers," said Jonny. "We put the client and their needs at the centre of our thinking when developing a site and finishing properties to create homes to love." Having grown up in Dungannon, Jonny was delighted to have the opportunity to lead the restoration of Ballynorthland Manor, a landmark building for the local area.

HERITAGE-LED RESTORATION

"I consider it a great privilege and responsibility to be a custodian of Ballynorthland Manor through the rescue and regeneration process," said

Jonny. "My desire has been to secure and enhance the building's iconic presence for the pleasure of the local community and the enjoyment of future homeowners for generations to come."

Galvanised by his personal connection to the area and driven by his passion to revive beauty and introduce fresh life back to what had become an abandoned and neglected building, Jonny took Ballynorthland Manor on the heritage-led restoration journey.

To this end he engaged Warwick Stewart Architects, renowned for their reputation as esteemed heritage and conservation architects. Emily Warwick shared Jonny's appreciation and respect for the building and this made for a great combination of skills and vision to revive the magic to Ballynorthland Manor. Together they planned the renovations and restoration with a sympathetic and sensitive approach to the heritage and history of the building.

The talented project team that were engaged to deliver the project have shared the appreciation of Ballynorthland Manor's historic and local significance and were enthusiastic to bring the building into its new chapter.

The team at Tealrock Properties are now working on their next project - an exciting new development in Donaghadee called High Trees. For more info call Jen Mitchell on 07732 496 202 or email jmitchell@strand-homes.co.uk



TO THE MANOR BORN

WITH CLOSE CONNECTIONS TO THE EARLS OF RANFURLY, BALLYNORTHLAND MANOR IS A DEVELOPMENT WITH A STORY TO TELL...

The original Grade B listed building of Ballynorthland Manor, near Dungannon, has been tastefully restored and is now home to an exclusive collection of uniquely designed residences. The first phase was released in May and offers a mixture of two-bedroom apartments and two and three-bedroom townhouses.

Ballynorthland Manor dates back to pre-1833 and was originally used for a range of farm functions, including farmworkers' accommodation for the now demolished Ranfurly Park Farm. More recently, the building had been used as offices and then a nursing home. Once the nursing home use became redundant, the building remained vacant for a number of years and fell into a period of dilapidation and neglect. In 2015 the building was listed on BHARNI (Built Heritage At Risk in Northern Ireland) register as being in poor condition.

REGENERATION

Architect Emily Warwick's objective for the restoration was to retain and protect as much historic fabric as possible and revive the building with minimal intervention, whilst ensuring its suitability for modern-day comfort

and family living for the future generations. The aim from the outset has been to engage the appropriate skills and craftsmanship in the rescue and regeneration process to ensure that the building has received the best care and respect. Every element has been carefully considered, researched and discussed at length.

A key aim was to rescue the building to secure it not just for current enjoyment, but for generations to come. This has been achieved through design decisions such as removing the sand and cement from the internal walls to replace with lime render and a breathable insulation system.

LANDSCAPING

Ballynorthland Manor is tucked away in a natural oasis of 70 acres of mature parkland and overlooking a stream-fed lake. The design team had a desire to enhance this natural parkland setting and a key decision was made to landscape the historic courtyard which the building is set around. The bitmac surfaces were removed and replaced with a softened landscape design with sandstone paving and carefully considered planting.

A conscious effort was also made to keep vehicles outside the courtyard space so that the beauty and simplicity of the courtyard could be enjoyed uninterrupted. The generous use of planting and thoughtful design of external lighting has enhanced the building's charm and created an inviting and calming space.



INTERIOR DESIGN



KRIS TURNBULL STUDIOS COMPLETED THE INTERIOR ARCHITECTURE AND INTERIOR DESIGN FOR THE STUNNING SHOW APARTMENT IN BALLYNORTHLAND

The interior design, finishes and colour pallet were really important to emphasise the height within the apartments and the scale of each property," said owner and Design Director, Kris Turnbull. "Although they are described as apartments, they have the feeling of a real home with plenty of space to live in.

"The interior furnishings, like the building, is an eclectic mix of early and mid-century pieces with modern finishes giving the building an urban modern flavour, with a city style edge to it, yet all the luxury of living in the country side.

"The combination of soft elephant-grey timber flooring and luxury carpets with rich heritage Zoffany paints all come together with contrasting bold period cornice and vaulted ceiling details emphasising the proportions," Kris continued. "A combined ambience and task style lighting creates mood and atmosphere with a sense of warmth without cluttering the space with light and shadow.


"These homes are the perfect combination of modern life style with the pleasure of beautiful surroundings."

The show apartment is now available to view in this stunning development. For more information, contact Maison Real Estate Dungannon branch on 028 8788 0080 or email jeremy@maisonni.com



DRUMALARAGH DESIGN

FITTED FURNITURE



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