

# BALLYNORTHLAND MANOR DEVELOPMENT SHOW HOME PREVIEW

Ballynortland Manor opened its doors to guests invited by Maison Real Estate for a preview evening in the new show home. Tealrock Properties was delighted to reveal the beautiful transformation of this listed building into uniquely designed bespoke homes. Guests were welcomed into a beautifully landscaped courtyard before taking in the stunning interior finishes of the show home. The event was also attended by the highly esteemed design team from Kris Turnbull Studios and Warwick Stewart Architects who are working alongside a talented team of trades to deliver this exceptional development.

More information can be found on: [www.ballynortlandmanor.com](http://www.ballynortlandmanor.com)

- 1) Back row: Neill McCarten, Jonny Dobson, Matthew Piggott, Kris Turnbull  
Front row: Charlotte Press, Emily Warwick, Sarah Dobson, Nicola McLarnon, Sarah Steenson, David Bingham
- 2) Jack Dobson, Ken and Freda Valletly and Emily Warwick.
- 3) Jack and Grace Dobson, Jonny Dobson, Emily Warwick and Kris Turnbull.
- 4) Maggy Donnelly and Denise Curran.
- 5) Jeremy Baird, Eileen Dugal and Ian Brewster.
- 6) Sarah Steenson and David Bingham.
- 7) Nicola McLarnon with Davy and Ann Cullen.
- 8) Gerard Gildernew, Jeremy Baird and Rory Patton.





# THE MANOR

ULSTER TATLER INTERIORS CHATS TO  
KRIS TURNBULL ABOUT HIS LATEST  
SHOW HOME DESIGN FOR TEALROCK  
PROPERTIES IN DUNGANNON - A PROJECT  
THAT COMBINES MODERN LIFESTYLE IN  
BEAUTIFUL SURROUNDINGS.

Photography:  
Andrew Vaughan

As I left my design studio, I had one destination in mind: my new commercial project. After exiting the busy M1 to Dungannon, I entered a new world. I meandered around a swooping driveway tucked nicely amongst mature trees and a country lake; it is one of the most peaceful places I have experienced. Nestled amongst the stunning scenery was what looked like a Victorian estate constructed in old stone and boasting period features and a clock tower. I was bursting with curiosity as I walked through the main gates which open onto a sunny courtyard.

It is immediately apparent what an amazing space the manor is with windows and doors leading off in all directions. As I walk through the building, I am amazed by how much room there is; the proportions of an old period property is something unique compared to most modern builds and this property is no exception. My challenge was to bring modern day living to this magical place, retaining its unique character whilst meeting all the expectations of how we want to live our day-to-day lives. Properties with lots of small rooms and doors closing off portions of the house to create separate living areas is rapidly becoming a thing of the past. Inter-relating spaces with spill out areas, comfortable circulation with less rooms but larger more integrated environments is what makes us happy.

The manor, which was designed by architect Warwick Stewart, and developed by Tealrock Properties, consists of 11 single and duplex apartments, all with individual historic statements and features. Here I have focused on the show apartment to showcase the conversion and share my vision for the interiors.

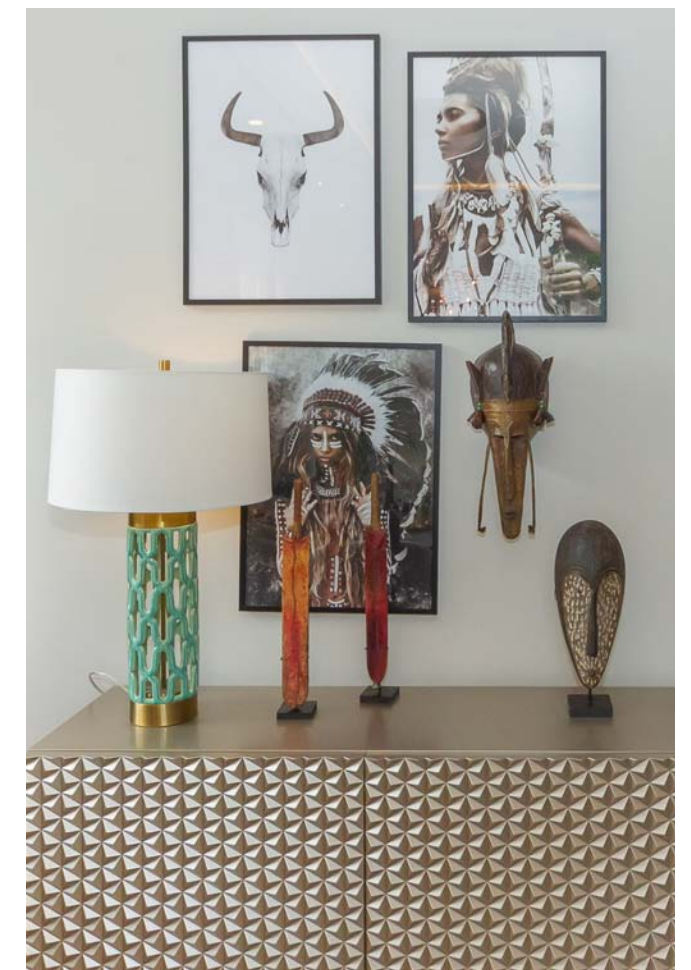
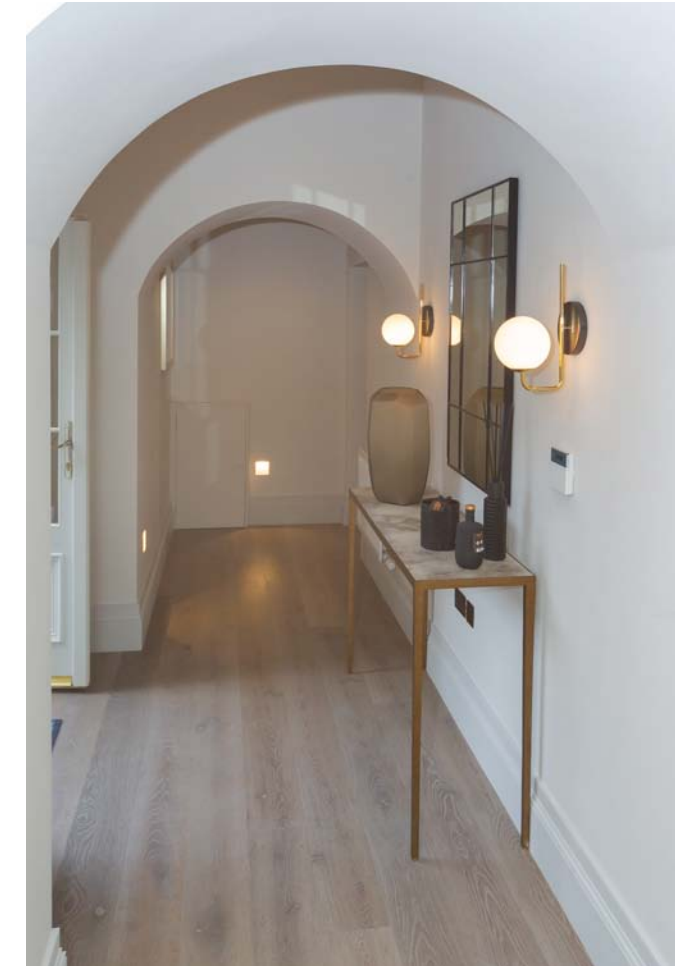
The interior design, finishes and the colour palette were really important to emphasise the height within the apartment and the scale of each property. Although they are described as apartments, they have the feeling of a real home with plenty of space to live in.

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 even further.

Bathrooms in brushed gold sanitary ware with herringbone warm grey feature shower areas provide an opulent feel with a wet room style rain shower for that luxury touch and experience.

Kitchens are handmade with lacquered doors and composite stone worktops. German appliances with feature bronze highlights wonderfully complement city style pendant lighting over the island with a slight industrial touch giving that modern edge.

A combined ambient and task style lighting in the apartment creates mood and atmosphere with a sense of





warmth without cluttering the space with light and shadow.

Like the building, the interior furnishings is an eclectic mix of early and mid century pieces with modern finishes. I wanted to give the building an urban modern flavour yet with all the luxury of living in the countryside.

Warm contemporary colours were introduced with a smoke teal blue sofa and a cognac fifty's style arm chair with bronze frame. Scatter cushions in Dedar - Milano and Metaphores - Paris lift the play on the mid century take. The Italian oval dining table with sculptural bronze base and grey slate top create a real statement piece, whilst the coffee table in smoked glass and slate base with a gun metal frame give the piece depth yet keep the materials reflective.

For the bedrooms I wanted to create a London urban style with the high headboards on the super king bed bringing your eye up to the feature ceilings and statement pendants which utilise brass and smoke glass to give an industrial vibe. 1930's style bedside tables, featuring antique eglomise glass and silver leaf, bring the bedsides to life. The palette is a warm biscuit grey with highlights in smoke pinks and purples; the room is further lifted with cushions by Zimmer and Rohde and lamps by Porta Romana.



Reflective wall coverings with Zinc textiles add another layer of depth to the room. The chest of drawers and fully built-in Italian wardrobe systems give this room both style and function. Curtains lined and interlined in metallic woven silk and linen add a chic master suite feel.

The guest bedroom is a little more playful with feature wall coverings by Cole & Son, the trees and gold pears are guaranteed to make you smile! The headboard is crafted from leather whilst the geometric cushions are in silk with embroidery by Dedar Milano. The bedside tables boast a patina antique brass frame with Vellum leather upholstery and the table lamps are ceramic and hand painted with dove silk and linen shade. The finishing touch is curtains lined and interlined in velvet to add warmth to the room by Designers Guild. These homes are the perfect combination of modern lifestyle with the pleasure of beautiful surroundings!

