



PORTER&Co

GOVERNORS
GATE
DEMESNE

Ballynahinch Road
Hillsborough

A photograph of a traditional interior setting. In the foreground, a dark blue cushion rests on a brown, textured surface. Behind it, a lamp with a tall, clear glass base and a wide, beige drum shade is visible. To the right, a dark wooden tray holds a bottle of Taittinger champagne and two flutes. The background features heavy, patterned brown curtains with a decorative valance and a wall-mounted lamp with two white shades. The overall atmosphere is warm and elegant.

Building
New Homes
with
Traditional
Values

PORTER&Co



Georgian village styled
Detached and
Semi-detached Homes

Photographs included in this brochure are merely indicative of the standard of finish that can be attained in such a prestigious development, they should not be taken as factual representation of any individual home.

The Village of HILLSBOROUGH

Hillsborough is one of the finest examples of an unspoilt Georgian village in Northern Ireland and is undeniably one of the most desirable areas in the North to live. Named after Sir Arthur Hill who built the Hillsborough Fort in around 1650, the tranquil village atmosphere has been retained by the re-routing of surrounding major roads and the meticulous preservation of the historical buildings in the area.

Governors Gate Demesne is nestled in the mature and desirable residential area, located off the Ballynahinch Road at the walled boundary of Hillsborough Forest Park.

With a population of around 4,000 people, Hillsborough is one of the most sought after areas to live in Northern Ireland. Its close proximity to Belfast, coupled with a traditional village atmosphere offering scenic walks, gastro pubs and the celebrated International Oyster Festival which attracts visitors from all over the world, underlines the area's desirability.

Belfast City Airport: 16.4 miles / 28 minutes
Belfast International Airport: 20.7 miles / 39 minutes
Hillsborough Forest Park: 1.3 miles / 7 minutes
Sprucefield Shopping Centre: 3.3 miles / 9 minutes
Belfast City Centre: 13.4 miles / 24 minutes
Thomas and Lady Dixon Park: 9.4 miles / 21 minutes
Belfast Cathedral Quarter: 13.8 miles / 25 minutes
Titanic Belfast: 15 miles / 28 minutes



Image: © Historic Royal Palaces

At the very heart of the village lies the beautiful Hillsborough Castle, the official residence of the Queen and the Secretary of State for Northern Ireland. Surrounded by regal gardens, it has been the location for many momentous political occasions in recent Northern Irish history and has been visited by George W Bush, Bill Clinton and Tony Blair among others. Following a £20 million refurbishment, the castle and its spectacular 100 acre gardens are now a major visitor attraction.

The village also boasts a picturesque walled public forest park and lake which contains the original fort residence of Lord Hillsborough which was built in the 17th Century.

The present village church was built between 1760 and 1773 by Wills Hill, Earl of Hillsborough and 1st Marquis of Downshire and is sited rather majestically on a hillside off the main street and near the fort. The church contains a Bishop's throne (Hill had originally intended for the church to become the new cathedral for the Diocese of Down) and two impressive 18th Century organs.



When you enter a Porter & Co home, you are immediately struck by the uncompromising quality that has been the company's hallmark for over a quarter of a century.

PORTER & CO - THE DIFFERENCE

Exceptional quality of construction and attention to detail.

Timeless traditional architectural design with all the comforts of modern day living.

External finishes in clay brick, stone or render. Traditional cavity wall block/brick construction with natural slate roofs.

Solid concrete floors to both ground and first floors maximising insulation and minimising sound transmission.

Generous high ceilings throughout (8 feet 10" / 2.7m tall).

Traditional style PVC double glazed sliding sash windows reflecting the Georgian architectural style.

Carefully designed electrical, plumbing and heating specification using the latest technology and materials.

Handcrafted internal joinery with panelled doors and deep moulded skirting boards and architraves.

Exceptionally high standard specification for kitchen and appliances, sanitary ware and tiling with the ability for all buyers to refine design and upgrade to their own bespoke finish if desired.



KERB APPEAL



Tegula paved patio area and pathways as standard. Front and rear gardens sown, with attractive perimeter fencing and walling providing both privacy and security.

Traditional Estate railing fencing to front gardens and tarmac driveways.

Attractive landscaped common areas with trees and shrubbery, creating focal points in each development.

THE PORTER EXPERIENCE



To show you the quality and attention to detail that we craft into every home, we have created an inspiring customer experience in our headquarters at Wallace Village.

This stunning building showcases beautiful kitchens and bathrooms and demonstrates the interior finishes and furnishings which reflect the luxury lifestyle you can enjoy in a Porter home. Relax over a coffee and select your preferences, all under one roof.



The Porter Experience is also home to interior design practice **STYLISH LIVING** where Evelyn and Luke Mehaffey design and detail exquisite rooms and full home schemes to individual requirements.



Bill has an excellent team and his multi-award winning site managers are supported by numerous craftsmen who have been with the company for many years.



Bill Porter has a passion for precision and attention to detail that is clearly evident in everything he builds. Beautifully proportioned and combining the charm of period styling with today's technology, his developments exude quality. His personal stamp is on everything from design to handover and he spends hour after hour on site ensuring his homes are consistently excellent.





AWARD WINNING



The integrity of Porter & Co homes is well recognised in Northern Ireland but recognition from the trade in the form of regional NHBC awards, is a significant endorsement.

Porter & Co site managers have won the regional award for Northern Ireland and Isle of Man five years in a row, adding to the numerous NHBC accolades the company has been consistently winning for over 25 years.

Awarded for exceptional standards of build on site, these impressive industry accolades are a solid reason to trust in the expertise of Bill and his team.



LUXURY LIVING

A home full of character and charm, yet warm, hassle-free and energy efficient. You can enjoy the ambience of a traditional Georgian home with its generous room proportions, high ceilings and period detailing with all the convenience of modern living.

If contemporary styling or minimalist chic appeals to you, our partners in kitchens, Alconn and in bathrooms, Bathline by Haldane Fisher can accommodate all tastes.





GEORGIAN STYLING



The Governors Gate Demesne concept is inspired by the classic Georgian village theme, with a variety of detached and semi-detached homes.

Scenic landscape areas further add to the character of the overall development and many homes face onto green squares creating an ambience that is unique to this scheme.

The railings, street lights and period detailing of these exquisite homes make Governors Gate Demesne look established from its beginnings.





FINISHING TOUCHES

With solid floors on every level to reduce noise and traditional looking rumbled bricks, plus a polite distance between each home, every development more than meets Bill Porter's high standards.

Every home comes with the choice of a number of period details, which together, add up to a home full of character and charm.



PORTERANDCOHOMES.CO.UK

FOR FURTHER INFORMATION
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