



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

Bastian Gate
Gosford Castle
Markethill
BT60 1FP

Bedroom	4
Reception	3
Bathroom	3



A truly unique property offering opulence and grandeur in abundance whilst steeped in history, and surrounded by the most beautiful countryside estate.

Offers in Region of : £750,000

Opening Times

Monday to Friday 9:00am - 5.30pm
Saturday 10:00am - 12.00pm
Sunday Closed
Open during lunchtime

Viewing strictly by appointment only

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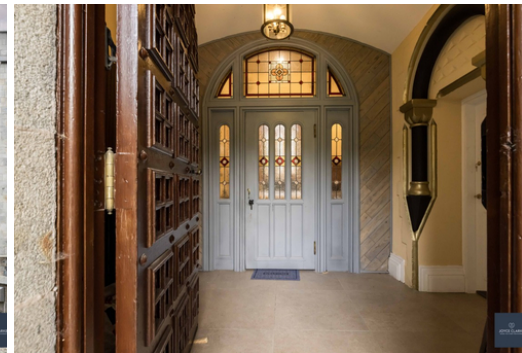
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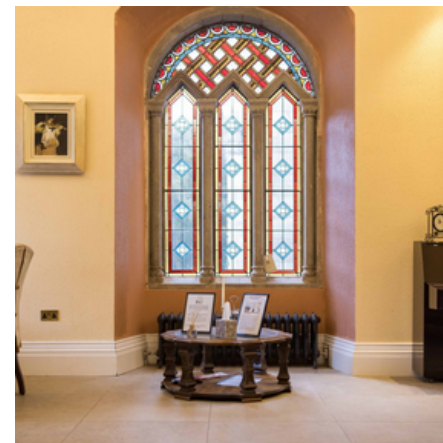
Live like royalty in your very own piece of history namely Bastian Gate, which forms part of the the beautiful Gosford Castle Estate extending to 600 acres of the most beautiful woodland in the country. This historic property rose to fame in more recent times as it featured on the hit TV series Game of Thrones, and is truly iconic in terms of its grandeur and beauty. Carved from granite stonework, this masterpiece will continue to stand the test of time as it has been lovingly updated whilst all the time retaining it's original features. The layout lends itself to flexible living depending on your needs, with up to four bedrooms including a open plan gallery style bedroom with Juliette balcony. The ground floor annex could be kept as self contained from the rest of this home and is ideal for guests.

When you walk through Bastian Gate adorned with the most beautiful furnishings and artwork, it is hard not to wonder just what life would have been like when it was constructed in the early 1800's.

Viewing strictly by appointment only.



- Bastian Gate is a truly unique property set within 600 acres
- Forms part of the historic Gosford Castle Estate
- Opulent dwelling spanning over three floors with up to four bedrooms
- Outstanding original features including spectacular granite stonework
- Ground floor annex ideal for self contained family living
- Elevator servicing all floors
- Private paved patios for entertaining
- Chain free



ENTRANCE

Grand entrance with period style hardwood entrance door bordered by exquisite granite stonework. Separate access to ground floor self contained annex.

Steps leading to beautiful entrance hall with tasteful wooden door featuring stained glass.

OPEN PLAN DRAWING ROOM

Fabulous drawing room with an array of original features including granite columns, stained glass windows overlooked by Juliette style balcony bedroom. A multi fuel stove is a great focal point. Spiral stairwell to gallery bedroom and adjoining bathroom.

Elevator to service annex and second floors.

BATHROOM

2.5m x 7.00m (8' 2" x 23' 0")

Traditional style sink, WC and large shower enclosure. Curved window. Stairs leading to bedroom.

GALLERY BEDROOM

2.96m x 3.42m (9' 9" x 11' 3")

Gallery style bedroom with wrought iron railings to balcony.

KITCHEN

3.10m x 6.77m (10' 2" x 22' 3")

Dual aspect galley style kitchen with solid wood storage cupboards complimented by granite work surfaces. Double jaw tub sink with mixer tap. Space for range cooker. Tiled floor and splash back.

SECOND FLOOR QUARTERS

8.28m x 9.23m (27' 2" x 30' 3")

Impressive open plan suite comprising of raised circular bedroom area with stained glass windows.

Generous living quarters with marble fireplace and stove as centrepiece. Vaulted ceiling with sky lights.

Elevator to lower floors.

Staircase and landing to first floor.



BATHROOM

3.32m x 3.12m (10' 11" x 10' 3")

Fully tiled bathroom suite comprising of cast iron roll top bath with claw feet and centre mixer tap. Large shower enclosure. Washstand and WC. Towel rail.

Plant room.

GROUND FLOOR ANNEX

Stairs from main entrance door in addition to elevator.

OPEN PLAN KITCHEN DINING LIVING

6.00m max x 9.00m max (19' 8" x 29' 6")

Spacious living room open to kitchen dining.

Attractive cream coloured kitchen with quartz work top, 1 1/2 bowl sink and drainer with mixer tap, oven, four ring ceramic hob with extractor over.

Double doors leading to private patio.

BEDROOMS

BEDROOM ONE

3.27m max x 7.38m (10' 9" x 24' 3")

Rear aspect double bedroom.

BEDROOM TWO

3.16m x 7.73m (10' 4" x 25' 4")

Side aspect double bedroom with built in closets.

WET ROOM

1.47m x 3.90m (4' 10" x 12' 10")

Wet room comprising of walk in shower, floating sink with mixer tap and WC.

OUTSIDE

Beautiful private patio areas with feature paving and landscaping.

Endless countryside walks within the Gosford Castle Estate laden with mature trees and an abundance of wildlife.



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