



43 Killowen Old Road
Rostrevor, Newry, BT34 3AD

Offers Over £2,500,000

Clogarran Hall is a captivating country retreat, set in the midst of 3.5 acres of flourishing landscaped gardens, drawing towards the most magnificent panorama of the enchanting Carlingford Lough, Slieve Foyle Mountains and onwards south toward Dublin Bay. Delicately formed over three decades, the 10,000 sqft of carefully curated interiors provide warm family living space with 6 bedrooms, and coupled with extensive entertaining and leisure facilities to include a 15 meter pool and spa.

Within the grounds, a detached double garage and smart tech first floor office provide for those seeking a work life balance; a stable building with Groundskeeper's workshop aids in the tending of the formal terraced lawns, orchard and walled garden; a granite built BBQ house facilitates alfresco dining long into the Summer nights, and just after a long afternoon on the full size tennis court. Further, a purpose built Heli-Pad enables an easy commute to the nearby airports of Dublin and Belfast, or onwards to your choice destination. Indeed, even by car, the capital cities of both the North and South are just 60 minutes away.

Located in the highly desirable area of Killowen, just outside the village of Rostrevor where the mountains of Mourne sweep down to the sea; Clogarran Hall is without any doubt, the most incredible home to have come to market on the southern shores of Northern Ireland in a lifetime.

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- Contemporary Interior Design
- 3m High Ground Floor Ceiling Heights
- Mark Wilkinson Kitchen
- Heli-Pad
- 6 Double Bedrooms
- Sea and Mountain Views from Every Room
- Pool and Spa Complex
- 2 Walk-in-Wardrobes
- Solid Oak Joinery Throughout
- Tennis Court

MAIN HOUSE - GROUND FLOOR

- Porch -
- Entrance Hall -
- Powder Room/ Guest W.C. -
- Music Room -
- Drawing Room -
- Dining Room -
- Kitchen -
- Living /Dining-
- Cinema Room -
- Boot Room -
- Back Hallway -
- Guest W.C -
- Lobby -
- Utility Room -

MAIN HOUSE - FIRST FLOOR

- Stair and Landing -
- Master Bedroom -

Master Dressing Room -

- Master Ensuite -
- Bedroom 2 -
- Bathroom -
- Bedroom 3 -
- Walk-in-Wardrobe/ Ensuite -
- Bedroom 4 -
- Ensuite -
- Bedroom 5 -
- Ensuite -
- Bedroom 6/ Library -
- Gym -
- POOL/ SPA COMPLEX
- Swimming Pool -
- Sun Lounge -
- Changing Room -
- Guest W.C -
- Steam Room -

Pant Room -

- Generator Room -
- GARAGE/ OFFICE
- Ground Floor
- Garage -
- Store -
- First Floor
- Reception -
- Guest W.C -
- Comms Room -
- Office -
- BBQ HOUSE
- BBQ House -
- W.c -
- Internal Features:
- Heating:
- External Areas:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



We look forward to working with you...



We get there together

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We're here for you

Client care is at the very heart of what we do. We will guide and support you every step of the way.



Always close by

With multiple offices and a leading marketing team, we will make sure that you get the very best result.

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