

The Pines



10

10 Rostrevor Road, Warrenpoint

The Pines





The Pines

The Pines

- Exceptional 6 Bedroom Family Residence Originally Built in 1926
- 0.7 Acre Seafront Site with Uninterrupted South Facing Views of Carlingford Lough and Slieve Foy
- Integrated Bang and Olufsen Sound System
- Bespoke Painted Kitchen with Aga
- Master Suite with Walk Through Dressing Room and Large Ensuite
- Guest Suite to Include Nursery and Ensuite
- Mature Landscaped Gardens and Terraces

“The Pines”, 10 Rostrevor Road, Warrenpoint, is a truly exceptional family home. Originally built in 1926, this fine place has become an iconic fixture on the Carlingford Lough coastline; being located at the edge of Warrenpoint town as you head towards Rostrevor on the scenic Mourne coastal route. This admirable residence is seated beautifully amidst an elevated and flourishing garden of indigenous flowering plants and shrubs. The site itself is flanked by the native pine trees that ascend high towards the skyline and offer a welcome façade of privacy, whilst at the same time, framing the extraordinary south facing sea views that are captured from every window.

Internally, the c.5,000 sqft residence boasts an abundance of space; striking the perfect balance between comfortable family living and entertaining space. Having been occupied by the current owners for over 35 years, “The Pines” has been carefully extended and restored to provide a contemporary home that celebrates its long and impressive heritage. The high specification of the interiors includes the original and striking Japanese Oak parquet flooring, wall panelling and stairs, alongside bespoke designed finishes by the highly renowned Orior.

“The Pines” is a truly charming place that will capture your heart from the moment you arrive. Both inside and out, this remarkable property offers an array of well thought out spaces that compliment the ‘every days’ and the ‘extraordinary days’ of family life.

Perfectly located at the edge of the seaside town of Warrenpoint, and just a short drive from the magical village of Rostrevor; “The Pines” is not just a great property, but an opportunity to build an incredible lifestyle in one of Northern Ireland’s most sought after locations, only one hour from both Belfast and Dublin.



The Pines

GROUND FLOOR

Porch - 3.22m x 2.05m:

Solid wood double door entry to porch with stained glass windows to either side. Wood panelled walls and tiled floor with matt well. Double doors leading to hall.

Main Hall - 3.22m x 4.83m:

Solid wood flooring and wall panelling. Feature stained glass window to internal courtyard.

Drawing Room - 6.90m x 4.55m:

Located just off the main hall. Original hardwood oak flooring. Built in book shelving. Open fire with wooden surround and tiled inset and hearth. South facing views over Carlingford Lough via the semi-circular bay window.

Sun Room - 1.71m x 4.55m:

Accessible via the drawing room. Japanese oak parquet flooring. High level glazing with south and west facing aspect. Double doors to western terrace.

Lounge - 5.64m x 4.86m

Solid oak flooring. South facing window overlooking Carlingford Lough and East facing bay window overlooking terrace and Kilbroney Forest. Open fire with wood surround, cast iron inset and tiled hearth.

Study - 3.80m x 3.88m :

Japanese oak parquet flooring. Textured wallpaper. Built in book case/ display shelving. Overlooking eastern terrace.

Boot Room - 3.80m x 2.10m :

Japanese oak parquet flooring. Textured wallpaper. Solid wood half door to eastern terrace.

Kitchen - 3.45m x 6.22m :

Design House solid wood painted kitchen with oak insets and drawers. Italian marble worktops. Integrated dishwasher. Samsung American fridge freezer. Double door pantry with oak inset and wine rack. Oak display cabinet with frosted glass doors. Oil fired Aga with reclaimed Belfast Brick Chimney. Central island unit with storage, power and opening for 4 stools. Double height ceiling with painted tongue and groove panelling. Remote controlled velux windows. Feature uplighters to wall. Contemporary cable mounted spot lighting. Low hanging pendants over Island.

Bang & Olufsen sounds system with integrated speakers. Natural stone tiled flooring. Double doors to utility room and northern terrace.

Utility Room - 2.53m x 5.92m:

Original terracotta tiled flooring. Pine storage units with mahogany worktop and inset Belfast Sink. Wood framed conservatory style glazed roof. Double doors to northern terrace and single door to internal courtyard.

Dining Room - 4.40m x 6.50m:

Double aspect with sea view to front and double doors to terrace and garden. Natural stone tiled flooring. Bang & Olufsen speaker.

Living Room - 4.74m x 6.71m:

Positioned to the east side. Views over Carlingford Lough with south facing bay window. Double doors to raised patio area. Cherry wood flooring and joinery. Painted fire place with wood burning stove. Stairs to Guest Suite.

Bedroom 1 - 3.97m x 4.57m:

Located at the west side of the property. Solid oak flooring. Original 1920s style tiled fire place.

Bedroom 2 - 4.47m x 3.61m:

Located at the west side of the property. Solid oak parquet flooring. Bay window. Adjoining ensuite with shower and sink.

Bedroom 3 - 2.86m x 3.91m:

Located to the rear and west side of the property. Solid oak flooring. Original 1920's style tiled fireplace.

Bedroom 4 - 2.86m x 3.91m:

Located to the rear of the property. Solid oak flooring.

Bathroom - 2.59m x 2.58m

Tiled flooring. ¾ high wood panelling to walls. Double sized walk in shower. W.C. Sink. Heating towel rail.

Cloakroom - 2.59m x 1.5m

WC and wash basin with Original victorian tiling

FIRST FLOOR

Via Main Stairwell

Master Bedroom Suite:

Dressing Room - 5.20m x 3.47m:

Entry to Master Suite. Solid oak flooring. Bespoke built oak drawers. Leading to bedroom.

Master Bedroom - 4.66m x 2.36m:

Solid oak flooring. Feature painted trusses to ceiling. Inset oak shelving to walls. Double doors to balcony overlooking Carlingford Lough.

Ensuite Bathroom - 2.98m x 5.08m:

Tiled flooring with underfloor heating. Feature mosaic tile splash backs. Free standing bath. Pedestal sink. W.C. Double walk-in shower with wall jets, rain shower head and free standing shower hose. Built in seating. Heated towel rail. Large vanity mirror and oak storage shelves. Location of the water tanks.

Walk in Wardrobe - 4.59m x 3.27m:

Located directly opposite Master Bedroom Suite.

Airing Cupboard - 1.49m x 4.42m:

Located off landing.

Billiards Room - 4.59m x 7.82m:

Traditional style Billiards Room with full size EJ Riley Limited Billiards Table. Solid wood flooring with tongue and groove paneling to walls and ceiling. Wall lighting and overhead table lighting.

Via Living Room Stair

Guest Suite:

Guest Room - 5.20m x 3.47m:

Carpet flooring. Double doors leading to balcony overlooking Carlingford Lough.

Nursery/ Dressing Room - 3.55m x 3.15m:

Carpet flooring. Built in wardrobes with oak insets.

Ensuite - 3.55m x 2.05m:

Tiled flooring with underfloor heating. Corner shower with wall jets. W.c. Pedestal sink.

FEATURES

- 6 Bedroom Family Residence
- 3 Ensuite Shower/ Bathrooms
- Integrated Bang & Olufsen Sound System
- Original Japanese Oak Flooring
- Period High Ceilings
- Pressurised Hot Water System
- Electric Velux Windows
- Alarm System
- Oil Fired Central Heating
- Double Glazed Windows
- Oil Fired Aga
- 4 Open Fires and 1 Wood Burning Stove
- Art Deco Fireplaces
- Original Oak Paneling
- 3 Art Deco Stained Glass Windows
- Internal Vestibul with Fully Glazed doors and Side Panels of Bevelled Cut Glass
- Boot Room with Half/ Stable Door Feature
- Custom Built Full Size Oak Imperial Riley Billiard Table



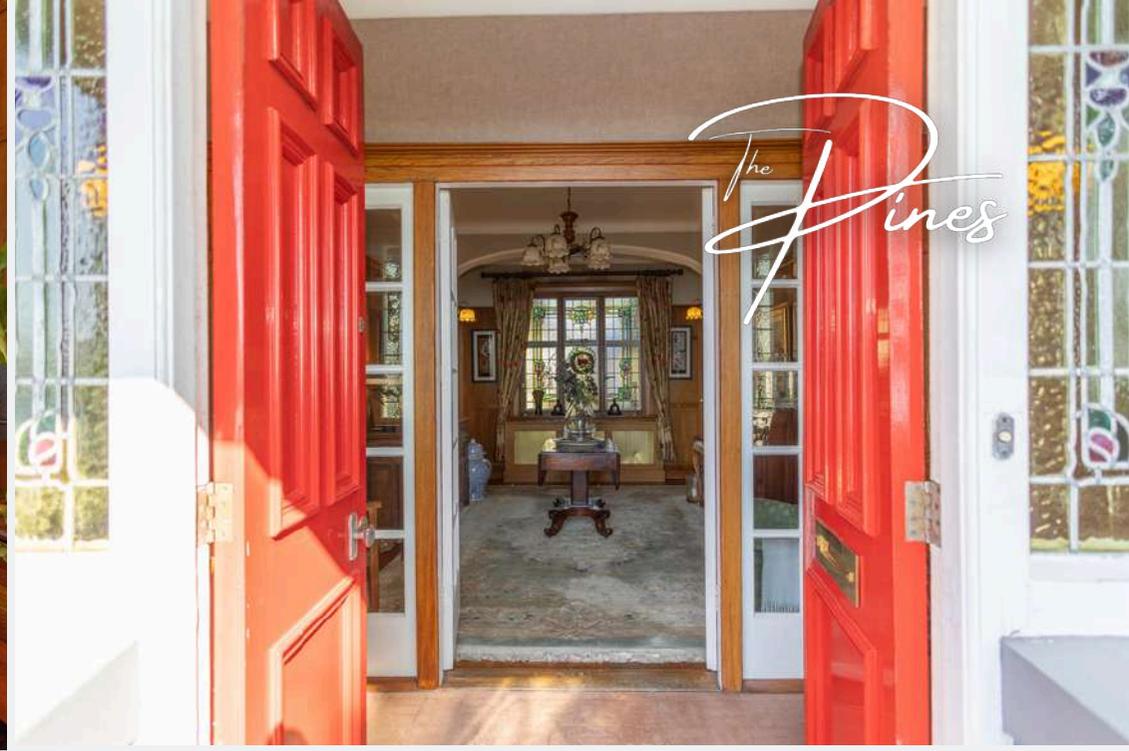
The Pines



EXTERNAL FEATURES

- 0.7 of Mature Landscaped Gardens
- Dining Terraces to Front, Side and Rear
- Tarmacadam Driveway and Stoned Parking Area
- Incredible Sea and Mountain Views

The Pines









The Pines





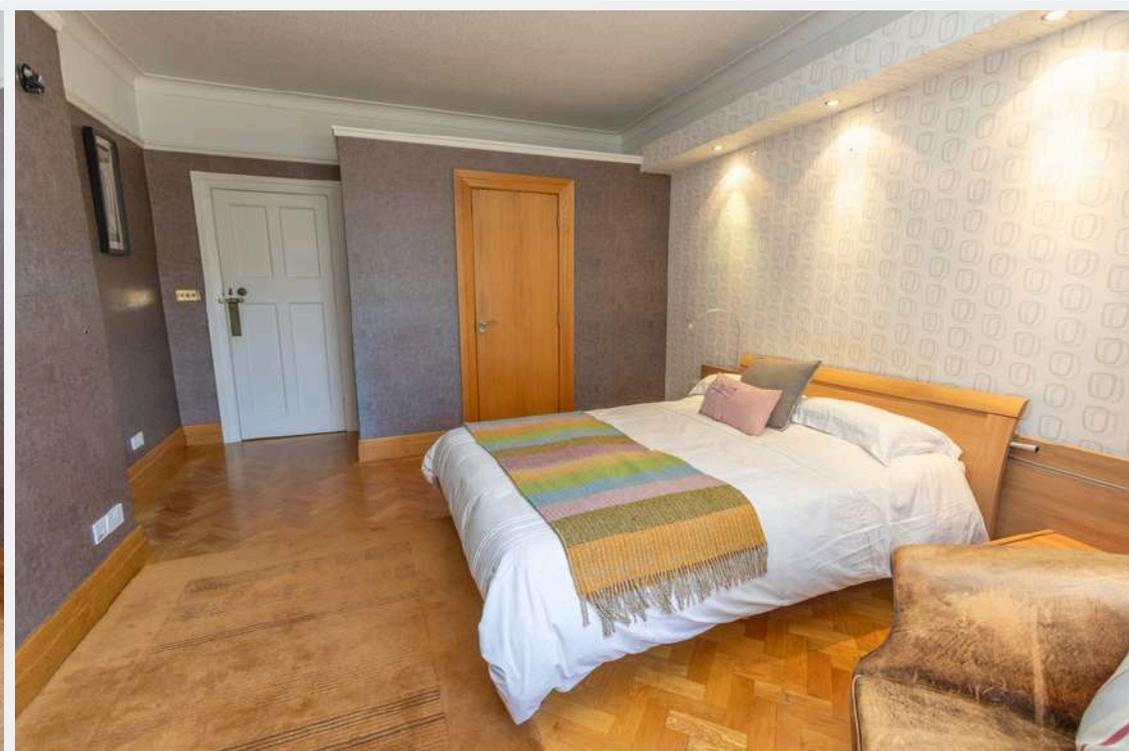




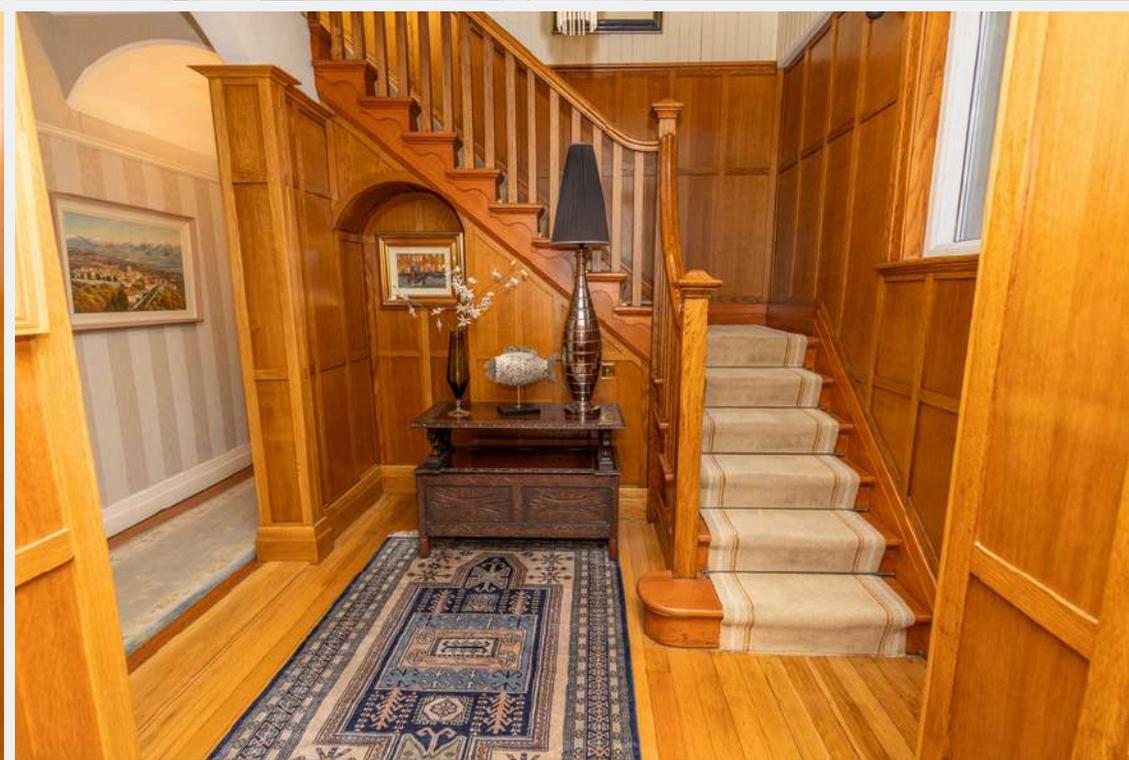
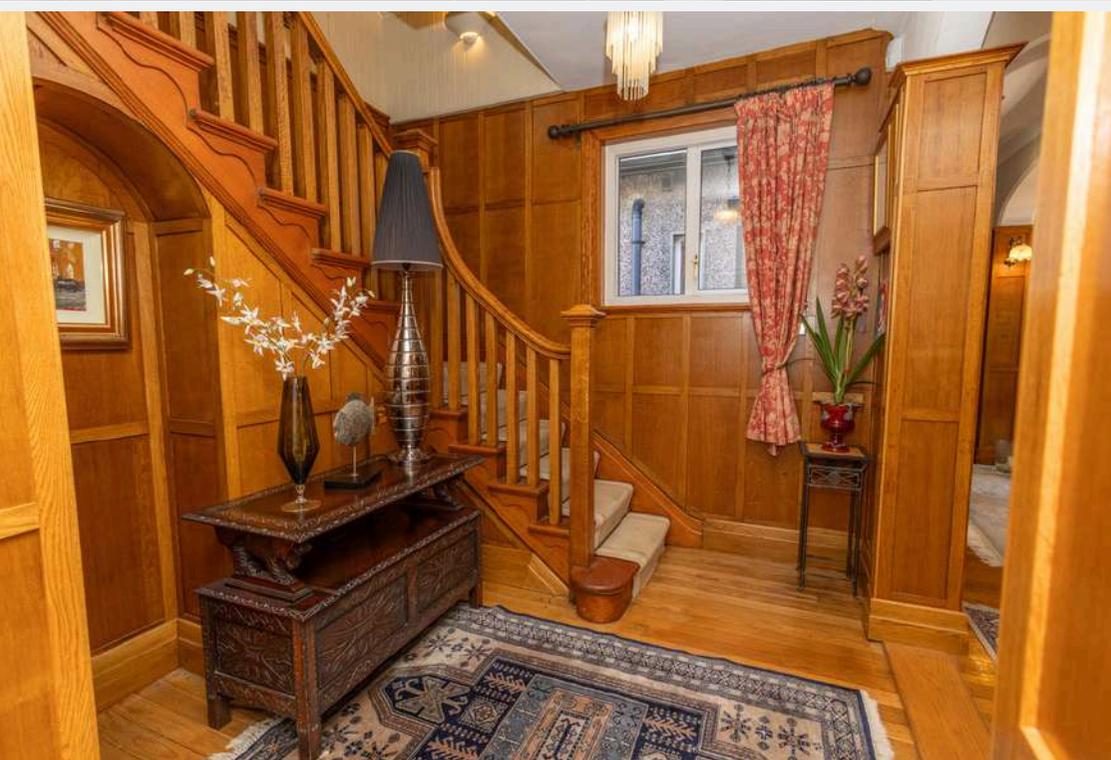
The Pines







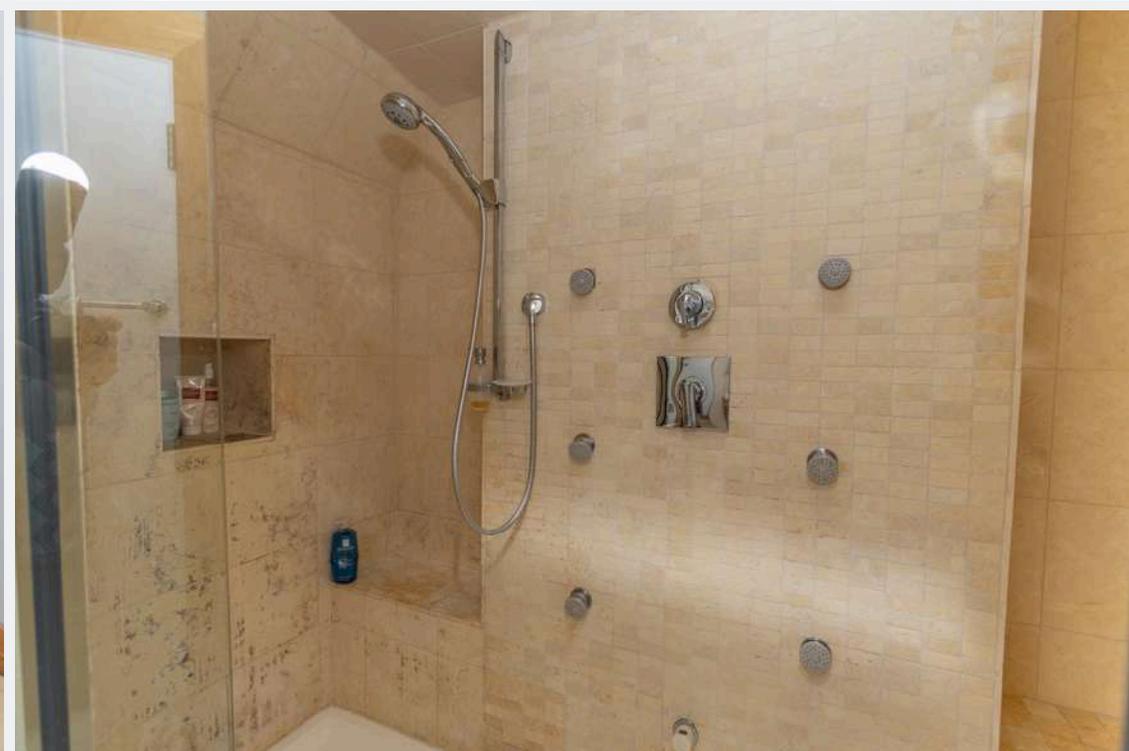






The Pines

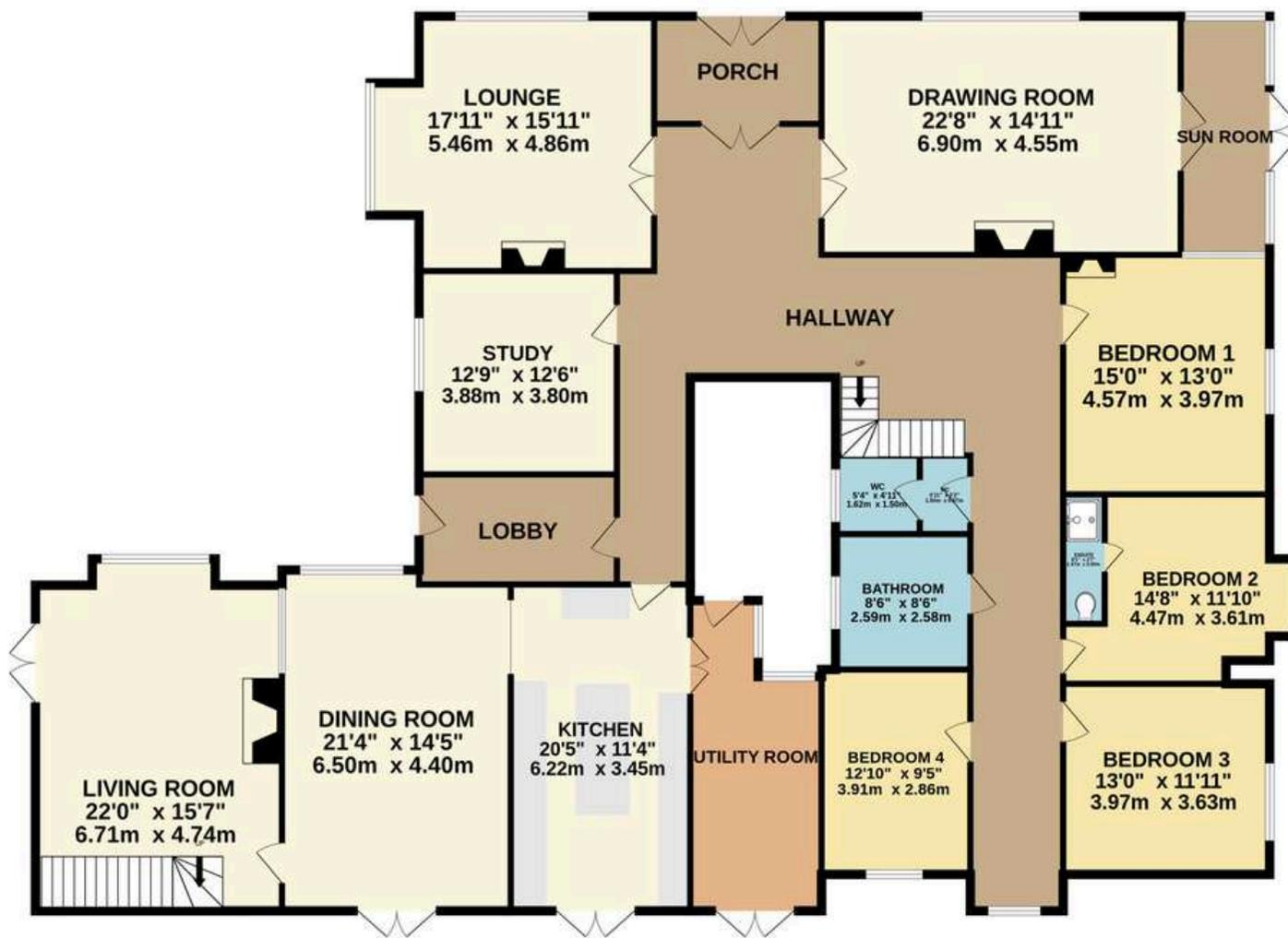






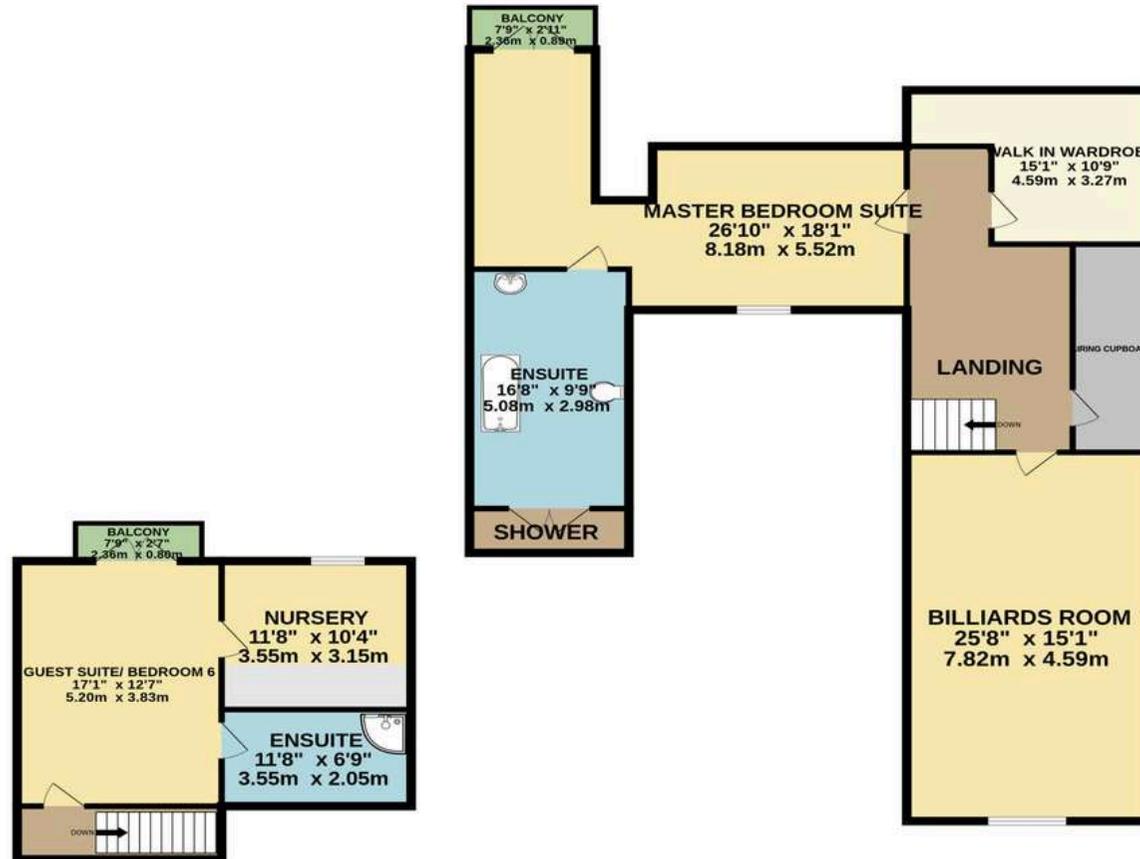
Floor Plans

GROUND FLOOR
3312 sq.ft. (307.7 sq.m.) approx.



Floor Plans

1ST FLOOR
1736 sq.ft. (161.2 sq.m.) approx.





The Pines



FURTHER INFORMATION

Garrett O'Hare, Managing Director

T: 028 300 50633

E: garrett.ohare@bradleyni.com

Aoidin O'Connor, Head of Agency

T: 028 417 73777

E: aoidin.oconnor@bradleyni.com

Exclusive Homes.

Bradley
www.bradleyni.com