

Belmont Hall, 18 Downshire Road, Newry, BT34 1EE



Guide Price £600,000

SUBSTANTIAL GEORGIAN RESIDENCE ON APPROX. 0.8 ACRES

We are delighted to offer new to the open market this impressive Georgian home of great charm, beautifully constructed with superb grounds and vast accommodation. This is an incredibly unique and rare opportunity to acquire an historic property of this nature excellently located in the heart of Newry City, situated on approximately 0.8 acres.

Originating back to the 18th century, previous occupiers included historical figures such as Rev. Dr. Bagot, Captain Thomas Russell and the Telford Family to name but a few.

Constructed in 1832, Belmont Hall is approached via the Belfast Road, Newry. An impressive front entrance with classical columns to the porch leads to the main residence, with a former coach house, folly and studio which offers vast opportunities to explore and redevelop this unique property subject to planning.

Belmont Hall was acquired by the current owners in 1980 and the opportunity arose to acquire the adjoining semi-detached house in 1997 by which the internal space was re designed and both properties layout was combined via dual staircases. With considerable accommodation the vendors traded Belmont Hall as a 3-Star Licensed Guest House for many years, enjoying the social aspect of the business including the opportunity to welcome guests from all over the world.

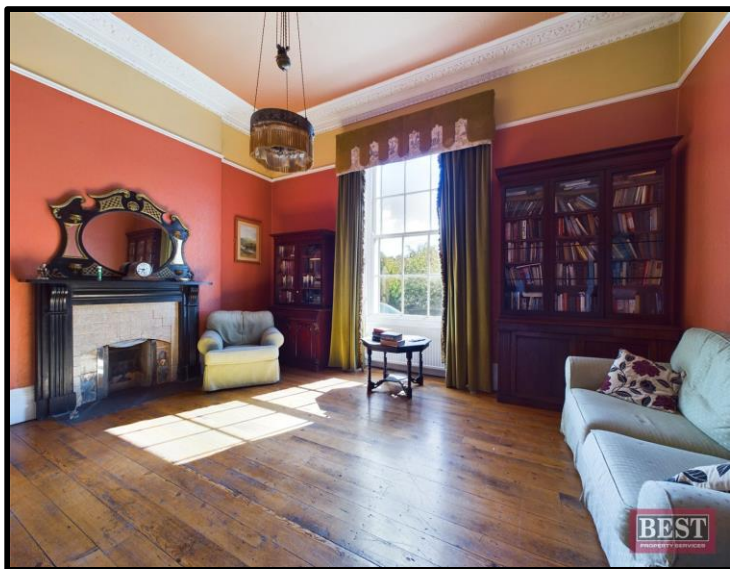
Externally there are mature gardens laid in lawn to the front, side and rear with a stone wall to the rear boundaries

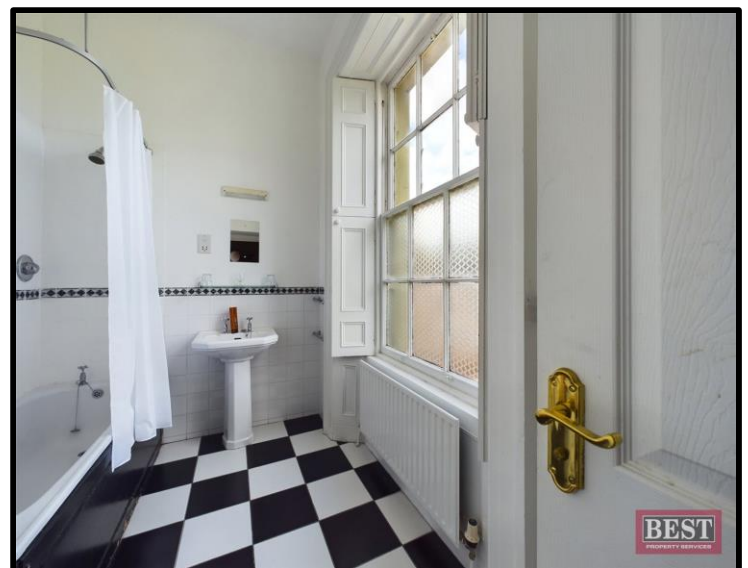
Belmont Hall provides a unique opportunity for any purchaser looking to acquire a considerable and extremely well located property for residential or commercial use.

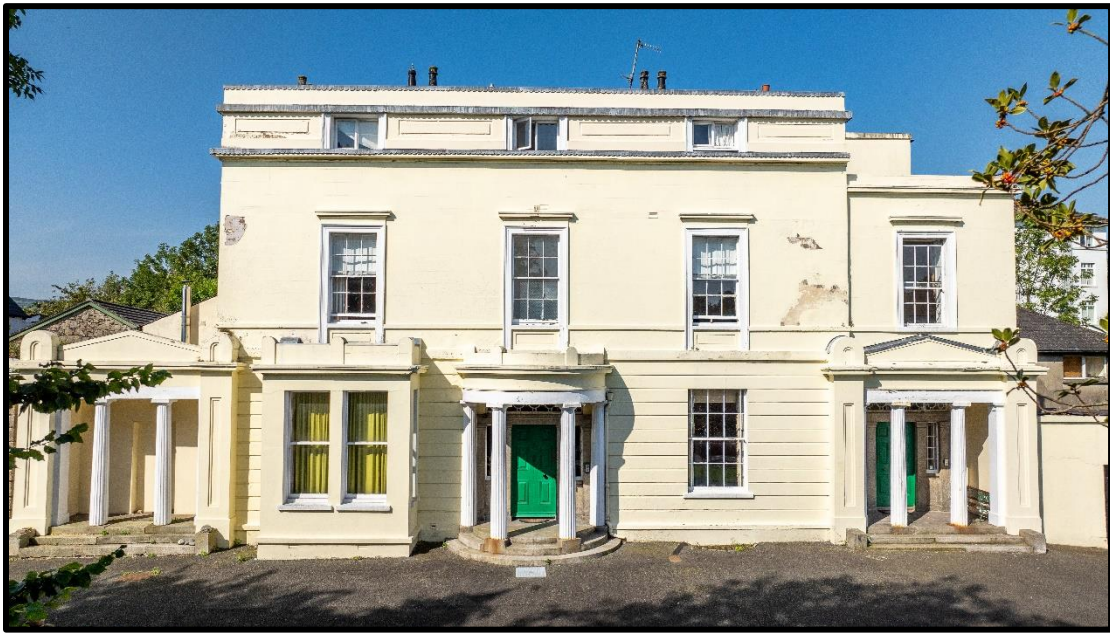
Distance: Dublin Airport - approx. 62 miles

Belfast Airport - approx. 45 miles

- GEORGIAN RESIDENCE ON APPROX. 0.8 ACRES
- Main Residence Basement Level: Lounge, Kitchen, Dining Room, 3 Bedrooms, Shower Room. Separate W.C.
- Main Residence Entrance Level: Reception Area, Lounge, Dining Room, Kitchen/Dining Area. 2 Bedrooms (both with Ensuite Shower Rooms/Bathrooms)
- Main Residence Mezzanine Level: 2 Separate W.C's
- Main Residence First Floor Level: 5 Double Bedrooms (all with Ensuite Shower Rooms/Bathrooms)
- Main Residence Second Floor Accommodation: 5 Double Bedrooms (all with Ensuite Shower Rooms/Bathrooms)
- Guest House/Studio is located to the rear of the Main Residence consisting of Lounge, Kitchen, Bedroom, Shower Room.
- Former Coach House and Folly either side of the Main Residence which would be suitable for a variety of uses (subject to planning).
- Oil Fired Central Heating. Partial Double Glazing.
- Gardens laid in lawn to the front and walled south facing gardens to the rear with mature plants, shrubs and flower beds.











Energy Performance Certificate

Viewing:

By appointment only

Our Office is Open 6 days a week
Monday, Wednesday & Thursday
Tuesday
Friday
Saturday

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukSI/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Intending Purchasers

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property without obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Best Property Services nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

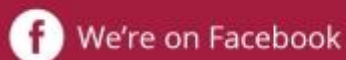
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

REQUEST A VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract. Photographs are reproduced for



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