



G/22/082

**FOR SALE**  
**BURRENWOOD ESTATE**  
**BURRENBRIDGE ROAD**  
**CASTLEWELLAN**  
**CO. DOWN**

**PERIOD PROPERTY ON APPROX. 52 ACRES OF MATURE  
WOODLAND FOR SALE**



**Unique opportunity to acquire a well located period property on approx. 52  
acres of woodland offering an exciting restoration opportunity**

**Guide Price: Offers Around: £750,000**

**(028) 3026 6811**  
**www.bestpropertyservices.com**

**BEST PROPERTY SERVICES (N.I.) LTD**  
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*Also at:- Armagh and Dundalk*

These particulars are given on the understanding that they will not be construed as part of a Contract, Conveyance or Lease and are subject to the Property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give no guarantee as to the accuracy thereof and Enquirers must satisfy themselves regarding the description and measurements formulated here.

## ❑ BURRENWOOD COTTAGE

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The cottage lies within extensive mature woodland on the south side of the Burren River. The current owners of Burrenwood cottage occupy the southerly quarter described as Coachman's quarters. Comprising of a kitchen, sitting room, office/utility room, bathroom and 2 bedrooms over 2 floors with 2 adjacent stables. Oozing an abundance of character, the remaining property has benefited from the updating of the original windows and frames. The property will offer an exciting restoration opportunity for a discerning purchaser looking to acquire a piece of local history and create a truly stunning family home spanning over 6000sqft.

Burrenwood cottage is an example of a cottage or nee, the kind of rustic building of picturesque design popular in the eighteenth and nineteenth centuries. Typical elements of this building included thatched roofs, rough undressed stonework, creeper clad porches and verandahs.

Part of the cottage is thought to date from the late eighteenth century. This was considerably enlarged c.1820.

The property is approached via a sweeping tree lined entrance, benefiting from 50 acres of woodland with a further 2 acres of mature lawns offering the perfect family amenity area.

Located a short distance from Castlewellan, the property is in close proximity to local amenities, and a range of primary and secondary/grammar schools and transport links, making it the perfect home for families and commuters.

Situated a short distance from both Castlewellan Forest Park and Tullymore Forest Park and the surrounding Mourne mountains, offering an array of outdoor activities whilst also located in close proximity to the popular South Down coastline.



#### **Kitchen/Dining Area**

2.89m x 4.95m

High and low units, Belling ceramic hob,  
Normende electric oven, partially tiled walls

#### **Sitting Room**

5.01m x 5.19m

Wood burning stove, oak hearth, TV point

#### **Utility Room/Office**

2.26m x 4.41m

Units with wood effect worktop, plumbed for  
washin machine,dishwasher, fridge,freezer

#### **Master Bedroom**

5.57m x 4.28m

Built in wardrobe, TV point

#### **Bedroom 2**

3.06 x 4.50

Built in wardrobe

#### **Bathroom**

3.23m x 2.27m

bath/shower, parially tiled wall, w/c, sink,  
heated towel rail





## ❑ BACKGROUND/HISTORY

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It is believed that in the late 18<sup>th</sup> century Theodosia, 1<sup>st</sup> Countess of Clanwilliam, had a house built in a matter of six weeks in the Wood of Burren on the Hawkins' estate of Rathfriland which she had inherited as a child. She was one of the great heiresses of her time, owning vast estates around Rathfriland and Gill Hall, in the Gilford/Dromore area of County Down.

The Countess of Clanwilliam left her Rathfriland estate to her second son, General Robert Meade, who enlarged the cottage as somewhere suitable to stay when visiting his Irish properties. General Meade had been Lt Governor of Cape Colony in southern Africa. He would stay at Burrenwood for the summer in alternate years in the middle part of the nineteenth century.

After the General's death in 1852 the house lay dormant, unused by the family but kept up by resident staff, until in the 1930s the General's great grandson Major John Windham Meade and his wife made it the base for their family's summer holidays.

The current owners purchased the property in 2007 from the Meade's and have resided there since.

### **LISTING**

The cottage was B+ listed in 1997 for its architectural quality, classifying it as of regional significance. The cottage's listing has more recently been downgraded to B1. Preliminary architect drawings for a proposed restoration are available on request.

## **□ WOODLAND**

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The lands and residence are accessible directly from Burrenbridge Road and extends to approximately 52 acres. In the area around the cottage are large beech and oak trees, under-planted with laurels and rhododendrons. There are also birch, ash, alder and holly trees.

At one time much of the wood was hazel coppice: this has largely been replanted, around 50 years ago, with stands of larch, Norway spruce, Douglas fir, Scots pine and Sitka spruce, with some Thuja and Tsuga.



In recent years Scottish Woodlands have been responsible for some management of the woodland with further replanting taking place. We are advised there is potential for further thinning/harvesting and opportunities to enrich and replant.

## **□ LAND REGISTRY**

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The property is comprised within the following Land Registry folios: DN172132 and DN160993 Co.Down

## **□ VENDOR'S SOLICITOR**

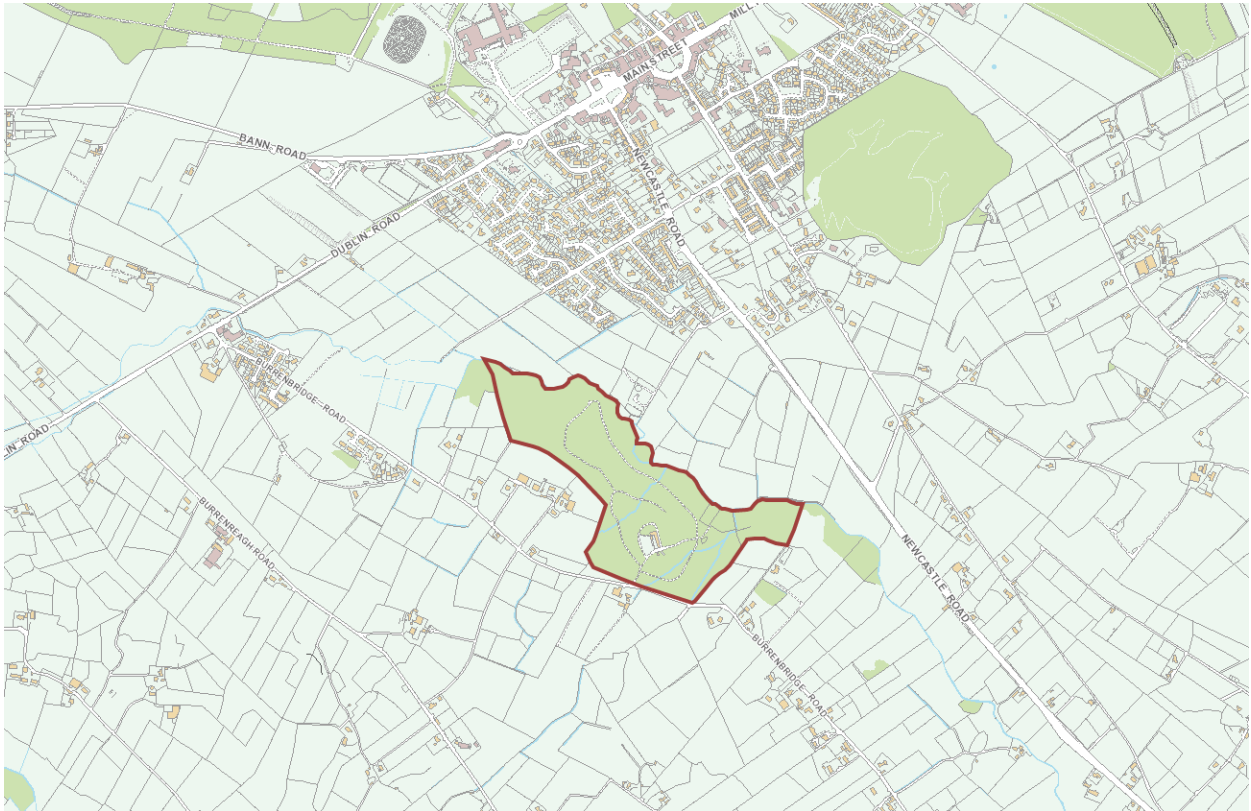
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Paul McMullan & Co. 2/4 Church Street, Ballynahinch, Co. Down, BT24 8AF

## ❑ LOCATION

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The Burrenwood estate is situated approximately one mile south of Castlewellan with frontage to the Burrenbridge Road, approximately ½ mile off the main Rathfriland to Castlewellan Road.



Distances: -      Ballynahinch 15 miles      Newry 18 miles  
                    Banbridge 16 miles      Belfast 25 miles  
                    Dublin 85 miles



## **❑ VACANT POSSESSION**

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Vacant possession of the land will be granted to the successful purchaser(s) on completion.

## **❑ VIEWING**

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By appointment with selling agent only.



## **❑ OFFERS**

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We reserve the right on behalf of the vendor to conclude the bidding (if necessary) by holding a meeting of all the bidders on a specified date and time in our office. In the event that a meeting is to be arranged only those interested parties with a valid offer on the property by the closing date can be assured of being notified of the specific time and date.

## **❑ GUIDE PRICE**

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Entire: Offers around:- £750,000

## **❑ CLOSING DATE FOR OFFERS**

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14<sup>th</sup> January 2023



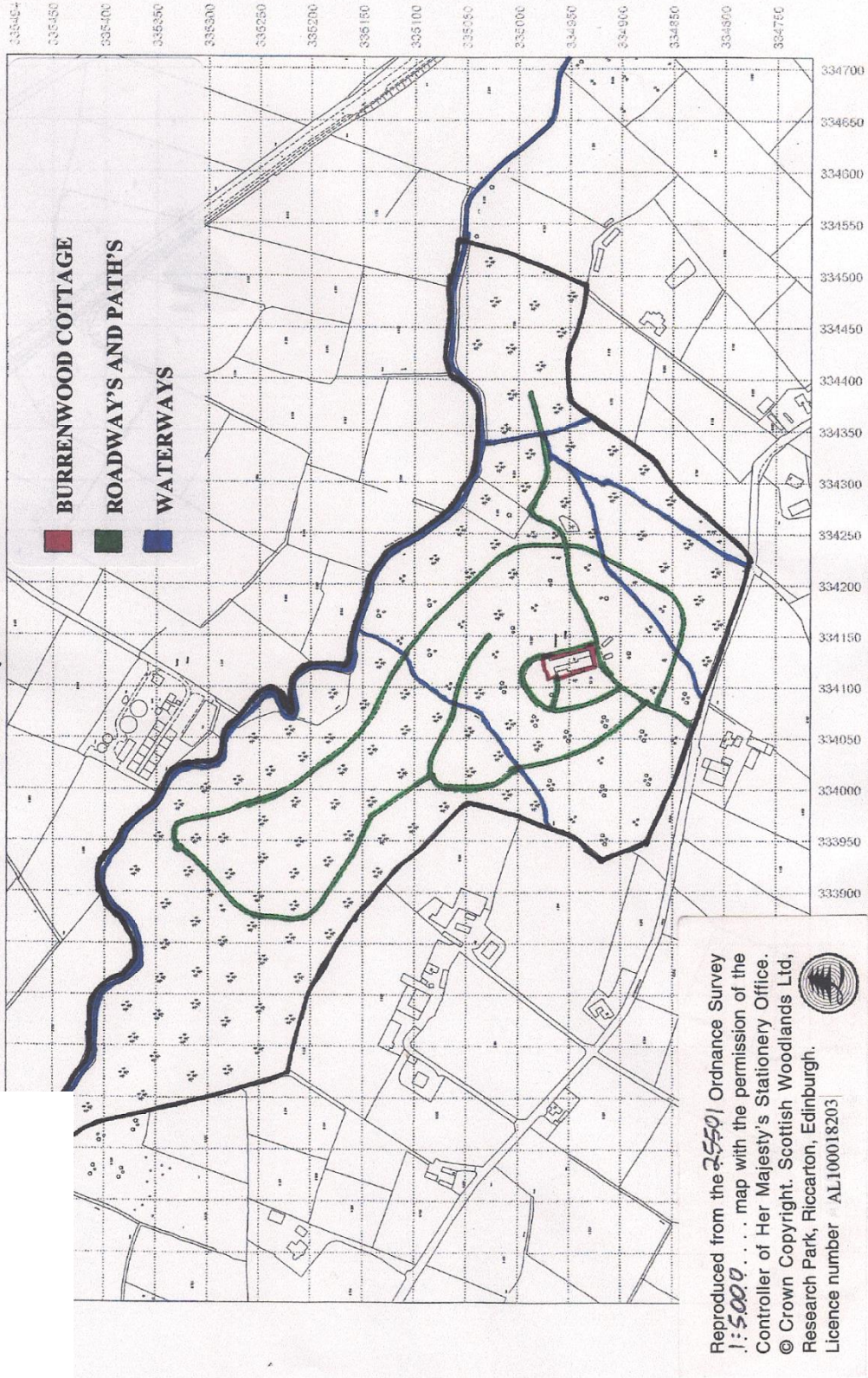
ACEmap™ Online Scale 1:5000 Plan No. 25501NE

Former Ref.

Grid address or grid reference  
CASTLEWELLAN, BT31 9HT

MAP 2

CONSTRAINTS MAP



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