

THE WOOD HOUSE

ROSTREVOR,
CO.DOWN

*'That part of Rostrevor which overlooks Carlingford Lough is my
idea of Narnia'*

C.S. Lewis 1898 – 1963

Guide Price: £2,450,000

Closing date for offers: 28/09/23

Background, Location & Amenities

The Wood House, Rostrevor, a property which has been under the same family ownership for over 50 years is witnessing a change. In a once in a lifetime opportunity, this most spectacular and serene example of prime Irish Coastal property is now coming onto the market.

Set in a location reminiscent of Lakes Como and Garda in Northern Italy, the property is privately located on the northern shores of the beautiful Carlingford Lough with commanding views out across the waters of the Lough toward the Cooley Mountains of County Louth. This outstanding area of South Down sits amidst an unspoiled landscape of woodland where, as the famous song calls out, the Mountains of Mourne sweep down to the sea.' It boasts a rich literary heritage with a close association with C.S. Lewis who famously declared 'that part of Rostrevor which overlooks Carlingford Lough is my idea of Narnia'.

Located just outside the picturesque village of Rostrevor, which is within walking distance at some 1.2 miles away, the property asserts it's local prominence by being the first set of entrance gates visible as one departs from Rostrevor towards Kilkeel. Along the way lies the famous Kilbroney River and the equally famous green hilly expanses of Kilbroney Park, which is said to have inspired aforementioned author, C.S. Lewis and which hosts an annual Narnia Festival in his honour. The Park is also a haven for Mountain Biking.

Travelling east from the Wood House, continuing on toward Kilkeel is Killowen Yacht Club, again in close proximity and walking distance lying just over a mile away in Killowen Village. Further east at Greencastle is the Carlingford Lough Ferry offers trips across the scenic Lough from the Kingdom of Mourne over to Greenore on the Cooley Peninsula of County Louth. Going west along Shore Road is the port town of Warrenpoint, set at the mouth of the Newry River which connects the Lough with the town Newry itself and the major cities of Belfast and Dublin, some 60 and 90 minutes respectively, beyond.















Brief History of the Wood House

The Wood House is a picturesque two-story dwelling with Tudor Gothic detailing, set in a spectacular coastal location on a commanding site overlooking Carlingford Lough.

A building has been on the site since 1808 and was once a posting house. Said to have been erected by Trevor Corry agent to the Ross Estate and cousin of Isaac Corry, Chancellor of the Exchequer.

Bradshaw's directory states that 'Hon. And Very Rev. Dean of Down' (Edmund Knox) was occupant in 1819. Shown as the Wood House on the 1834 OS map. The Ordnance Survey Memoirs of 1836 state that the property was build by Trevor Corry and that, 'It is the property of Mrs Fennell, Co Westmeath, and now let as a bathing lodge'.

An 1838 valuation notes the tenant (for three years) as William Durley Hall, and measurements given as 55ft x 33ft x 15ft. Substantial enlargement is evident by the 1859 map, and the dimensions in the 1863 valuation are 15ft x 78ft x two storeys.

Known in the late 19th century as Ramadges (Mr Smith Ramadge was occupant in 1863). Former noteworthy owners include Archbishop Gregg Primate of Armagh, Very Rev. R.S. O'Loughlin, Dean of Dromore, and Ivan Neill, Stormont Speaker during the O'Neill administration in the 1960s.

The Wood House Gardens are currently designated 'NC 04: Historic Parks Gardens and Demesnes of special historic interest' by NI Environmental Agency.

Property Description

The Wood House is a spectacular, 19th Century, Gothic revival style property, infamous in the local Newry and Mourne area, and further afield. This property is steeped in history, full of character, and remains one of the most sought-after sites in the locality. Sitting on approx. 1.8 acres of grounds, from the ancient forest land surrounding the Wood House, to the well-manicured lawns and gardens including an antique water feature, gravel driveway and beautifully constructed walls, right down to the Carlingford Lough shoreline.

Built in 1815 and restored between 1973-1975, The Wood House spans approx. 5,000 sq feet and incorporates both Tudor and Gothic features and characteristics which are evident as you walk through this magnificent home. Cleverly designed to take in the breathtaking views, four rooms on the ground floor and four on the first floor enjoy the South-facing aspect, many with spectacular bay windows and traditional French doors that, combined with high ceilings throughout, flood these rooms with natural light.

Parquet wood flooring; sliding sash windows; gothic style arch ways and a unique bifurcated stairway are just some of the classic features seen throughout the Wood House that reflect the era in which this period property was constructed. Rarely does one come across such qualities in a property located on a prime shorefront site enjoying uninterrupted views of Carlingford Lough and the Cooley Mountains.

The Wood House comprises five double bedrooms; four spacious reception rooms internally. Externally, there are an array of outbuildings including a garage; boiler house; utility room and garden shed. A long, gravel driveway wraps around the front of the house providing plenty of parking; followed by a generous sized lawn that features a striking period-style water fountain. A variety of mature trees allow the Wood House complete privacy from the main road.













Ground Floor Plan

Entrance Hall

Solid Wood Parquet Flooring; Wood Panelled Walls; Large Solid Wood Door with Gothic Arch; Large Bay windows looking out to Carlingford Lough; South Facing; Ceiling Rose; 2 x Further Gothic Arches leading to hallway and Dining Room

Dining Room

Solid Wood Flooring; Wood Panelled Walls; Solid Wood Door; Bay Window with French Doors and Wood Panelled Window Shutters; Gothic Wood Panelled Doorway feature leading to Drawing Room; South Facing

Drawing Room

Solid Wood Flooring; Dual Aspect Large Bay Windows; Wood Panelled Shutters; French Patio Doors Opening out to Patio area; Ceiling Rose; Feature Fireplace; Wood Panelled Doors leading to Snug area

Living Room

Solid Wood Flooring; TV Point; Open Fireplace; French Patio doors leading to Patio area; East facing; Ceiling Rose; Built in Shelving; Solid Wood Door leading to Kitchen

Kitchen

Solid Wood Flooring; Upper and Lower level Solid Wood Storage units; 'Rangemaster' 5 Ring Gas Hob and Oven; Stainless steel sink; PVC Double Glazed Windows

Boot Room

Parquet Wood Flooring; Access to Rear

Outbuildings

Garage; Boiler House; Utility Room; Garden Shed; Storage

Stairway

Carpet Flooring; Solid Wood Antique Architecture, Bifurcated Staircase;

Guest Suite

Carpet Flooring; Gothic style Window Arch; Access to Garage; Built in Shelving; Recently installed Mains Shower (as option for use as a ground floor bedroom)



First Floor Plan

Guest Suite

Carpet Flooring; Dual Aspect (South and West); Walk in Wardrobe (Carpet Flooring; Built in Wardrobe) and En-suite

Main Bedroom

Dual Aspect (East and South); 2 x Bay Windows with Wood Panelled Shutters and Sliding Sash Windows (one with built-in window seat); Built-in Wooden Wardrobes; Carpet Flooring; Shower Room

En-Suite

Carpet Flooring; 2 x Sliding Sash Windows; Three-piece Suite including bath

Bedroom 4

Dual Aspect (South and West); Carpet Flooring;

Bedroom 3

Carpet Flooring; Sliding Sash Windows; Wood Panelled Window Shutters; South Facing

Bedroom 5

Carpet Flooring; Sliding Sash Windows with Wood Panelled Window Shutters; Sink; East Facing

Ironing Room

Built in Storage units; Large Bay window with Wood Panelled Shutters; Carpet Flooring

Main Bathroom

Solid Wood Flooring; Bay Window with built-in Storage; Recently Installed Mains Shower; 'Bayswater' ceramic sink and loo

Storage Room

Carpet Flooring; Built in Storage



Floor 2 Building 1

Offers

Whilst the agents invite offers from interested parties for this property initially on a private basis, we reserve the right on behalf of the Vendors to conclude the bidding (if necessary) by holding a meeting of all bidders on a specified date and time in our office.

In the event that a meeting is to be arranged, only those parties with a valid offer on the property can be assured of being notified of the specific time and date. Viewing by appointment only.

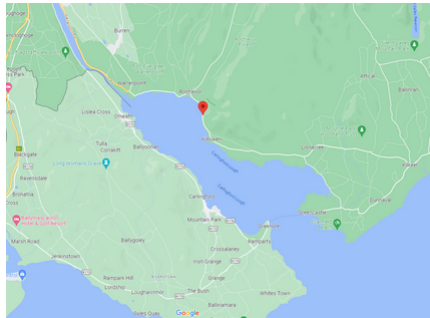
Closing Date for Offers:

28th September 2023

Vendor's Solicitor:

Eoin McConville
Fisher & Fisher Solicitors
John Mitchel Place Newry
Eoin.mcconville@ffsolicitors.com

Location map:



Boundary Map:



Rates

£6,932.25* Subject to change

Location:

The Wood House sits in prime location being well connected to both Belfast and Dublin airports, each just over an hour drive from the property. It is only a few minutes' drive to Rostrevor village and walking trails such as the Kilbroney Park and the Fairy Glen River Walk. A 10 minute drive takes you to the popular Greencastle – Greenore Ferry service towards Carlingford across one of Ireland's most scenic Loughs.

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/uk/si/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.

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.

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 general information and it must not be inferred that any item is included for sale with the property.