



**8A Letalian Road**  
 Castlewellan  
 BT34 5EY

**£1,750 PCM**

- Excellent Country House
- Four Superb Bedrooms
- 1600sqft Workshop
- Three Reception
- Expansive Gardens
- Spectacular Views
- Solar Panels
- To request an application form, please email [rentals@quinnestateagents.com](mailto:rentals@quinnestateagents.com)
- Oil Fired Central Heating



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			





This beautifully appointed modern country residence located on the Letalian Road just on the outskirts of the popular hamlet of Kilcoo. The property sits elevated on a 0.5 site with commanding views over South Down and the Mournes. With its half acre site, this grand residence comes equipped with a 1600sq ft workshop to the rear with electric.

Internally, the property is finished to an exceptional standard with four ample bedrooms with master ensuite & walk through wardrobe. The family bathroom is comprised of bath and shower cubicle.

Downstairs, the entertaining space is phenomenal as three reception rooms provides ample family living. The large hardwood kitchen complete with gas hob leads through to south facing conservatory.

Properties of this calibre with an exceptional workshop rarely come available to the rental market and therefore to avoid disappointment early applications are advised. Please email [rentals@quinnestateagents.com](mailto:rentals@quinnestateagents.com) for an application form.



For any enquiry relating to this property, please contact

**Philip White**

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#### **Ballynahinch Branch**

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Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.