



54 Rostrevor Road

Warrenpoint, Newry, BT34 3RU

Offers Over £950,000

Moygannon House is an elegant, early 19th century country home, nestled in the midst of 3.7 acres of a secluded woodland garden. Arriving via a meandering tree lined driveway, the classical Georgian architecture of this historic 'B+' listed residence will truly take your breath away.

54 Rostrevor Road

Warrenpoint, Newry, BT34 3RU



- **Tenure: Freehold**
- **4 Double Bedrooms incl. Master Suite with Dressing Room and Ensuite**
- **Prestigious Period Residence**
- **Dance Studio and Music Room**
- **3.7 Acre Woodland Garden Setting**
- **Regulation Size Artificial Grass Tennis Court**

The Detail:

GROUND FLOOR

Entrance Hall

12'4" x 15'8" (3.78m x 4.80m)

Dining Room

22'5" x 20'6" (6.84m x 6.26m)

Drawing Room

22'5" x 20'6" (6.84m x 6.26m)

Kitchen

15'7" x 12'0" (4.75m x 3.66m)

Family Room

17'7" x 16'1" (5.36m x 4.91m)

Master Bedroom

17'7" x 15'10" (5.36m x 4.83m)

Dressing Room

15'7" x 7'6" (4.77m x 2.30m)

Ensuite

13'1" x 6'2" (4.00m x 1.90m)

Bedroom 2

15'8" x 11'11" (4.78m x 3.65m)

Bedroom 3

15'6" x 15'5" (4.74m x 4.71m)

Bedroom 4

16'1" x 15'9" (4.91m x 4.81m)

Shower Room

6'9" x 5'5" (2.06m x 1.67m)

Guest W.C

6'5" x 4'5" (1.97m x 1.35m)

BASEMENT

Entrance Lobby

Hallway

19'8" x 6'9" (6.00m x 2.08m)

Guest W.C

8'9" x 5'6" (2.68m x 1.70m)

Dance Studio

22'3" x 15'5" (6.79m x 4.72m)

Music Room

17'8" x 15'10" (5.40m x 4.84m)

Mud Room

12'0" x 6'2" (3.67m x 1.90m)

Utility Room

12'0" x 8'6" (3.67m x 2.60m)

Guest W.C

4'3" x 2'11" (1.32m x 0.91m)

Games Room

19'6" x 11'3" (5.96m x 3.45m)

Boot Room

12'1" x 8'4" (3.69 x 2.56m)

Playroom

15'8" x 15'8" (4.80m x 4.80m)

Store

11'7" x 11'3" (3.54m x 3.45m)

Garage

27'9" x 15'8" (8.47m x 4.80m)

FEATURES

Internal

External

FURTHER INFORMATION



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		
Northern Ireland	EU Directive 2002/91/EC	



We look forward to working with you...



We get there together

Our experienced and trusted team have assisted 1000's of people with buying, selling and letting.



We're here for you

Client care is at the very heart of what we do. We will guide and support you every step of the way.



Always close by

With multiple offices and a leading marketing team, we will make sure that you get the very best result.

Newry:

30 Monaghan Street, Newry, Co.Down, BT35 6AA
T: 028 300 50633 E: newry@bradleyni.com

Warrenpoint:

25 Duke Street, Warrenpoint, Co.Down, BT34 3JY
T: 028 417 73777 E: warrenpoint@bradleyni.com

Rostrevor:

14 Bridge Street, Rostrevor, Co.Down, BT34 3BG
T: 028 417 39999 E: rostrevor@bradleyni.com

Belfast:

55-59 Adelaide Street, Belfast, Co.Antrim, BT2 8FE
T: 028 962 09909 E: belfast@bradleyni.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.