

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.

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- **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

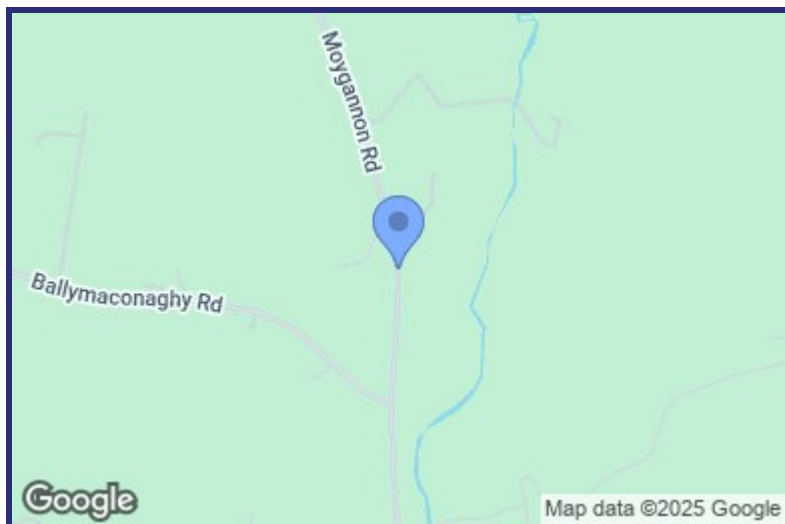
27'9" x 15'8" (8.47m x 4.80m)

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	



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