

# We get there together.









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
- Prestigious Period Residence
- 3.7 Acre Woodland Garden Setting
- 4 Double Bedrooms incl. Master Dance Studio and Music Room Suite with Dressing Room and Ensuite
- 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)

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

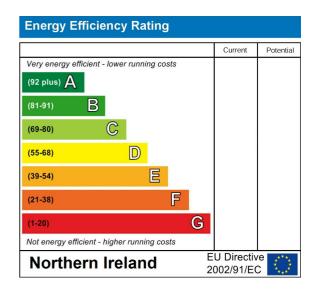
# **FEATURES**

# Internal

# External

**FURTHER INFORMATION** 





















# Floor Plan

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.

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