



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 



Floor Plan

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