

SimonBrien

Carpenham
20 Greenpark Road,
Rostrevor, County Down,
BT34 3EZ

Asking Price £1,450,000

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SUMMARY

'Carpenham'. A charming Elizabethan Cottage style residence dating back to 1826 and occupying a secluded mature wooded setting on the Northern edge of Rostrevor Village, with grounds extending to approximately 5 acres.

Whilst the setting enjoys complete privacy, the property is only a 5 minute walk from the charming County Down village of Rostrevor, set on the shores of Carlingford Lough.

Rostrevor and the nearby town of Warrenpoint, offer an excellent array of local shopping facilities, restaurants, coffee shops and bistros.

Carpenham is also well located, less than an hour from Belfast, 10 minutes from Newry, and 1.5 hours from Dublin.

The property is a Grade B listed property and is of a particularly attractive architectural style and features in the book 'Buildings of South County Down' by Philip Smith. Extract Below:

The various iterations of the Picturesque style came into fashion during the same period as Rostrevor, its hinterland around Carlingford Lough experienced a boom in the building of residences for the gentry and small shoreline villas, and the 'old English' Tudoresque version of the genre in particular came to be favoured for a number of properties in the area. Arguably the finest amongst these is Carpenham, a low but extensive one-and-a-half to two-storey 'Elizabethan Cottage' of c 1826 by William Vitruvius Morrison, set within now much contracted, but still delightful, wooded grounds on the northern edge of the village.

The house displays all the attributes one might hope for. It has, an asymmetric but sophisticated planform, an overhanging steeply-pitched roof, and lively undulating elevations with multiple gabled and square bays, half-dormers, decorative barge-boards, mullioned and transomed multi-paned windows, tall (originally taller) star-profile chimney-stacks, all coated in roughcast with a coved eaves, some drip mouldings and faux half-timbering. The east-facing front commences in a sophisticated, marginally more baronial scale to the south where the largest bay sits next to the slightly lower entrance projection, the latter having a Tudor-arched doorway under a jettied upper storey with corbels in the form of horned leopards, or some other variety of big cat.

The property offers deceptively spacious accommodation extending to c.8,000sq ft comprising of an attractive reception hall, cloakroom/WC, 4 reception rooms, kitchen, bathroom/WC. In addition, on the ground floor, there is a leisure wing with swimming pool, fitness area, shower room and sauna.

On the first floor, there are 7 bedrooms (3 with private ensuite facilities) and main bathroom.

The adjacent Coach House to Carpenham has been recently converted into two excellent self contained apartments (one with 2 bedrooms and one with 3 bedrooms).

All in all, the sale of Carpenham represents a unique opportunity to acquire a period residence set in private mature gardens within walking distance of the picturesque Rostrevor Village.

Viewing is by private appointment and is highly recommended.

KEY FEATURES

- Carpenham – A charming, listed residence dating back to 1826 on the edge of the picturesque County Down village, Rostrevor
- Set in 5 acres of private mature grounds
- Walking distance from Rostrevor Village and the Carlingford Lough shoreline
- 5 minutes from Warrenpoint
- 10 minutes from Newry
- 50 minutes from Belfast
- 1.5 hours from Dublin
- Impressive Reception Hall
- 4 Reception Rooms
- Kitchen with Dining Area
- 7 Bedrooms (3 with private ensuite facilities)
- Bathroom/WC
- Leisure wing with swimming pool/gym area/sauna/steam room and changing/shower room
- Coach house recently converted into two self-contained high specification apartments
- Extensive outbuildings and large shed
- Dual Oil Fired/wood pellet heating system
- Security alarm system installed



Entrance Porch



Reception Hall



Drawing Room



Drawing Room



GROUND FLOOR

ENTRANCE PORCH:

8' 4" x 8' 0" (2.54m x 2.44m)

Arched glazed double entrance doors. Parquet flooring. Recessed ornament niches.

RECEPTION HALL:

Impressive stairway to first floor with turned spindles, newell post and polished mahogany handrail. Corniced ceiling.

CLOAKROOM:

Low flush WC, pedestal wash hand basin

DRAWING ROOM:

42' 4" x 20' 9" (12.9m x 6.32m) To Maximum

Twin period fireplaces, ornate corniced ceiling

LIVING ROOM:

21' 2" x 19' 9" (6.45m x 6.02m)

Attractive period fireplace. Ornate corniced ceiling



Living Room



Living Room

FAMILY ROOM:
16' 3" x 14' 2" (4.95m x 4.32m)
Ornate period fireplace. Built in bookshelves. Ornate corniced ceiling.

DINING ROOM:
21' 3" x 12' 7" (6.48m x 3.84m)
Ornate period fireplace. Corniced ceiling



SNUG:
16' 10" x 10' 1" (5.13m x 3.07m)
Corniced ceiling.



KITCHEN WITH CASUAL DINING AREA:
24' 8" x 14' 9" (7.52m x 4.5m)
Fitted with a good range of high and low level pine units. Granite work surfaces with inset sink. Aga Range. Integrated fridge and dishwasher. Stainless steel range with gas rings, electric ovens and stainless steel extractor canopy. Corniced ceiling. Polished granite floor.



UTILITY ROOM:
14' 2" x 5' 1" (4.32m x 1.55m)
High and low level units, inset sink, plumbed for washing machine

GARDEN ROOM:
22' 2" x 14' 4" (6.76m x 4.37m)
Vaulted ceiling. Full length glazing with sliding doors leading to patio area and mature gardens.

BATHROOM:
Jacuzzi bath, mixer taps, telephone hand shower, separate shower enclosure, overhead shower, WC and wash hand basin

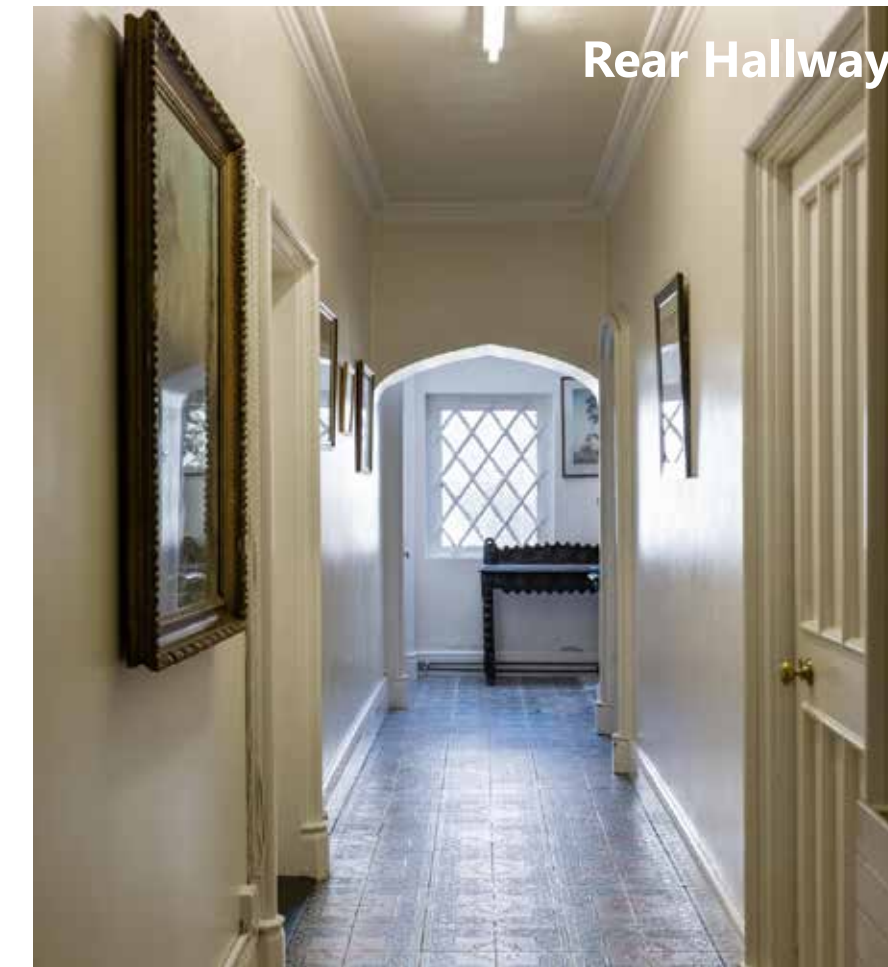




SWIMMING POOL:
50' 7" x 26' 7" (15.42m x 8.1m)
Vaulted ceiling

CHANGING ROOM:
17' 7" x 16' 6" (5.36m x 5.03m)
Tiled floor, pedestal wash hand basin

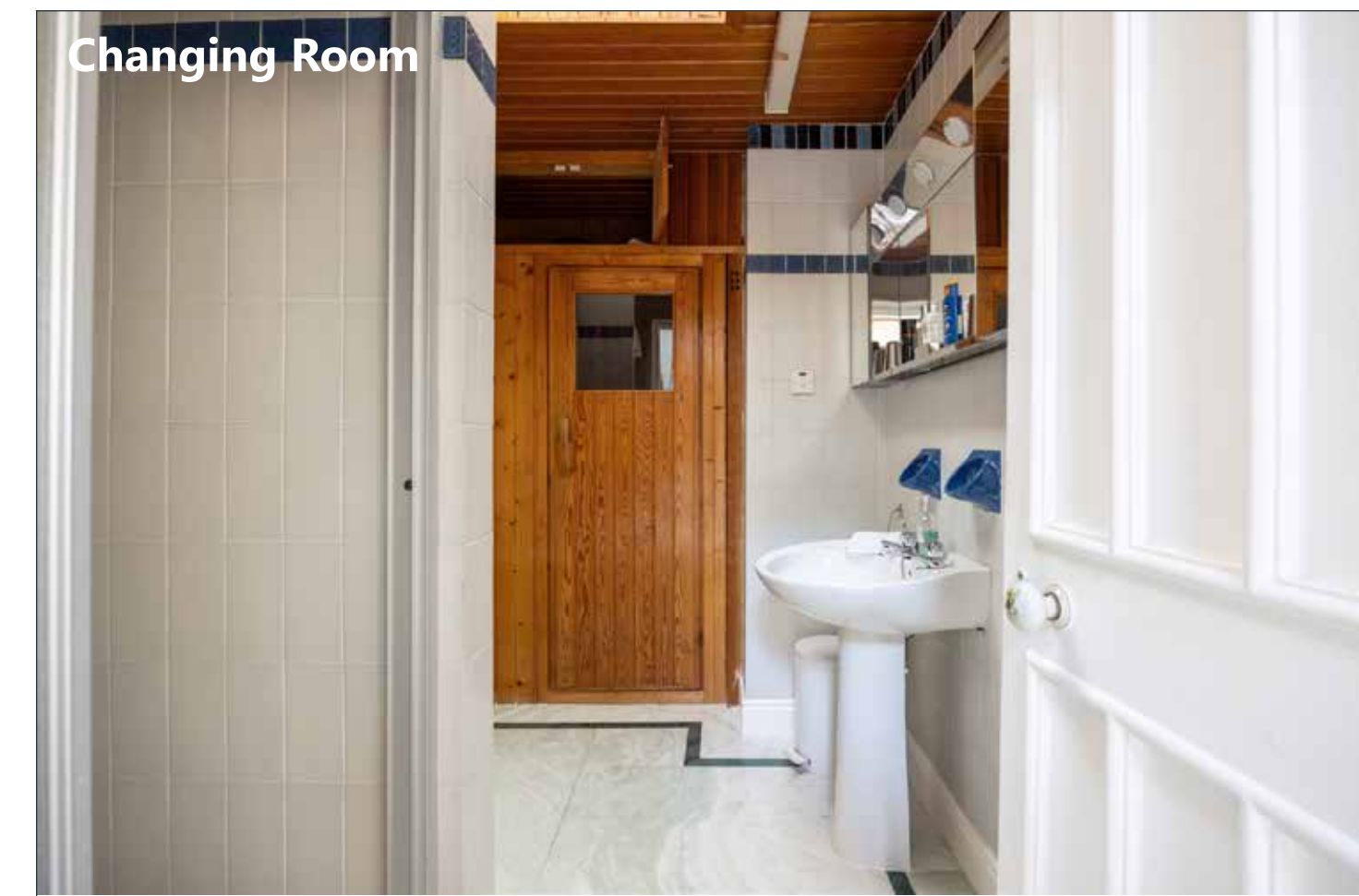
JACUZZI ROOM:
21' 7" x 17' 7" (6.58m x 5.36m)
Fully tiled marble shower enclosure and steam room



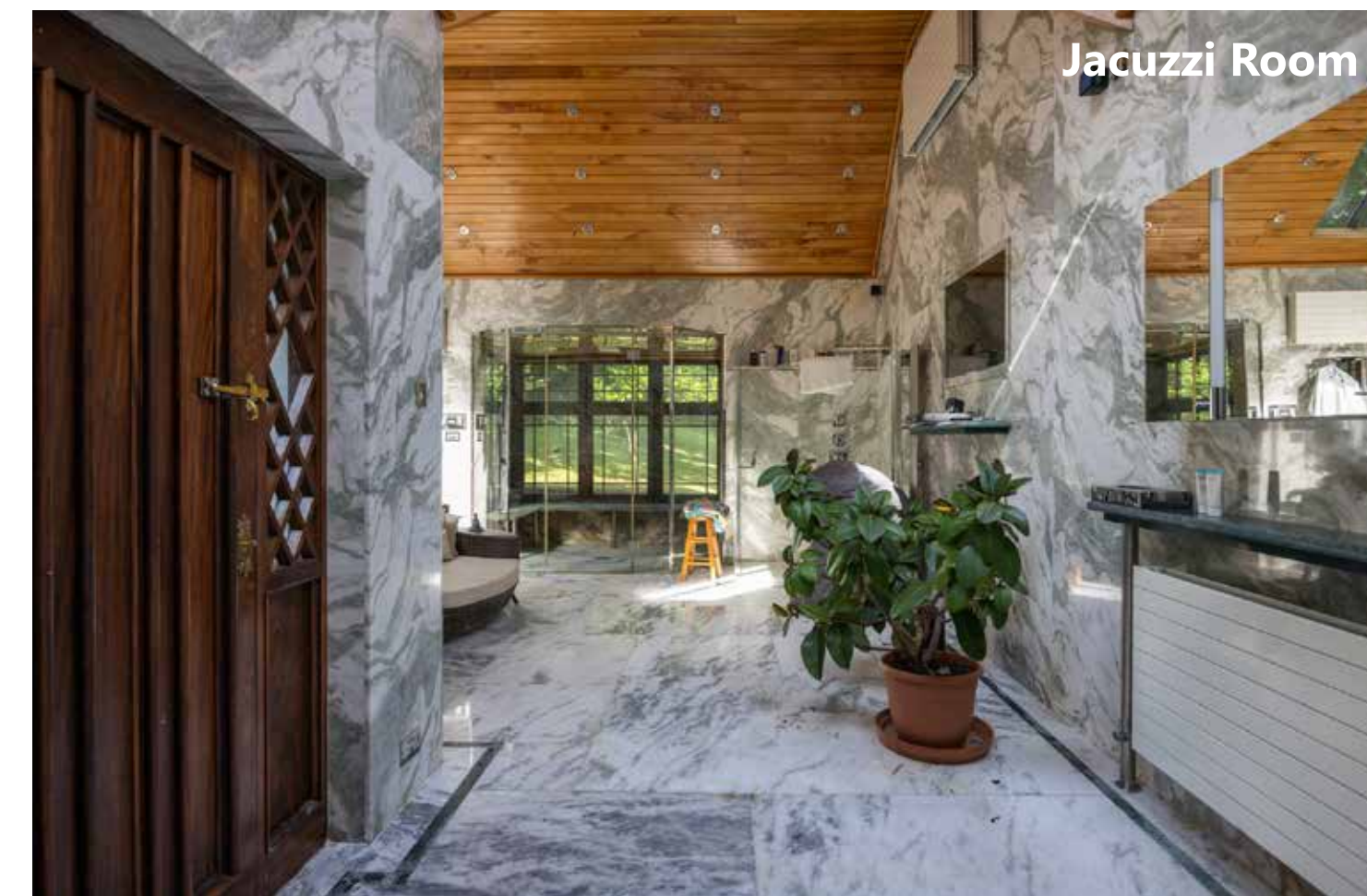
Rear Hallway



Jacuzzi Room



Changing Room



Jacuzzi Room



FIRST FLOOR
BEDROOM 1:
 15' 9" x 14' 2" (4.8m x 4.32m)
 Attractive feature fireplace



ENSUITE:
 Coloured suite comprising bath, shower enclosure, low flush WC, pedestal wash hand



BEDROOM 2:
 18' 4" x 14' 8" (5.59m x 4.47m)

BEDROOM 6:
 16' 11" x 15' 3" (5.16m x 4.65m)

BEDROOM 3:
 17' 2" x 16' 1" (5.23m x 4.9m)
 Attractive feature fireplace

ENSUITE:
 Shower Enclosure, low flush WC, pedestal wash hand basin, bidet

BEDROOM 4:
 18' 8" x 15' 9" (5.69m x 4.8m)

BEDROOM 7:
 11' 9" x 11' 9" (3.58m x 3.58m)

BEDROOM 5:
 16' 1" x 10' 2" (4.9m x 3.1m)
 Wash hand basin vanity unit.

BATHROOM:
 Coloured suite, panelled bath, mixer taps, separate shower enclosure, low flush WC, twin wash hand basin vanity unit

COACH HOUSE (Converted into two apartments)

APARTMENT 1 (GROUND FLOOR):

OPEN PLAN LIVING/DINING/KITCHEN:

15' 7" x 14' 6" (4.75m x 4.42m)

Kitchen Area: Fitted with a range of high and Low Level units, inset sink, granite worktops, 4 ring hob, electric oven, integrated fridge freezer



BEDROOM 1:
14' 5" x 12' 7" (4.39m x 3.84m)

BEDROOM 2:
14' 5" x 7' 7" (4.39m x 2.31m)

BATHROOM:
Contemporary white suite comprising freestanding bath. Large walk in shower enclosure, low flush WC, wash hand basin



APARTMENT 2 (FIRST FLOOR):

OPEN PLAN LIVING/DINING/KITCHEN:

27' 9" x 14' 7" (8.46m x 4.44m)

Kitchen Area: Fitted with a range of high and Low Level units, inset sink, granite worktops, 4 ring hob, electric oven, integrated fridge freezer



BEDROOM 1:
14' 6" x 8' 5" (4.42m x 2.57m)

BEDROOM 2:
14' 7" x 7' 7" (4.44m x 2.31m)

BEDROOM 3:
11' 0" x 6' 9" (3.35m x 2.06m)

BATHROOM:
Panelled bath, separate shower enclosure, low flush WC, pedestal wash hand basin



OUTSIDE

An impressive entrance with automated gates leads to a sweeping tree lined driveway and a generous parking/turning area to the front of the house. The house is set in private mature grounds with extensive lawns and mature trees and shrubs.

Range of outbuildings including former stable blocks and large shed.

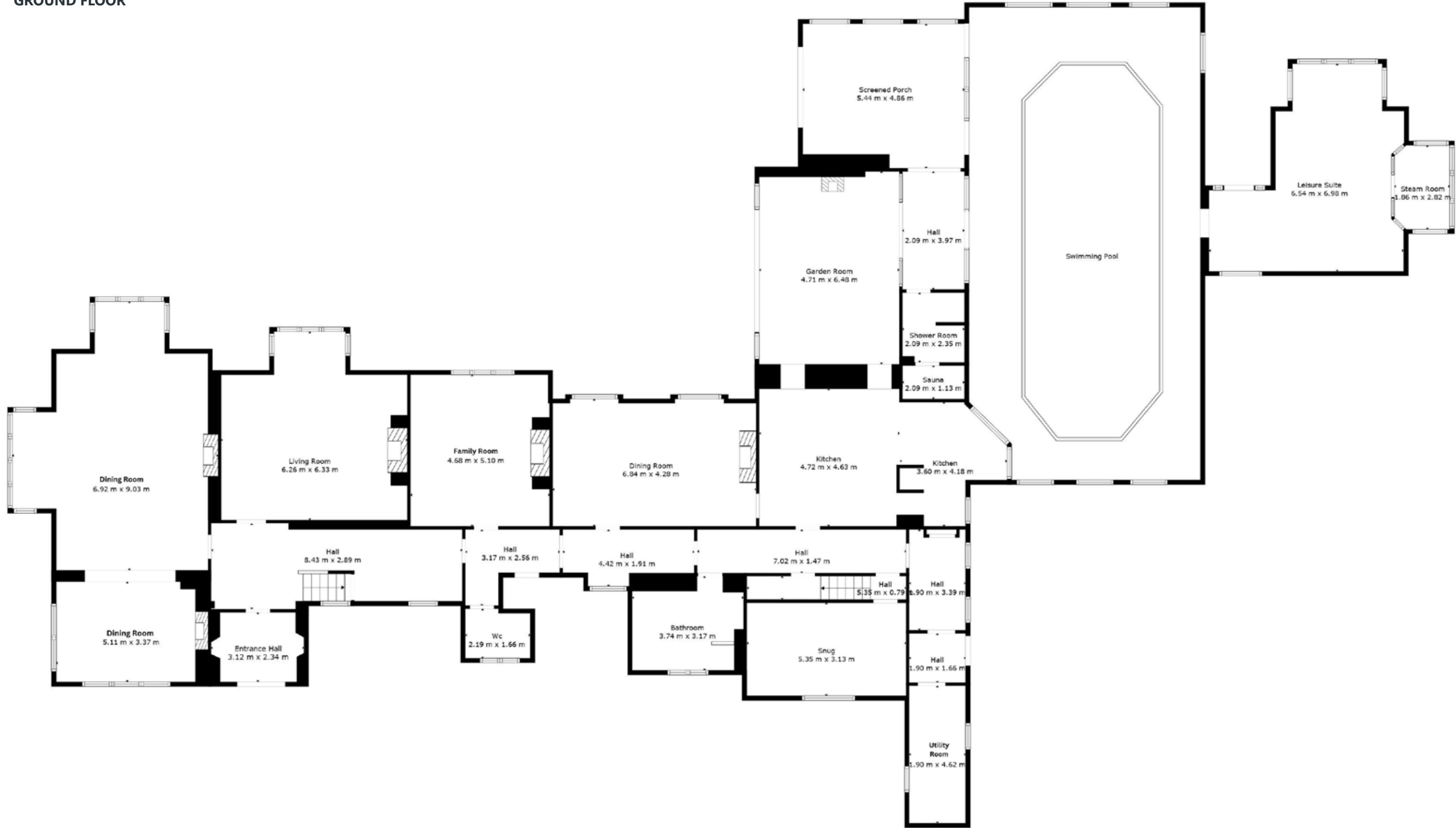
SHED: 69' 6" x 30' 0" (21.18m x 9.14m)





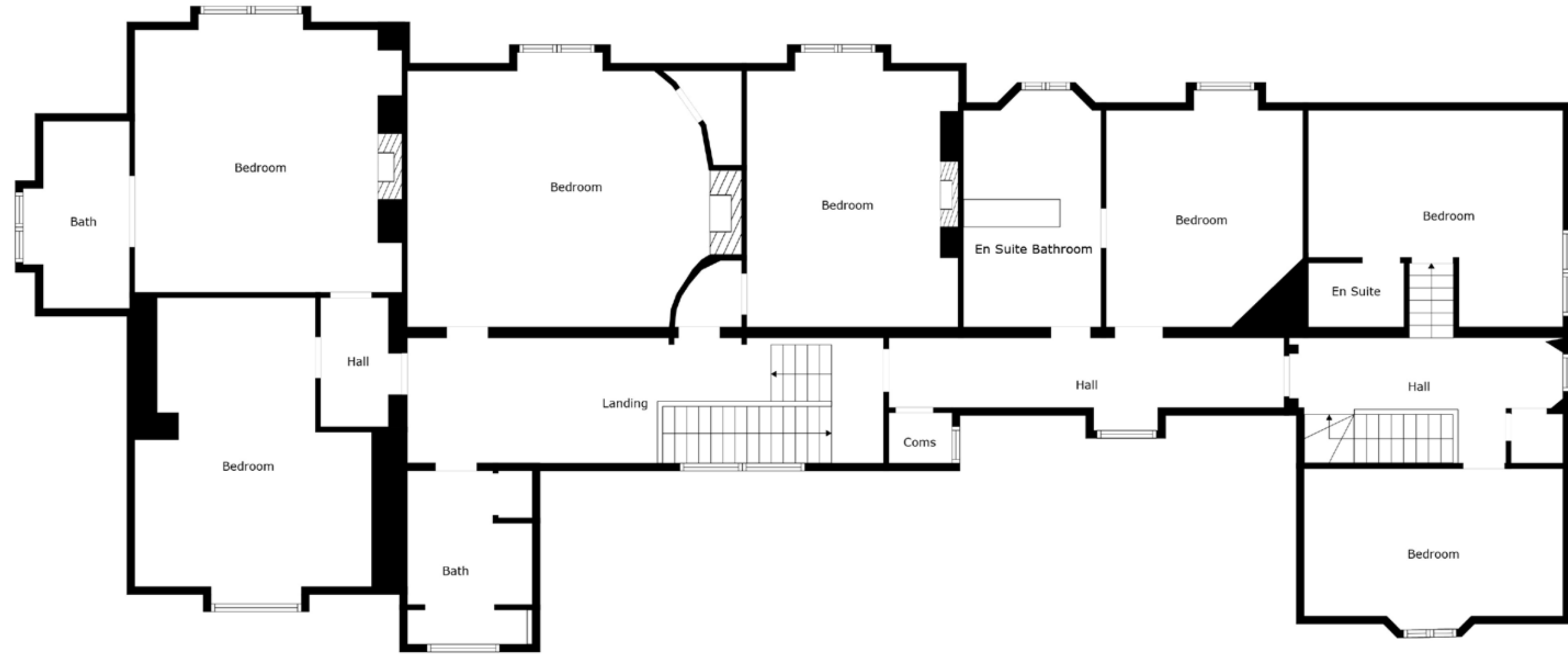
CARPENHAM FLOOR PLANS

GROUND FLOOR



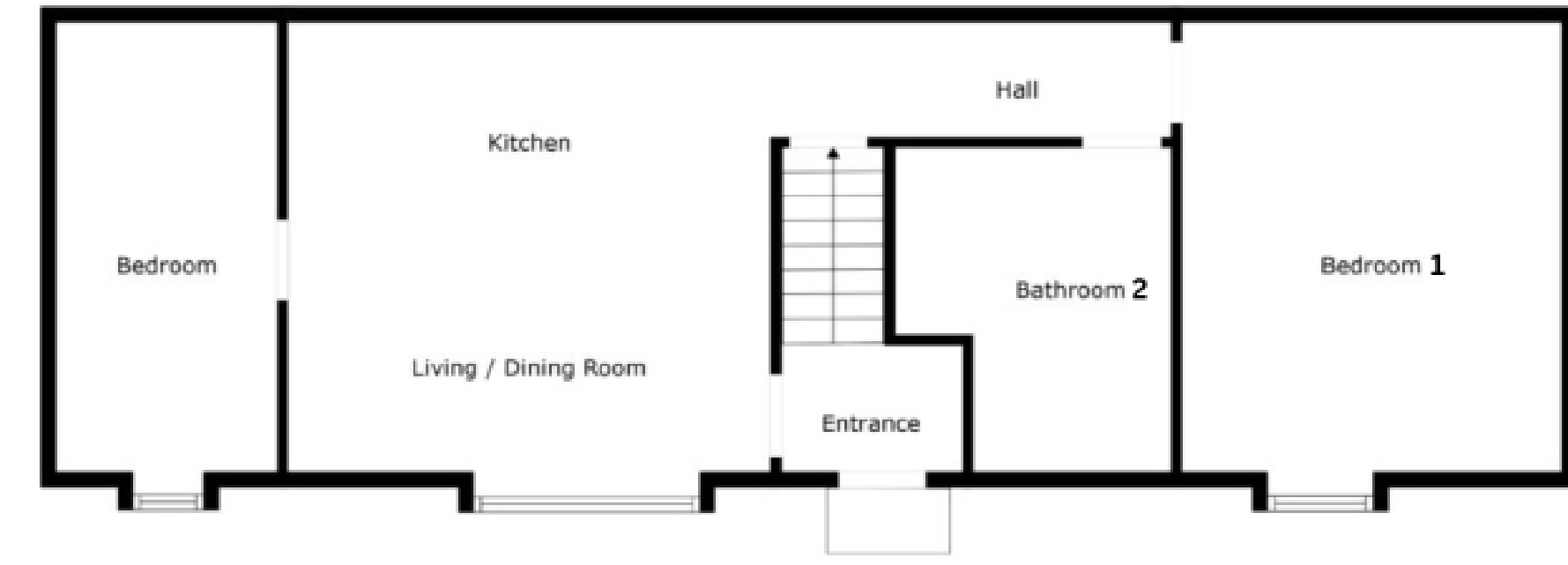
CARPENHAM FLOOR PLANS

FIRST FLOOR



COACH HOUSE FLOOR PLANS

GROUND FLOOR - APARTMENT 1



FIRST FLOOR - APARTMENT 2



VALUER

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