



Little Haven
Moneydarragh More



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- 5 Bedroom Family Residence Built in 2007
- 1 Acre Site Located at the Foot of Binnian
- Electric Gates with Intercom
- Zoned Underfloor Heating
- Integrated Sound System
- Bespoke Painted Kitchen with Aga
- Detached 2-Storey Garage (Potential for Gym/ Office/ Play Room)
- Additional Lands Available (Information on Request)

Nestled at the foot of Slieve Binnian and accessed via a laneway off the Oldtown Road, "Little Haven" unveils its breathtaking panorama of the Mourne Mountains and down to the Irish Sea.

Set upon a a 1-acre site, "Little Haven" is a unique and enchanting property. At its heart stands a magnificent 5-bedroom family home, a testament to timeless elegance and modern comfort. Built in 2007, this home exudes warmth and charm, with carefully curated interiors combining reclaimed materials with contemporary features.

Beside the main house stands a double-storey detached garage, also overlooking flourishing gardens adorned with a kaleidoscope of wildflowers, shrubs and trees. There is an enduring tranquillity to be discovered around every corner.

Perfectly positioned near the popular seaside village of Annalong, and just a short drive from the vibrant town of Newcastle; home to the world renowned Royal County Down golf course. "Little Haven" offers the perfect fusion of convenience and seclusion. With easy access to both Dublin and Belfast, this idyllic hideaway invites you to escape the ordinary and embrace the extraordinary amidst the timeless beauty of the Mourne Mountains.

"Little Haven" is an enchanting place like no other. A place that you will undoubtedly want to call home forever.



MAIN HOUSE - GROUND FLOOR

Porch - 2.30m x 2.20m:

Solid wood door entry to vaulted porch with tiled flooring.

Great Hall - 6.58m x 7.26m:

Expansive double height entrance hall with hand made solid pitch pine staircase and woodwork, polished tile flooring, feature high level chandelier, recessed spot lighting and ceiling speakers. Solid wood burning stove set in Belfast brick fireplace with reclaimed wood mantel.

Study - 3.58m x 4.86m:

Located just off the main entrance hall. Reclaimed mahogany herringbone flooring. Bespoke built solid oak book case.

Shower Room - 2.26m x 2.66m:

Corner shower, wash hand basin integrated to vanity unit, W.C and bidet. Tile flooring.

Drawing Room - 6.58m x 5.44m

Reclaimed pitch pine door with stain glass insets leading to the formal living area overlooking the rear gardens. Reclaimed French oak herringbone flooring with mahogany border detail. Limestone fireplace with slate inset and hearth. Wood burning stove. Centrally located floor socket. Recessed ceiling speakers. Double doors to patio.

Kitchen - 6.04m x 6.56m:

Bespoke hand crafted and painted kitchen including a range of high & low-level units with larder cupboard and solid oak inset drawers and shelving. Polished granite worktops. Double Belfast sink inset. Island unit with stainless steel sink. Solid fuel fired two ring Aga with double ovens. Separate gas hob and double electric ovens. Tiled flooring. Recessed ceiling speakers.

Day Room - 5.16m x 3.94m:

Open archway leading from Kitchen with continuation of tiled flooring. Vaulted tongue and groove ceiling. Purpose built window seat with under storage. Double doors leading to patio.

Utility Room - 2.40m x 2.01m:

Tiled flooring. Fitted high and low-level units with inset sink. Plumbed for washer and dryer.

Guest W.C - 1.00m x 2.01m:

Tiled flooring. Wall mounted wash hand basin. W.C.

MAIN HOUSE - FIRST FLOOR

Stair and Landing -

Hand made solid pitch pine wood staircase with custom glass panels. Feature hanging chandelier. Generous landing with reclaimed mahogany herringbone flooring.

Master Bedroom - 7.00m x 5.30m:

Positioned to the front, north west facing elevation of the dwelling overlooking the Mourne Mountains. Carpet flooring. Built in wardrobes. Recessed ceiling speakers. Access to wardrobe and ensuite.

Master Ensuite - 3.94m x 3.74m:

Tiled flooring. Free standing Victorian style bath with chrome faucet and shower hose. Wash hand basin in decorative vanity unit with storage. Built in shower. W.C and bidet. Makeup area with bench seat and access to eaves storage.

Airing Cupboard - 2.39m x 1.44m:

Shelving for linen. Carpet flooring.

Bedroom 2/ Sewing Room - 2.86m x 5.44m:

Position to the rear, south east facing elevation. Carpet flooring. Recessed ceiling speakers. Spotlight track. Console for integrated sound system. Access to Bedroom 3.

Bedroom 3 - 3.71m (at widest point) x 5.44m:

Position to the rear, south east facing elevation. Carpet flooring. Ensuite and access to Bedroom 2.

Ensuite - 1.72m x 2.03m:

Tiled flooring. Corner shower. W.C. Wash hand basin.

Bedroom 4 - 3.58m x 4.86m:

Positioned to the front, north west facing elevation of the dwelling overlooking the Mourne Mountains and the Irish sea to the rear. Carpet flooring.

Dressing Room - 2.26m x 1.52m:

Carpet flooring. Leading to Ensuite bathroom.

Ensuite Bathroom - 2.26m x 2.15m:

Tiled flooring. Full height wall tiling. Wash hand basin in vanity unit. Built in D-shaped shower/bath with thermostatic shower over and curved glass splash screen.

DETACHED GARAGE - GROUND FLOOR

Double Garage - 6.34m x 6.32m:

Double space garage with electric door. Storage for wood pellets.

Workshop - 6.34m x 2.97m:

External pedestrian access door and internal access door to garage. Built in work benches. Location of boiler.

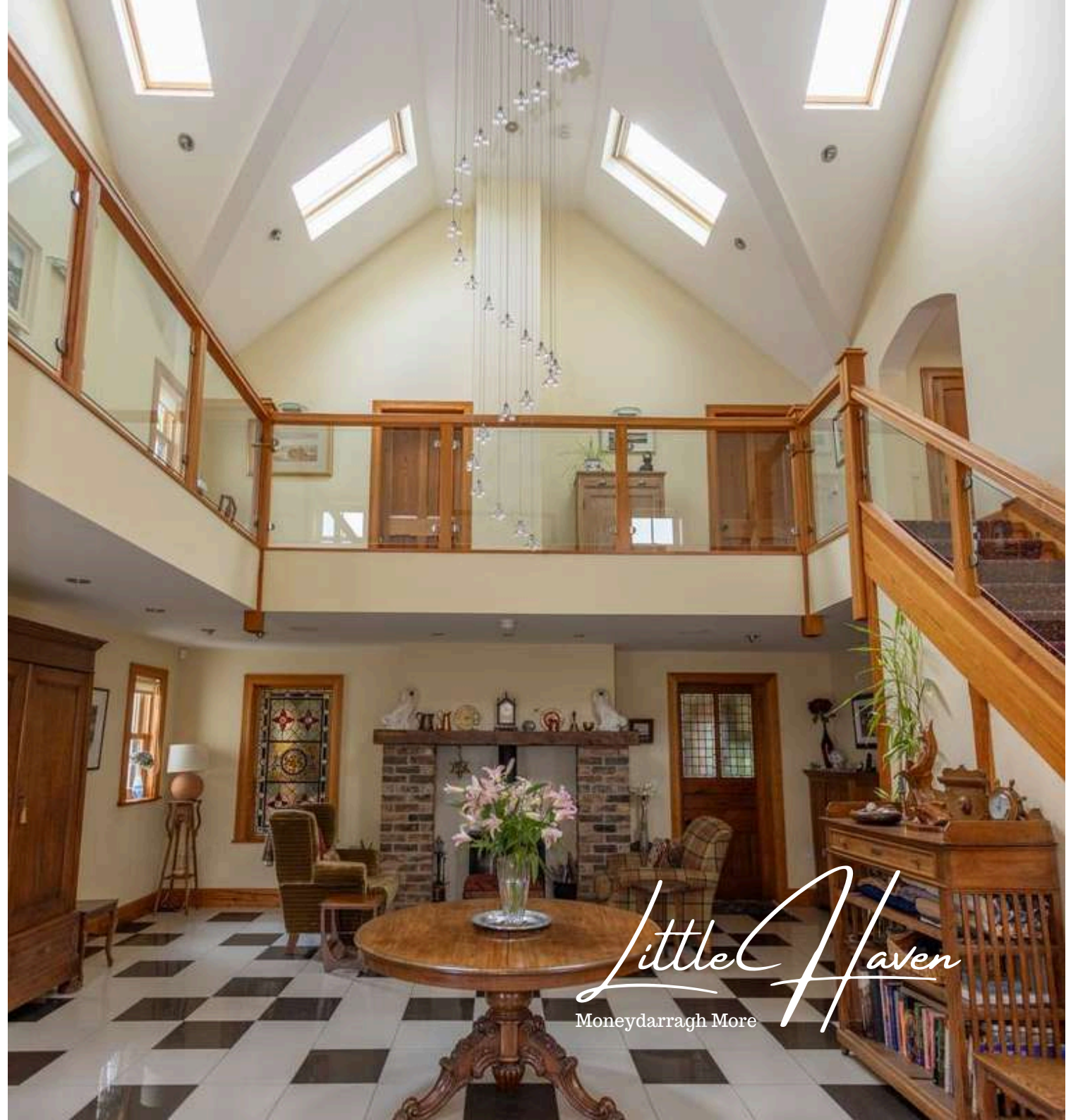
DETACHED GARAGE - FIRST FLOOR

First Floor Room - 6.34m x 9.29m:

Accessed via an external staircase. Currently used as a storage area. Windows to both front and rear. Suitable for a variety of uses.

MAIN HOUSE FEATURES

- 5 Bedroom Family Residence
- Underfloor Heating Throughout with Zoned Controls
- Aluclad Double Glazed Windows
- Hand Painted Bespoke Kitchen
- Reclaimed Pitch Pine Doors
- Integrated Sound System
- Drymaster System
- Pressurised Hot Water System
- 6 x Electric Velux Windows
- Alarm System
- Electric Gates with Intercom
- Hand Crafted Pitch Pine Woodwork
- Bangor Blue Slates
- Wood Pellet Boiler
- 2 Wood Burning Stoves
- Solid Fuel Aga



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EXTERNAL FEATURES

- 1 Acre of Mature Gardens
- Traditional Mourne Granite Stone Walls
- Natural Stone Terrace
- Array of Fruit and Flowering Plants and Trees

FURTHER OPPORTUNITY

There is further opportunity to purchase the smallholding extending to c. 8 acres, which includes the original stone built cottage, farm lands and moorlands. Further information can be provided on request.

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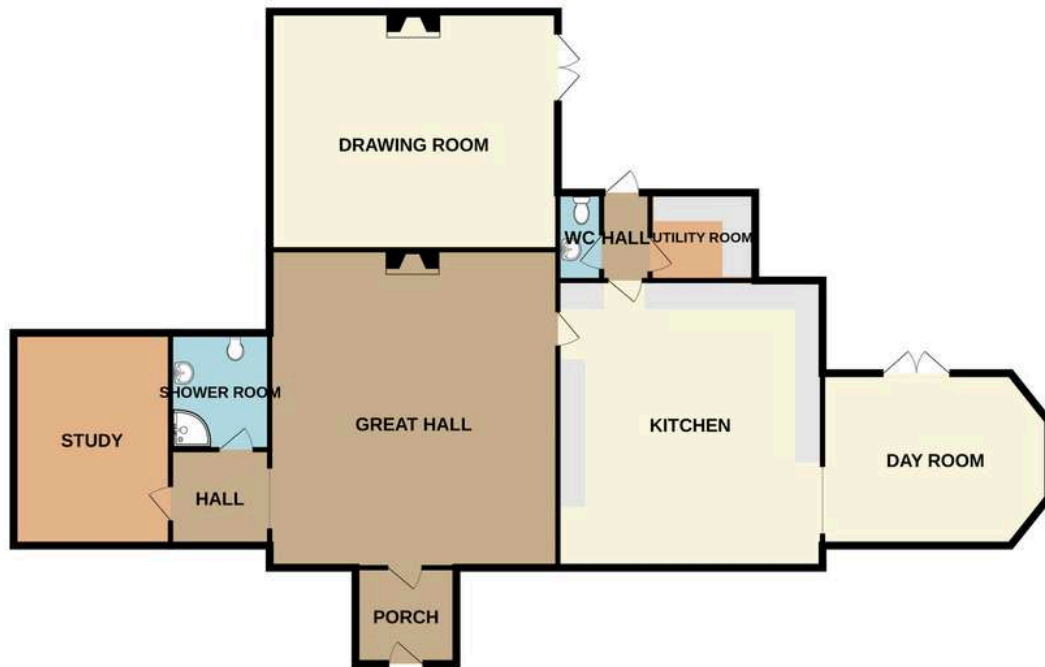




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Floor Plans

GROUND FLOOR
1979 sq.ft. (183.9 sq.m.) approx.



1ST FLOOR
1390 sq.ft. (129.1 sq.m.) approx.

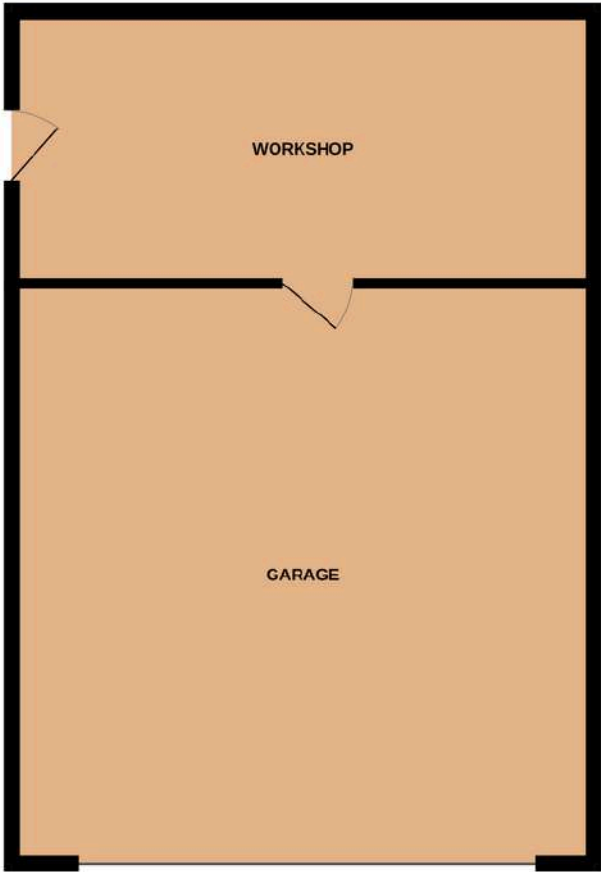


TOTAL FLOOR AREA : 3369 sq.ft. (313.0 sq.m.) approx.

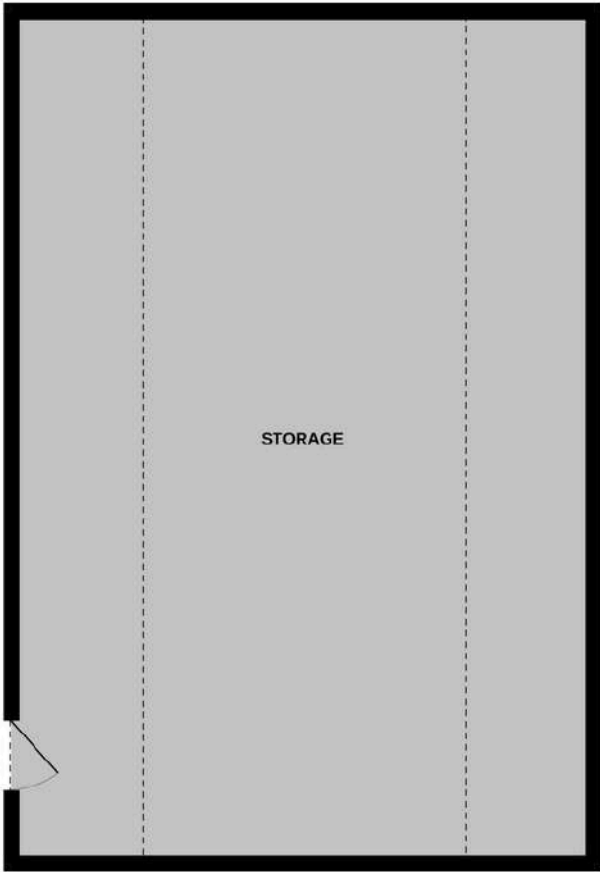
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Floor Plans

GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 1268 sq.ft. (117.8 sq.m.) approx.
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FURTHER INFORMATION

Garrett O'Hare, *Managing Director*

T: 028 300 50633

E: garrett.ohare@bradley.com

Noeleen McAlinden, *Branch Manager - Newcastle*

T: 028 437 23220

E: noeleen.mcalinden@bradley.com

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