




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>67</b>
(39-54) <b>E</b>		<b>41</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC 	

*Let's point you in the right.....* **DIRECTION**

- Unique detached residence dating back to 1921 featuring 3 bedrooms, 3 reception rooms and 2 bathrooms
- Set on elevated site of circa 0.8 acres with stunning views over Newcastle, the Irish Sea and the Mourne Mountains
- Beautifully maintained throughout with no expense spared, high-quality finishes

**Offers In The Region Of £425,000**



## MAIN ENTRANCE PORCH:

4'2" x 4'2" (1.29m x 1.29m)

Welcoming entrance hall accessed via a solid wood front door with glazed insert, complemented by recessed spotlighting. A glazed internal door leads through to the main hallway and dining area, allowing for a bright and inviting first impression.

## DINING ROOM:

16'11" x 9'11" (5.18m x 3.03m)

Spacious dual aspect room with views towards the Mourne mountains, room leads off to the living room and kitchen. Radiator, three double sockets, access to living area via solid wood French doors

## LIVING ROOM:

16'5" x 14'2" (5.02m x 4.34m)

A stunning and characterful reception room enjoying views over the garden. This charming space features hardwood flooring, deep-set window sills within stone walls, and a striking fireplace with red brick surround, solid wood beam, granite hearth, and inset Morso cast iron stove. Exposed wooden beams and a four-piece antique-style hanging light fitting further enhance the room's appeal. Additional benefits include two radiators, four double power points, and a staircase leading to the first floor bedroom accommodation.

## KITCHEN:

15'2" x 11'1" (4.63m x 3.38m)

Well-appointed kitchen with tiled flooring, enjoying views over Newcastle. Fitted with a range of dark solid wood units and polished granite worktops, featuring a Rayburn Royal oven, Baumatic induction hob, American style fridge freezer, integrated Bosch dishwasher, and 1.5 bowl stainless steel sink. Includes recessed spotlighting and ample power points.

## FAMILY ROOM:

12'5" x 9'4" (3.80m x 2.86m)

Cozy family room with stunning views towards Newcastle through full-height glazed French doors. Tiled flooring, exposed wooden beams, and access to a store cupboard. Includes TV point, telephone point, and double power points.

## BACK PORCH:

7'1" x 4'7" (2.17m x 1.40m)

Bright entrance porch accessed from the external decking area, featuring wood-framed windows and a glazed door. Finished with a tongue and groove ceiling and lantern-style light fitting, with glazed French doors leading to the hallway and family room.

## **BEDROOM 1 (PRIMARY):**

17'0" x 12'5" (5.19m x 3.81m)

Spacious primary bedroom featuring hardwood flooring seamlessly continued from the hallway. The room benefits from integrated wardrobes, offering excellent storage, and enjoys direct access to the ensuite. Additional features include a radiator, two double power points, and a telephone point.

## **ENSUITE:**

9'4" x 3'11" (2.86m x 1.20m)

Tiled ensuite comprising a bidet, antique-style pedestal wash hand basin and matching WC. Includes a shower enclosure with sliding screen, heated towel rail, wall-hung vanity unit, recessed spotlighting, and extractor fan.

## **BEDROOM 2:**

12'8" x 8'11" (3.87m x 2.72m )

Well-proportioned double bedroom enjoying attractive views towards the Mourne Mountains. The room features hardwood flooring and benefits from integrated wardrobes, providing excellent storage. Additional features include a radiator and two double power points.

## **MAIN BATHROOM:**

9'3" x 8'0" (2.83m x 2.45m)

Stylish bathroom with stone-effect tiled floor, back-to-wall WC, and corner shower enclosure with waterfall head and handset. Features a handcrafted vanity unit with marble top, ceramic wash hand basin, heated towel rail, recessed spotlighting, extractor fan, and electric mirror with shaver point.

## **FIRST FLOOR BEDROOM/STUDY:**

14'0" x 11'9" (4.29m x 3.60m)

Versatile first floor room with three skylight windows offering views towards the Mourne Mountains and over Newcastle. Features wood panelled walls and ceiling, built-in storage, laminated wood flooring, radiator, and four double power points.

## **EXTERNAL:**

The property is set on a generous site of just over 0.8 acres in a peaceful and highly sought-after setting off Tipperary Lane, a popular walking route. The grounds include stables, offering excellent potential for a variety of uses. Enjoying an elevated position, the property benefits from stunning views over Newcastle, with glimpses of the sea in the distance, and a beautiful backdrop of the Mourne Mountains. Accessed via a tarmac driveway with wooden gates and granite pillars, the gardens are laid out in mature, well-maintained lawns with attractive shrubs, a greenhouse, trees and seasonal planting, including a vibrant display of daffodils.



GROSS INTERNAL AREA  
FLOOR 1 127.1 sq m FLOOR 2 38.0 sq m  
EXCLUDED AREAS: POOLED HEATHROOM 4.0 sq m  
TOTAL: 163.0 sq m  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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