



'Clogarran Hall' 43 Killowen Old

Rostrevor, County Down, BT34 3AD

Offers Over: £2,500,000

SimonBrien



'Cloggarran Hall' 43 Killowen Old Road, Rostrevor





SUMMARY

Clogarran Hall is a captivating country retreat, set in the midst of 3.5 acres of flourishing landscaped gardens, drawing towards the most magnificent panorama of the enchanting Carlingford Lough, Slieve Foy Mountains and onwards south toward Dublin Bay. Delicately formed over three decades, the 10,000 sqft of carefully curated interiors provide warm family living space with 6 bedrooms, and coupled with extensive entertaining and leisure facilities to include a 15 meter pool and spa.

Within the grounds, a detached double garage and smart tech first floor office provide for those seeking a work life balance; a stable building with Groundskeeper's workshop aids in the tending of the formal terraced lawns, orchard and walled garden; a granite built BBQ house facilitates alfresco dining long into the Summer nights, and just after a long afternoon on the full size tennis court. Further, a purpose built Heli-Pad enables an easy commute to the nearby airports of Dublin and Belfast, or onwards to your choice destination. Indeed, even by car, the capital cities of both the North and South are just 60 minutes away.

Located in the highly desirable area of Killowen, just outside the village of Rostrevor where the mountains of Mourne sweep down to the sea; Clogarran Hall is without any doubt, the most incredible home to have come to market on the southern shores of Northern Ireland in a lifetime.



KEY FEATURES

INTERNAL

- Contemporary Interior Design
- 6 Double Bedrooms
- 2 Walk-in-Wardrobes
- 3m High Ground Floor Ceiling Heights
- Sea and Mountain Views from Every Room
- Solid Oak Joinery Throughout
- Mark Wilkinson Kitchen
- 2 Gas and 1 Open Solid Fuel Fire
- Double Glazing Throughout

HEATING

- Oil Fired Central Heating
- 2 x Gas Fires
- 1 x Open Solid Fuel Fire
- Under Floor Heating to Pool Sun Room
- Heated Towel Rails
- Backup Generator

EXTERNAL AREAS

- Extensive Patio Areas in Clare Slate and York Stone
- Beautifully Maintained Terraced Lawns
- Mature Shubbery and Hedgerows
- Electric Gates
- External Sensor Lighting
- Feature Garden Lighting
- Solid Granite Window Sills and Steps
- Tennis Court
- Walled/ Kitchen Garden
- Green House
- Pear and Apple Orchard
- Heli-Pad
- Ground Keeper's Workshop
- Detached Garage and Office with Seperate Parking
- Extensive Security and CCTV System

Ground Floor

Porch

Solid wood double door entry to large porch with decorative tiled flooring and feature pendant light. Plaster moulded corning detail and double height skirting as throughout.

Entrance Hall

Expansive entrance hall with sweeping hand carved solid oak staircase, solid oak flooring, stone fire place with inset remote controlled gas fire. Feature high and low level chandeliers with matching wall pendants and recessed spot lighting.

Powder Room/ Guest W.C

Located just off the main entrance hall. The solid oak flooring flows into the Powder Room, with the guest W.C completed with tiled flooring, W.C and sink

Music Room

Located at the west side of the house with outlook towards both Carlingford Lough and the Mourne Mountains behind. Solid oak flooring. Painted wainscoat and purpose built radiator covers. Feature drop ceiling with concealed lighting .

Drawing Room

Double doors leading from the Entrance Hall. Majestic marble fire place with cast iron insert. Purpose built radiator covers. Feature pendant and recessed lighting. External double doors leading onto the south facing terrace. Glazed double doors leading to adjoining Dining Room





Dining Room

Overlooking the terraced lawns. Painted wainscoat and purpose built radiator covers.

Kitchen

Bespoke designed hand painted kitchen by Mark Wilkinson. including a range of high & low-level wooden units with individually hung doors and wood insets. Polished Granite worktops and splashback. Dual fuel 4 oven Aga . Central Island with Double bowl Belfast sink. Integrated Full Height Sub Zero Fridge and separate Freezer. Built in Sub Zero Wine Cooler. Fitted display unit, with desk and remote rising TV lift. Tiled flooring. Feature lighting. Door to Courtyard. Open access to Living Dining area.

Living/Dining

Open access from the kitchen. Expansive open plan dining and living space with outstanding views across the terrace and Carlingford Lough via full height window glazing. Purpose built radiator covers. Solid oak flooring. Recessed lighting. External double doors leading onto the south facing terrace and internal courtyard. Elliptical staircase to first floor gym and access to Swimming Pool/ Spa facilities.

Cinema Room

Located just off the kitchen with wall mounted cinema screen and Denon Projector. Hidden media cabinet with multi-media provision, X-Box, DVD player and surround sound in walls and ceiling. Carpet flooring

First Floor

Stairs and Landing

Sweeping hand carved solid oak staircase with carpet runner and matching wainscoat. Feature hanging chandelier.

Master Bedroom

Positioned to the rear, south facing elevation of the dwelling overlooking Carlingford Lough. Gas fire set in slate insert and stone surround. Built in shelving. Access to dressing room and ensuite.

Master Dressing Room

Large area of purpose built fitted high and low level open wardrobe and storage furniture.

Boot Room

Tiled flooring.

Back Hallway

Tiled flooring. Fitted full height wardrobes and low level boot store with bench seat.

Guest W.C

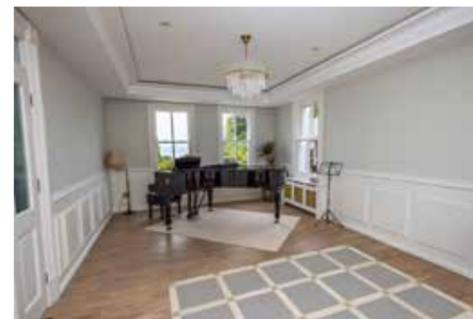
Sink, w.c. Partial tiling to walls and floor

Lobby

Tiled flooring. Access to rear courtyard and parking.

Utility Room

Tiled flooring. Fitted high and low-level units with Belfast sink unit. Gas hob. Plumbed for Washer and Dryer. Leading to Switch Room.



Master Ensuite

Adjoining the dressing room, the ensuite includes a separate W.C room with sink and W.C. In addition, a purpose built and full height tiled wet area provides a walk in shower and double sink set on marble top with vanity storage below.

Bedroom 2

Positioned to the rear, south facing elevation of the dwelling. Carpet flooring

Bathroom

Walk in shower, free standing bath, sink and w.c. Tiling to walls and flooring. Heated towel rail.

Bedroom 3

Positioned to the rear, south facing elevation of the dwelling. Carpet flooring.

Walk-in-Wardrobe/ Ensuite

Built in wardrobes with hanging and drawer space. Large walkin shower, sink and w.c. Full height tiling to walls. Recessed spotlighting.

Bedroom 4

Positioned to the rear, south facing elevation of the dwelling. Carpet flooring.

Ensuite

Walk-in shower, double sink and w.c. Tiling to walls. Recessed spot lighting.

Bedroom 5

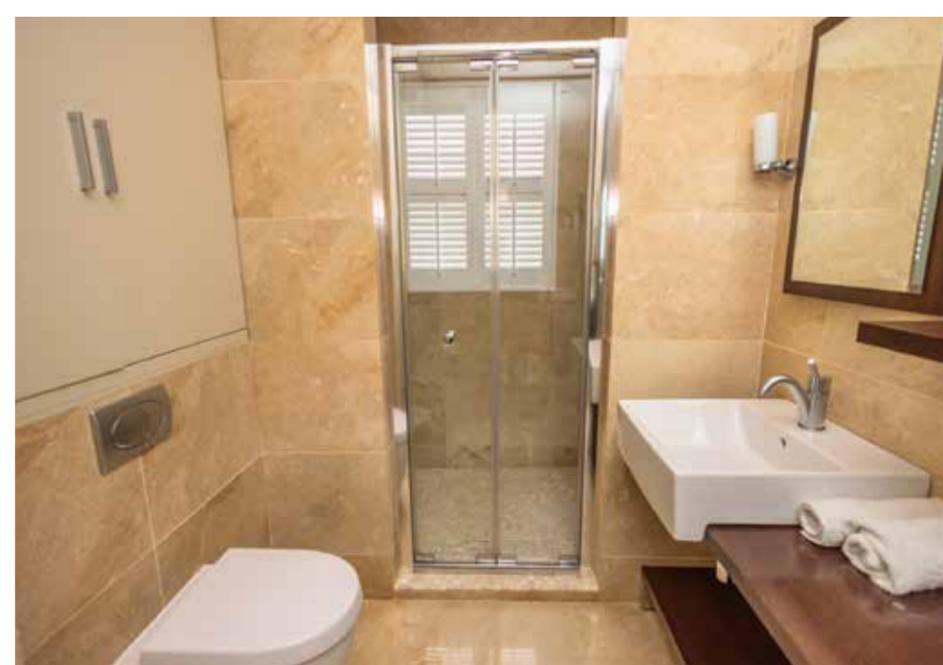
Positioned to the side, east facing elevation of the dwelling with views over French morning courtyard and swimming pool. Carpet flooring

Ensuite

Large walk-in shower, sink and w.c. Full height tiling to walls. Recessed spot lighting

Bedroom 6/ Library

Positioned to the front, west facing elevation of the dwelling with views across Carlingford Lough. Carpet flooring. Built-in shelving.





Gym

Overlooking the pool area. Rubber mat flooring. Built in storage with mirrored front. Access to large balcony area overlooking gardens and Carlingford Lough.

Pool/Spa Complex

Swimming Pool

Purpose built Swimming Pool hall with cathedral ceiling. 15m heated pool with mosaic effect lining, electric cover and underwater lighting. Tiled walk-way around the perimeter. Air Conditioning Heating and Extraction system. Bespoke designed stain glass window with image of the "Cloggaran" tree. Multi-setting mood lighting.

Sun Lounge

Located just off the main pool area. 180 degree views across Carlingford Lough. Wood effect tiled flooring with under floor heating. Door to terrace.

Changing Room

Spacious changing facility with full height tiling to walls and floor. Built in storage and corian worktop with moulded sink. Two individual walk-in power showers with double rigid rain shower and hand shower.

Guest W.C

Sink, w.c. Full height tiling to walls and floor.

Steam Room

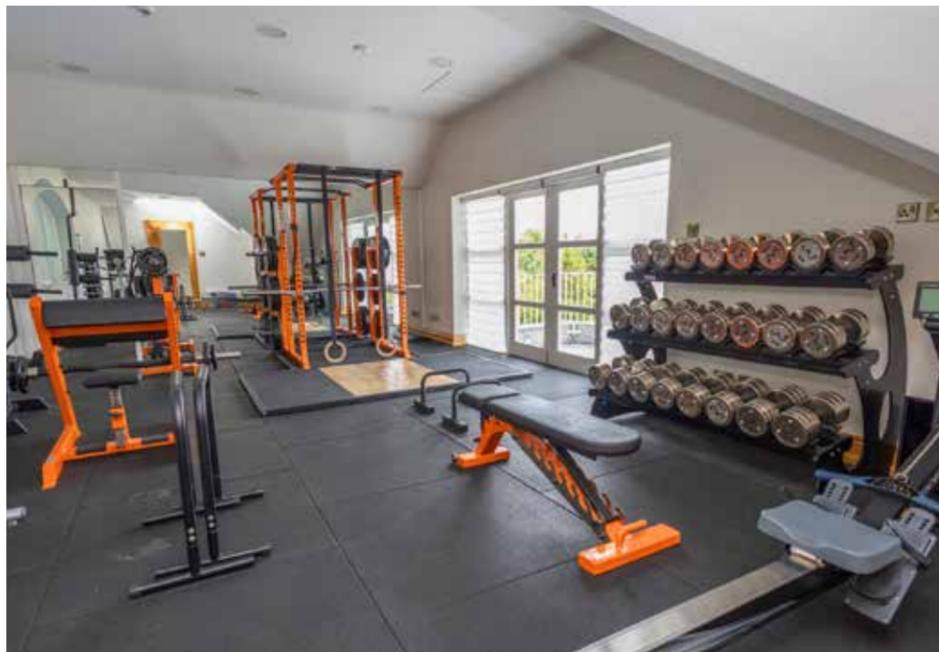
Purpose built steam room for up to 6 persons. Full Height tiling to walls, floors and curved tiled ceiling.

Pant Room

Location of the pool mechanics.

Generator Room

Location of the oil fired back up generator.





Garage/Office

Ground Floor

Garage

Double width garage suitable for 2 vehicles. Built in wardrobe and storage space.

Store

Double door access store with file shelving.

First Floor

Reception

Office reception area. Wood flooring. Kitchenette.

Guest W.C

Sink, w.c. Full height tiling to walls and floor.

Comms Room

Secure space for comms equipment and media system.

Office

Open plan office space with wood flooring and centre carpet feature. Gas fire. Access to balcony. Electric blinds. Multifunction mood lighting

BBQ House

Detached granite stone and belfast brick built building situated on the top lawn terrace. Fully functioning kitchen facility leading out to a terrace. Double hinged folding twin double doors offering alfresco wall possibilities.

W.C

Sink, w.c. Tiling to wet areas on walls and floor.





FLOOR PLANS

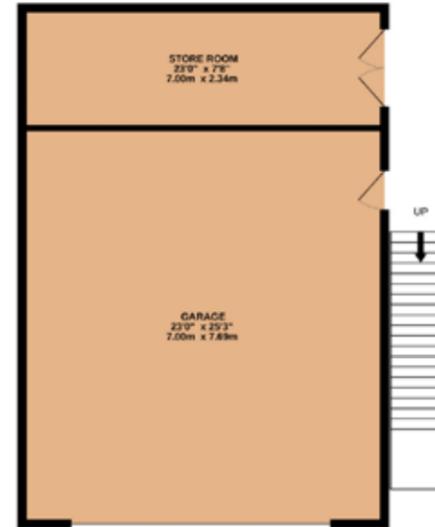
GROUND FLOOR
5386 sq.ft. (500.4 sq.m.) approx.



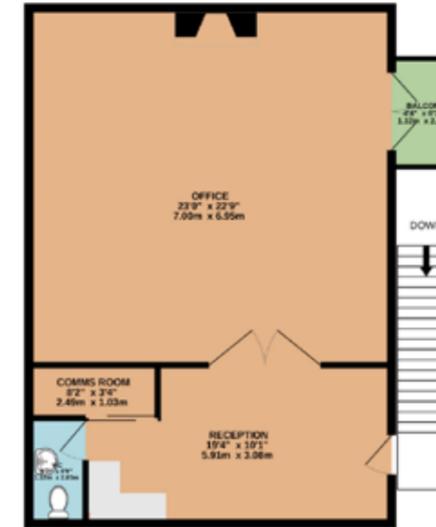
1ST FLOOR
2885 sq.ft. (268.0 sq.m.) approx.



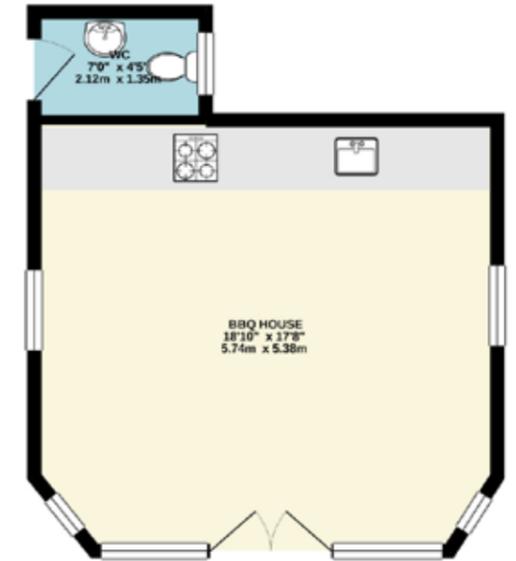
GROUND FLOOR
756 sq.ft. (70.2 sq.m.) approx.



1ST FLOOR
745 sq.ft. (69.2 sq.m.) approx.



GROUND FLOOR
357 sq.ft. (33.1 sq.m.) approx.



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