

**"Victoria House",  
36 Shore Road,  
Rostrevor, Newry, BT34 3EH**



**Asking Price £1,150,000**

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)





## KEY FEATURES

- Magnificent Detached Family Residence Built In The Mid-1890s With Panoramic Views Over Carlingford Lough
- Vast Array Of Accommodation Laid Out Over Three Floors With Lift Access
- Six Bedrooms (All With Ensuite Facilities) Plus Granny Flat/Annex
- Three Formal Reception Rooms Plus Superb Entrance Hall
- Modern Fully Fitted Kitchen
- Separate Utility Room With Adjoining Cloaks And Downstairs Shower Room
- Oil Fired Central Heating, Double Glazing And Additional Solar Panels
- Alarm System Installed
- Magnificent Swimming Pool Complex With Sauna And Jacuzzi
- Detached Triple Garage, Generous Parking Facilities And Greenhouse
- A Short Stroll From The Picturesque Village Of Rostrevor And Kilbroney Park With Newry, Kilkeel, Warrenpoint And Newcastle All Within Close Proximity
- Excellent Road And Rail Links From Newry Connecting Belfast And Dublin Along With Ferry From Greencastle To Greenore
- Unique Opportunity To Acquire One Of County Down's Most Prominent Family Residences



## SUMMARY

We are delighted to offer for sale Victoria House which is undoubtedly one of the most significant family homes presented to the market within recent years. The property enjoys breath-taking views over Carlingford Lough in one of the area's most delightful and peaceful residential locations.

Built in the mid-1890s for the Girls Friendly Society of Ireland, who asked for and received Royal permission to call it the Queen Victoria Home in 1901, the house was originally known as the "House of Rest", and a "home of rest for sick and weary members". The Girls Friendly Society was founded in London in 1875 by an Irishwoman – Mrs Elizabeth Townsend to support girls who came from the country to work in the city, and to teach them skills which would enable them to gain employment. It was the first girls' or women's organisation in the Church of England. After the Second World War it closed and was re-opened as the Glencairn Guest House, now restored and extended into a grand family home.

This part of County Down has become synonymous with some of the country's most desirable homes with improved road links and the railway from Newry meaning Belfast and Dublin are easily accessible within c. 1 hour, along with the ferry connecting Greencastle and Greenore.

The house itself has extensive accommodation laid out over three floors providing a six bedroom layout, all with ensuite, together with a selection of magnificent reception rooms including a formal drawing room, dining room and family room with all principal rooms enjoying panoramic views over the Lough. In addition, the property benefits from a superb swimming pool complex with Jacuzzi, sauna and shower rooms.

This important sale represents a truly unique opportunity to purchase a wonderful home in one of Northern Ireland's most delightful locations. Viewing is strictly by private appointment through our Belfast office on 028 9066 8888.





## ACCOMMODATION

### GROUND FLOOR

Hardwood door to entrance porch.  
Inner door to...

### ENTRANCE HALL:

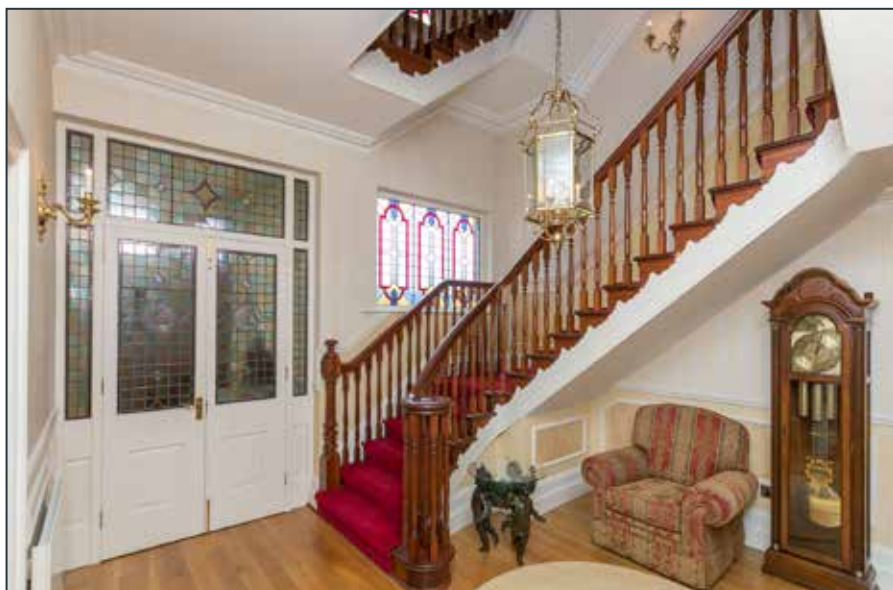
**15' 0" x 13' 8" (4.57m x 4.17m)**

Oak flooring.

### DINING ROOM:

**20' 6" x 17' 10" (6.25m x 5.44m)**

Oak flooring. Attractive marble  
fireplace with gas fire. Cornice ceiling.  
Sliding doors to...



### DRAWING ROOM:

**22' 6" x 14' 5" (6.86m x 4.39m)**

Attractive marble fireplace.





#### **LIVING ROOM:**

**18' 4" x 13' 7" (5.59m x 4.14m)**

Attractive feature fireplace with gas fire. Oak flooring.

#### **KITCHEN:**

**24' 11" x 12' 5" (7.59m x 3.78m)**

Excellent range of high and low level units. 1.5 tub single drainer sink unit. Integrated fridge freezer, dishwasher and microwave. Range cooker.

#### **STUDY:**

**11' 4" x 9' 8" (3.45m x 2.95m)**

#### **CLOAKROOM AND ADJOINING SHOWER ROOM:**

Shower enclosure. Low flush WC. Wash hand basin.

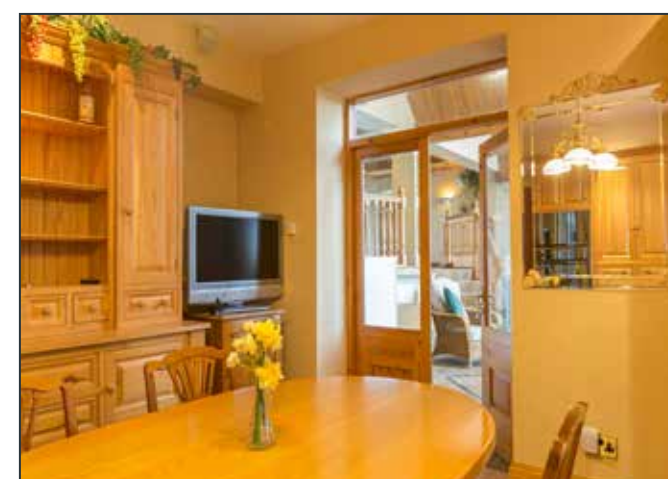


#### **REAR HALLWAY:**

#### **UTILITY ROOM:**

**13' 8" x 10' 2" (4.17m x 3.1m)**

High and low level units. Single drainer sink unit. Plumbed for washing machine.







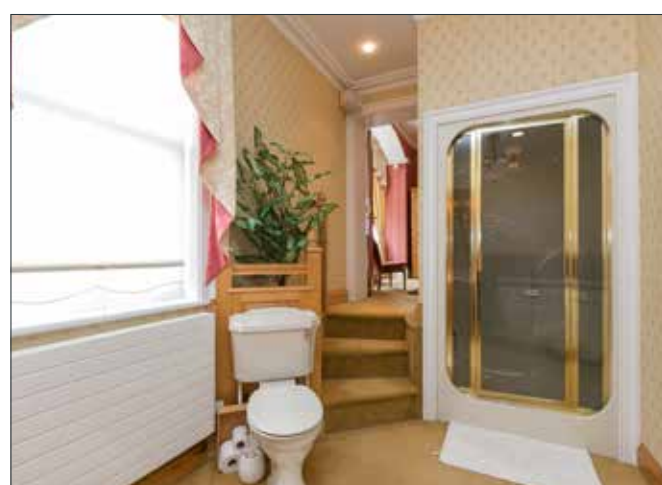
#### PLANT ROOM/BOILER HOUSE:

#### SWIMMING POOL COMPLEX: 59' 8" x 28' 8" (18.19m x 8.74m)

Including swimming pool, Jacuzzi, sauna  
and two shower rooms with WCs.







## FIRST FLOOR

**BEDROOM (2):**  
18' 0" x 13' 6" (5.49m x 4.11m)

Attractive feature fireplace.

## ENSUITE/FAMILY BATHROOM:

Jacuzzi bath. Shower enclosure. Low flush WC. Wash hand basin and vanity unit.

**BEDROOM (4):**  
19' 4" x 17' 7" (5.89m x 5.36m)

Attractive feature fireplace.



## ENSUITE:

Fully tiled shower enclosure. Low flush WC. Wash hand basin and vanity unit.

**BEDROOM (5):**  
20' 0" x 12' 9" (6.1m x 3.89m)

Built-in cupboard. Attractive feature fireplace.

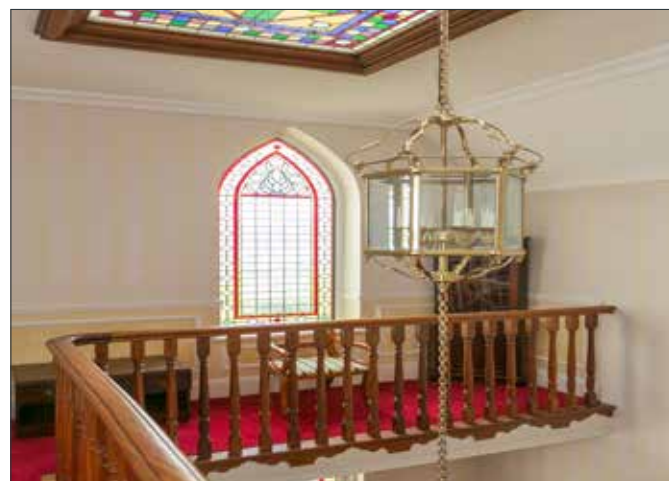
## ENSUITE:

Shower enclosure. Low flush WC. Wash hand basin.

## HOTPRESS:

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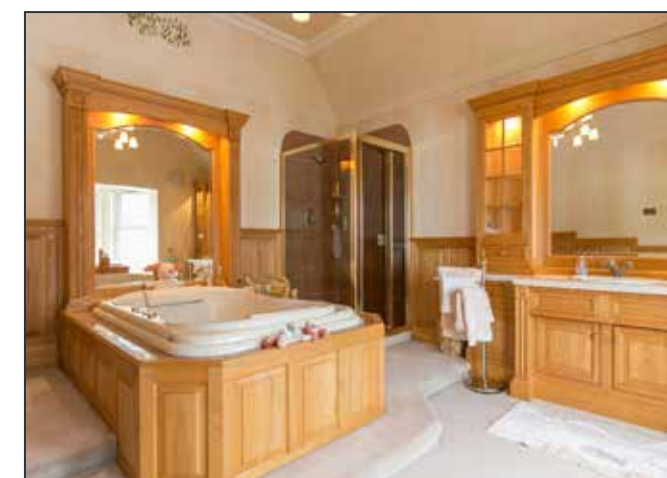
## SECOND FLOOR

**BEDROOM (3):**  
19' 10" x 13' 7" (6.05m x 4.14m)

Attractive feature fireplace.

### ENSUITE:

Shower enclosure. Low flush WC. Wash hand basin.



**MASTER BEDROOM:**  
18' 9" x 17' 4" (5.72m x 5.28m)

Attractive marble fireplace.

**DRESSING ROOM:**  
18' 3" x 12' 9" (5.56m x 3.89m)

### ENSUITE:

Jacuzzi bath. Shower enclosure. Low flush WC. Wash hand basin and vanity unit.



Access to...

**GRANNY FLAT/ANNEX**

**BEDROOM (6):**

**13' 8" x 9' 10" (4.17m x 3m)**

**ENSUITE:**

White suite. Panel bath, mixer taps, telephone hand shower. Low flush WC. Wash hand basin and vanity unit.

**KITCHEN WITH LIVING AREA:**

**17' 9" x 11' 4" (5.41m x 3.45m)**

High and low level units. Single drainer sink unit. Four ring oven and hob.

**STORE ROOM:**

**17' 5" x 10' 4" (5.31m x 3.15m)**







#### OUTSIDE

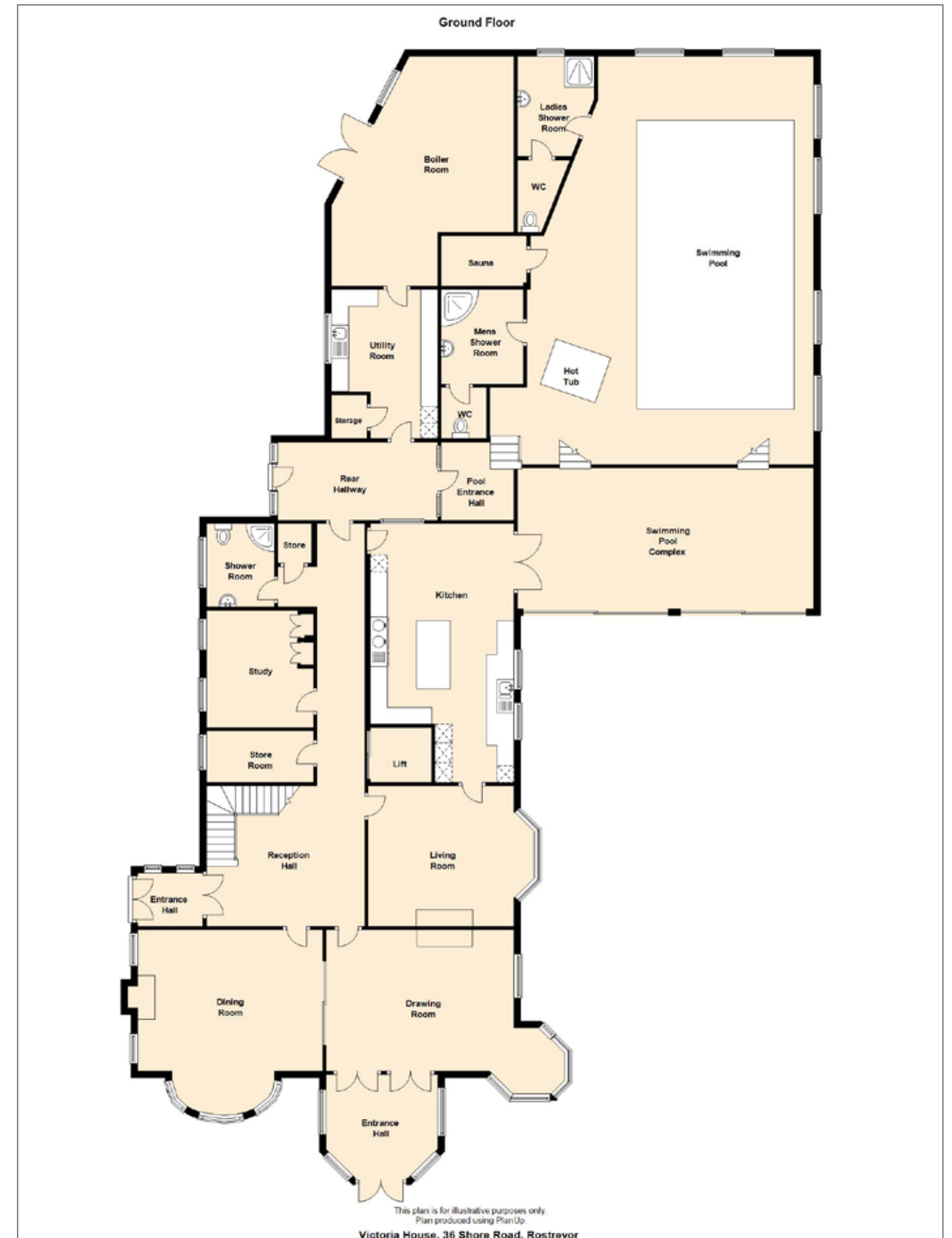
**DETACHED TRIPLE GARAGE:**  
32' 9" x 23' 0" (9.98m x 7.01m)

Electric operated door.

**ADJOINING GENERATOR ROOM:**  
21' 2" x 8' 0" (6.45m x 2.44m)

With cloakroom and WC adjacent.

Greenhouse and generous parking.





### First Floor



This plan is for illustrative purposes only.  
Plan produced using PlanUp.

Victoria House, 36 Shore Road, Rostrevor

### Second Floor



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### Garage & Outbuildings

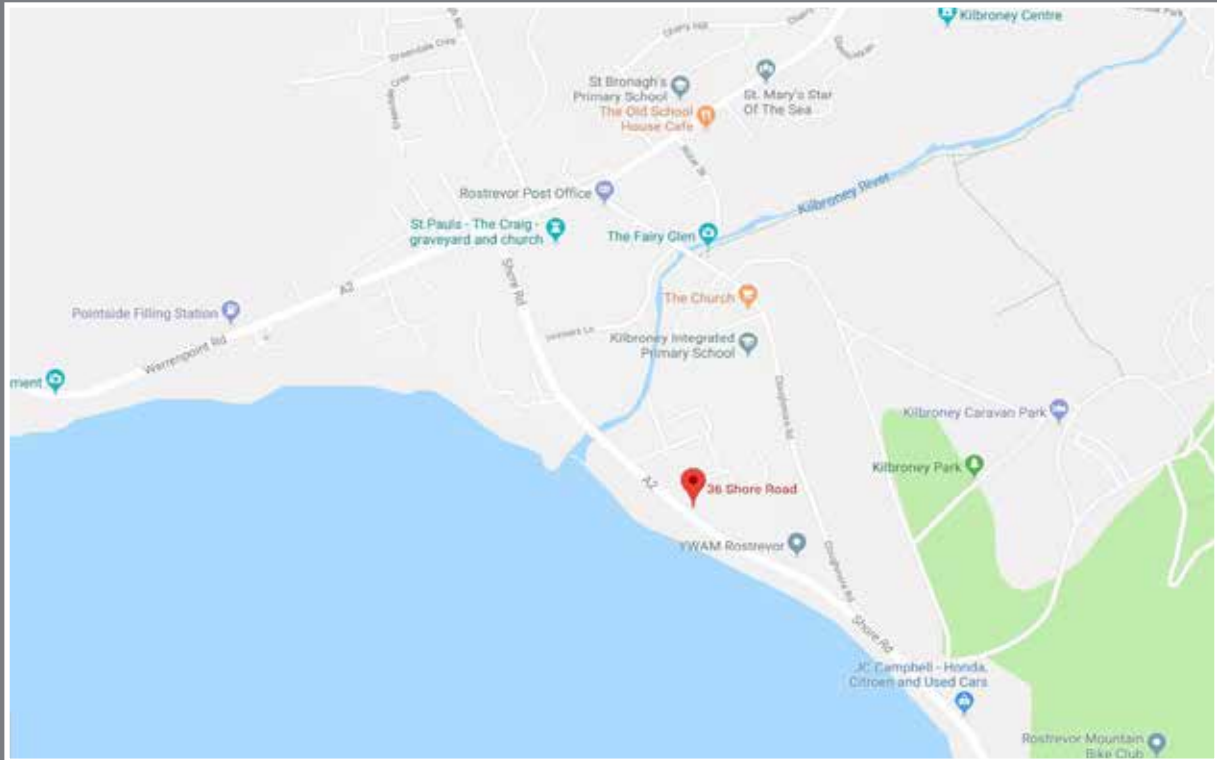


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Victoria House, 36 Shore Road, Rostrevor



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



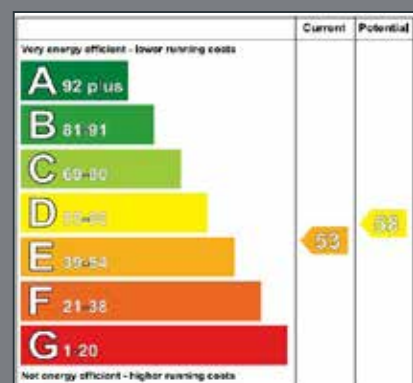
## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



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RESIDENTIAL

REF: ML/D/18/FB



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