

TEMPLETON
ROBINSON



4 & 4a Queen Street,
Warrenpoint,
NEWRY,
BT34 3HZ

Guide Price
£624,950

Viewing by
appointment with
& through agent
028 9266 1700



Nestled in the vibrant coastal town of Warrenpoint, 4 Queen Street presents an exceptional opportunity to acquire a generously proportioned detached family home just moments from the stunning shoreline of Carlingford Lough with the added bonus of an adjoining shop front. Built in the early 1900's, this substantial property offers approximately 2,500 sq ft of flexible accommodation, spread over three well-planned levels, with five bedrooms, two bathrooms, and multiple reception areas — perfect for modern family living, home working, or multi-generational households.

Upon entry, you're greeted by a welcoming hallway that leads to a selection of well-sized reception rooms, including a bright and airy living room, fitted kitchen with archway to a dining room, sitting room, separate utility, downstairs WC and access to the rear garden complete the downstairs layout.

Upstairs, the home continues to impress, offering five individual bedrooms with a first floor family room — a rare feature in central

Warrenpoint — alongside two well-appointed family bathroom. Each room is generously proportioned and filled with natural light, providing comfort and flexibility whether used as sleeping quarters, home offices, guest rooms or hobby spaces.

Externally, the property enjoys an enclosed rear patio courtyard, suitable for outdoor entertaining, with potential for future development subject to planning. On-street parking is available to the front, and the home's position on Queen Street ensures a quiet, residential setting while remaining just a short walk from the town's many attractions.

Warrenpoint itself is one of the most sought-after addresses in County Down, known for its friendly atmosphere, scenic beauty, and excellent connectivity. From vibrant cafés and independent shops to peaceful walks along the promenade, everything is on your doorstep including schools, sports facilities, and transport links to Newry, Belfast and Dublin.

4 Queen Street is more than just a house — it's a lifestyle opportunity in one of Northern Ireland's most desirable seaside towns.

- Beautiful Red Brick Bay Fronted Five Bedroom Detached Family Home Retaining Many Original Period Features Throughout with Adjoining Shop Frontage
- Conveniently Located in Warrenpoint Town Centre Between Seaview and Church Street
 - Excellent Transport Links to Belfast City Centre, Dundalk and Dublin
- Walking Distance to Carlingford Coastline with Excellent Scenic Views across the Lough
- Five Well Appointed Bedrooms with Three Versatile Reception Rooms Over Three Floors
- Separate Living Room, Fitted Kitchen with Archway to Dining Area, Sitting Room with Sliding Doors to Rear Garden and Family Room with Bay Window to First Floor
 - Utility Room and Downstairs WC
- Family Bathroom with Modern White Suite and Further Separate Shower Room
 - Top Floor Bedrooms with Excellent Easily Accessible Eaves Storage
- Extensive Rear Garden with Various Patio Areas and Mature Lawns with Surrounding Hedging and Mature Trees
 - Shop Frontage with Generous Additional Potential Rental Income
 - Ideally Suited to the Young Professional, Young Family or Upsizer Alike
 - Early Viewing Highly Recommended
- To Arrange a Private Viewing Please Contact our Lisburn Office on 02892 661 700



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The Property Comprises:

Ground Floor

Glazed front door with glass insets and top light to . . .

RECEPTION PORCH: Leading to further glazed inner door to . . .

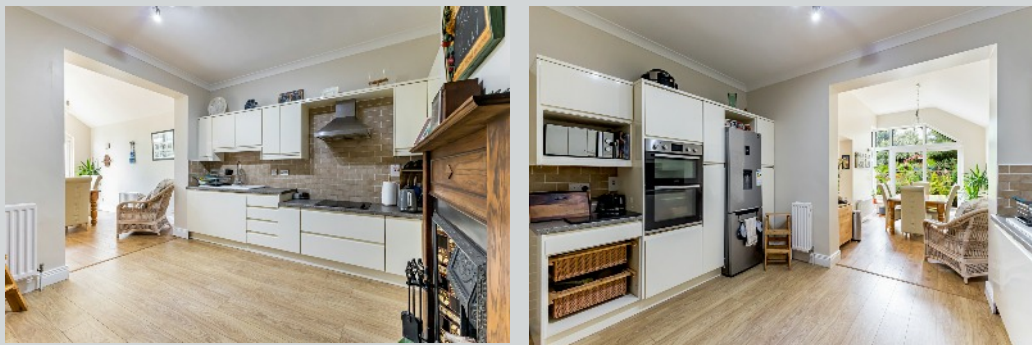
RECEPTION HALL: Ceiling rose, understairs storage.



LIVING ROOM: 16' 5" x 12' 5" (5m x 3.78m) (at widest points, into bay window). Outlook to front, cornice ceiling, feature fireplace with marble surround and hearth with cast iron inset.



KITCHEN: 12' 5" x 12' 5" (3.78m x 3.78m) (at widest points). Fitted kitchen with range of high and low level units, laminate worktops, ceramic sink with side drainer and chrome mixer tap, built-in ceramic hob with stainless steel extractor fan above and tiled splashback, glass cabinets, built-in high level double oven and grill, space for American style fridge freezer, laminate effect flooring, feature fireplace with carved wooden mantelpiece and surround with cast iron inset and tiled hearth, cornice ceiling. Archway to . . .



DINING AREA: 13' 1" x 9' 0" (3.99m x 2.74m) (at widest points). Outlook across rear garden, laminate effect flooring, uPVC double glazed sliding door to rear patio area.



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SITTING ROOM: 11' 3" x 10' 1" (3.43m x 3.07m) (at widest points). Outlook to rear garden, laminate effect flooring, doorway leading to front hallway, low voltage recessed spotlighting, uPVC double glazed sliding door to rear patio garden.



UTILITY ROOM: Laminate worktops, stainless steel, single drainer sink unit with chrome mixer tap, plumbed for washing machine and tumble dryer, space for fridge freezer, extractor fan.

DOWNSTAIRS W.C.: White suite comprising low flush wc with push button.

FAMILY ROOM: 17' 4" x 16' 5" (5.28m x 5m) (at widest points, into bay window). Outlook to front, feature fireplace with cast iron wood burning stove, slate hearth and feature exposed brick surround with wooden sleeper mantelpiece, cornice ceiling.



BEDROOM (1): 13' 11" x 11' 9" (4.24m x 3.58m) (at widest points). Built-in storage, outlook to front.



BEDROOM (2): 12' 9" x 10' 9" (3.89m x 3.28m) Outlook to rear, built-in vanity unit.

BEDROOM (3): 12' 5" x 11' 1" (3.78m x 3.38m) Outlook to rear.



FAMILY BATHROOM: White suite comprising low flush wc with push button, corner shower unit with glass sliding door, electric shower with telephone attachment, fully tiled walls, tiled floor, free standing sink with chrome mixer tap, tiled panelled bath with chrome taps, frosted glass window, extractor fan.

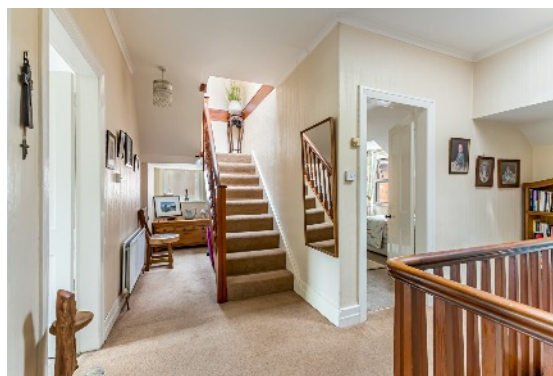


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First Floor

LANDING: Pine tongue and groove ceiling, Velux window, storage into eaves.

BEDROOM (4): 12' 10" x 8' 11" (3.91m x 2.72m) (at widest points). Velux window and eaves storage, pine tongue and groove ceiling.



BEDROOM (5): 18' 7" x 8' 11" (5.66m x 2.72m) (at widest points). Velux window and eaves storage, pine tongue and groove ceiling.

SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin with chrome taps and splashback, corner shower unit with fully tiled shower enclosure, electric shower with telephone attachment, laminate effect flooring, Velux window, pine tongue and groove ceiling.



Outside

Extensive, enclosed, private rear garden with various raised patio areas ideal for outdoor entertaining, outside tap and light, laid in lawn with mature surrounding hedging and trees, additional outhouse storage.





Ground Floor

4A - Prominent shop front with glazed windows and glazed front door into . . .

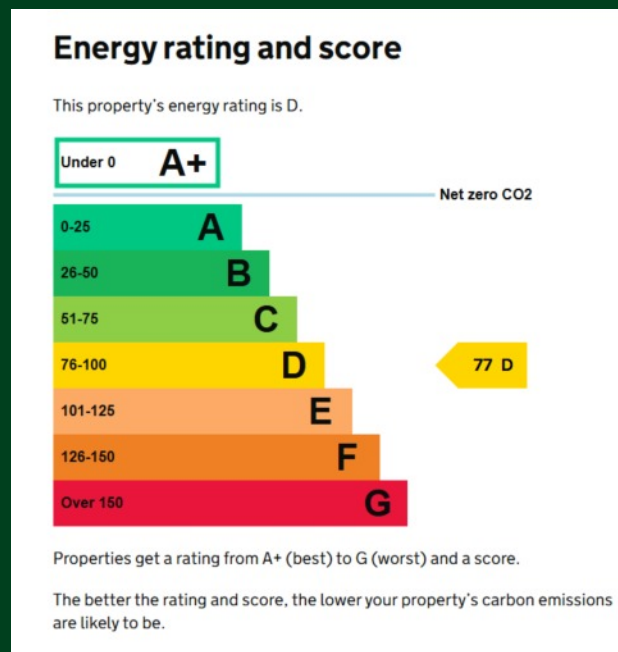
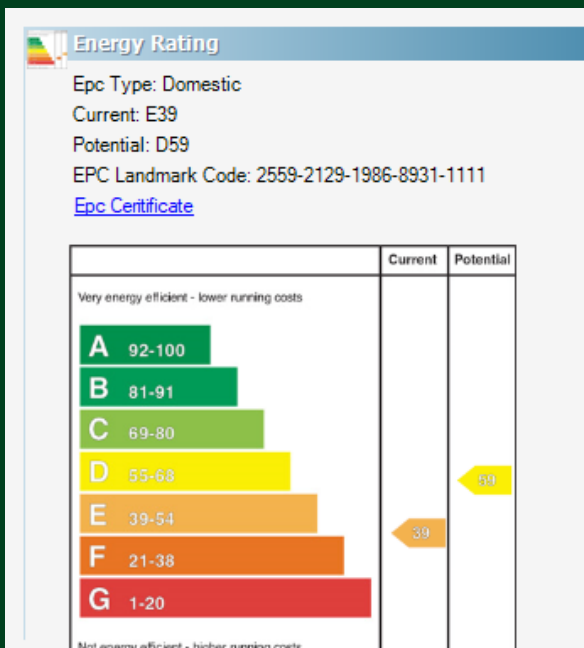
OPEN PLAN SHOP AREA: 18' 11" x 14' 1" (5.77m x 4.29m) (at widest points). Laminate effect flooring, lighting and power, counter top, rear storage with wc.





Location:

Coming through Warrenpoint towards Rostrevor, go through the roundabout on Church Street. Number 4 Queen Street is located on the left hand side.



Lisburn - 028 92 66 1700
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 North Down - 028 90 42 4747

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