



## 18 Kilbroney Road

Rostrevor, Newry, BT34 3BJ

Offers over £400,000

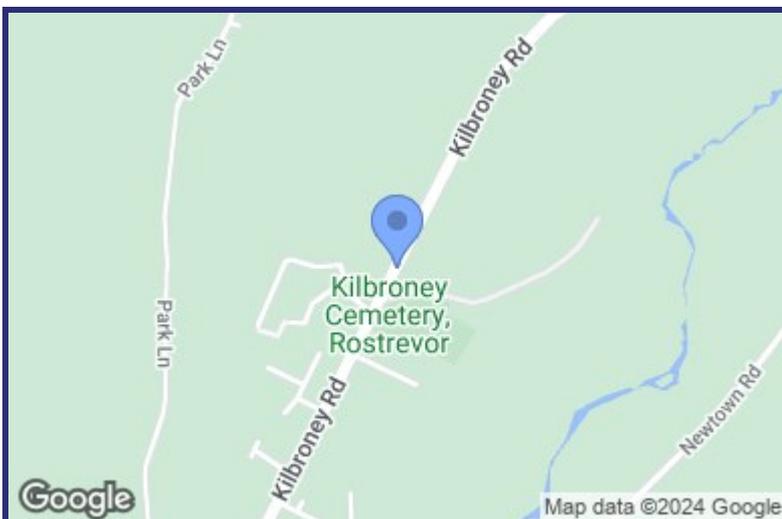
Located at the entrance of one of Rostrevor's most historic homes, "Benevue"; the Gate House offers a unique opportunity to purchase a beautifully situated walled site of approximately 0.5 acres, with an existing dwelling ideal for replacement or refurbishment subject to consents.

This exceptional woodland setting, commanding breath taking views of the Rostrevor Mountains and Carlingford Lough, was the home of the renowned Architect of the Mourne Hotel, W.J Watson in the late 1800's and has been held by the current family for over 50 years.

Located just 0.5 miles from the village centre in a quiet and highly sought after residential area, this unique place with an enviable history, has the makings of an enviable home once again.

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## Energy Efficiency Rating

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



*We look forward to working with you...*



*We get there together*

Our experienced and trusted team have assisted 1000's of people with buying, selling and letting.



*We're here for you*

Client care is at the very heart of what we do. We will guide and support you every step of the way.



*Always close by*

With multiple offices and a leading marketing team, we will make sure that you get the very best result.

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