

# The Orchard

9b Well Road, Warrenpoint





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- Exceptional 5 Bedroom Family Residence Originally Built in 2008
- 0.9 Acre Walled Garden Site with South Facing Views of Carlingford Lough and Slieve Foy
- Underfloor Heating Throughout
- Solid Oak Kitchen with Stanley Range
- Master Suite with Walk Through Dressing Room and Large Ensuite
- Exceptional Botanical Gardens and Terraces

## *A Walled Garden Sanctuary with Mountain and Lough Views*

‘The Orchard’, 9B Well Road, Warrenpoint is a magnificent five-bedroom family home built in 2008 and tucked behind the original stone walls of the historic Finatimara Estate. This exceptional residence is enveloped by a magical walled garden. Designed by renowned landscape architect Trevor Edwards – the gardens are a living work of art, home to over 100 species of plants and flower; including tall red spider flowers, a “ridiculously handsome” Japanese maple, Myrtle, and showy Rhododendrons. Once a carriage courtyard for travel between Warrenpoint and Rostrevor, the site today offers rare botanical splendour and privacy.

The Orchard blends classical elegance with modern energy efficiency, earning a C72 EPC rating, supported by underfloor heating throughout. The ground floor includes a grand hallway, formal reception room, dining room with garden views, and a spacious kitchen/dining area with a handmade bespoke kitchen and Stanley range. A large utility room, guest WC, and an ensuite guest bedroom complete the lower level.

Upstairs, four south-facing bedrooms enjoy breathtaking views. The principal suite includes a walk-in wardrobe and marble-finished ensuite; two further bedrooms feature luxury ensuites, and a fourth room opens to a private balcony. A main bathroom and large hot press complete the accommodation. Externally, electric gates, CCTV, a detached garage building with studio space, and a sweeping tarmac drive ensure convenience and security, while the garden—rich in colour and legacy—remains the star of this unique home.

A rare opportunity to own one of Warrenpoint’s most enchanting homes — where elegance, history, and nature come together in harmony.



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## GROUND FLOOR

### **Porch** - 2.13 x 2.44m:

Solid wood door entry to porch with polished stone tiled flooring. Double part glazed doors leading to hall.

### **Main Hall** - 8.81m x 7.60m:

Expansive entrance hall with double height ceilings. Polished stone tiled flooring. Hand crafted sweeping oak staircase. 3 velux windows.

### **Drawing Room** - 5.90m x 6.91m:

Located just off the main hall. Polished stone tiled flooring. Feature ceiling with decorative architrave and slim set spot lighting. Polish marble open fireplace. Sliding doors leading to terrace.

### **Dining Room** - 4.14m x 5.50m:

Accessible via the main hall. Polished stone tiled flooring. South facing views over the terrace and Italian garden.

### **Living Room** - 4.67m x 7.20m

South facing window overlooking Carlingford Lough, terrace and Italian garden. Feature ceiling with decorative architrave and slim set spot lighting. Polished marble fire place with polished granite hearth. Double doors leading to kitchen.

### **Kitchen** - 3.45m x 6.22m :

Solid wood kitchen with oak insets and drawers. Polished granite worktops. Double Integrated dishwasher. American fridge freezer. Double door panty with oak insets. Stanley gas range with painted surround and polished granite splashback. Central island unit with prep sink, flexi hose tap, storage, power and opening for 3 stools. Integrated Neff Microwave, Coffee Machine and Heating Rack. Media console for TV. Sliding doors to patio.

### **Boot Room** - 2.08m x 2.20m :

Polished stone tiled flooring. Door to rear parking area. Built in coats storage.

### **Utility Room** - 2.08mm x 3.05m :

Range of high and low level built in units. Stainless steel sink. Secondary fridge/ freezer. Plumbed for washer and dryer.

### **Powder Room/ Guest W.C** - 1.69m x 1.29m

Wall mounted WC and wash basin with polished stone tiled flooring and splash backs. Wall mounted mirror.

### **Bedroom 2** - 3.65m x 4.58m:

Located at the west side of the property. Polished stone tiled flooring. Access to ensuite.

### **Ensuite** - 3.03m x 3.03m:

Polished stone tiled flooring. Marble encased walk in shower. Marble wall mounted vanity unit with sink. Wall mounted W.C.

## FIRST FLOOR

### Via Main Stairwell

### **Master Bedroom Suite:**

#### **Master Bedroom 1** - 6.79m x 5.37m:

Polished stone tiled flooring. Built in wardrobes. South facing views over Carlingford Lough.

#### **Dressing Room** - 4.00m x 2.84m:

Polished stone tiled flooring. Built in wardrobe. Access to ensuite.

#### **Ensuite** - 2.79m x 2.84m:

Polished stone tiled flooring. Marble encased walk in shower. Marble wall mounted vanity unit with double sink. Wall mounted W.C.

#### **Bedroom 3/ Study** - 3.05m x 4.46m:

Polished stone tiled flooring. Marble fireplace with gas fire inset and polished granite hearth. Sliding doors leading to balcony terrace.

#### **Bedroom 4** - 3.65m x 4.10m:

Located at the south side of the property. Polished stone tiled flooring. Access to ensuite.

#### **Ensuite** - 2.08m x 1.60m:

Polished stone tiled flooring. Polished stone encased walk in shower. Wall mounted vanity unit with sink. Wall mounted W.C.

### **Bedroom 5** - 4.13m x 5.83m:

Located at the south side of the property. Bay window overlooking Carlingford Lough. Polished stone tiled flooring. Access to ensuite.

### **Ensuite** - 2.07m x 2.03m:

Polished stone tiled flooring. Polished stone encased walk in shower. Wall mounted vanity unit with sink. Wall mounted W.C.

### **Bathroom** - 2.07m x 2.03m:

Polished stone tiled flooring. Wall mounted vanity unit with sink. Wall mounted W.C. Freestanding bath.

### **Airing Cupboard** - 3.04m x 1.06m:

Polished stone tiled flooring. Wooden shelving. Location of hot water tank.

### Detached Garage

### **Garage** -

Electric roller shutter leading to storage area.

### **Studio** -

Pedestrian door to studio space with carpet flooring.

### **W.C-**

Externally accessible W.C with sink.

## FEATURES

- 5 Bedroom Family Residence
- 4 Ensuite Shower Rooms
- Underfloor Heating Throughout
- Solid Oak Carpentry
- Period Style High Ceilings
- Pressurised Hot Water System
- Alarm and CCTV System
- Oil Fired Central Heating
- Double Glazed uPVC Windows
- Gas Fired Stanley Range
- 2 Open Fires and 1 Gas Fire
- Integrated Beam Vacuum System







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## EXTERNAL FEATURES

- 0.9 Acre Site
- Granite Stone Built Entry Wall
- Electric Gated Entry
- Tarmacadam Driveway with Granite Curbing
- Incredible Botanical Gardens
- Dining Terraces to Front, Side and Rear
- Reclaimed Indian Stone Terraces
- Built in Outdoor Dining Table with Historic Alter Table Top
- Potting Shed and Green House
- Vegetable Garden
- Sunken Terrace with Brick Built Pergola
- Incredible Sea and Mountain Views



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Floor Plans

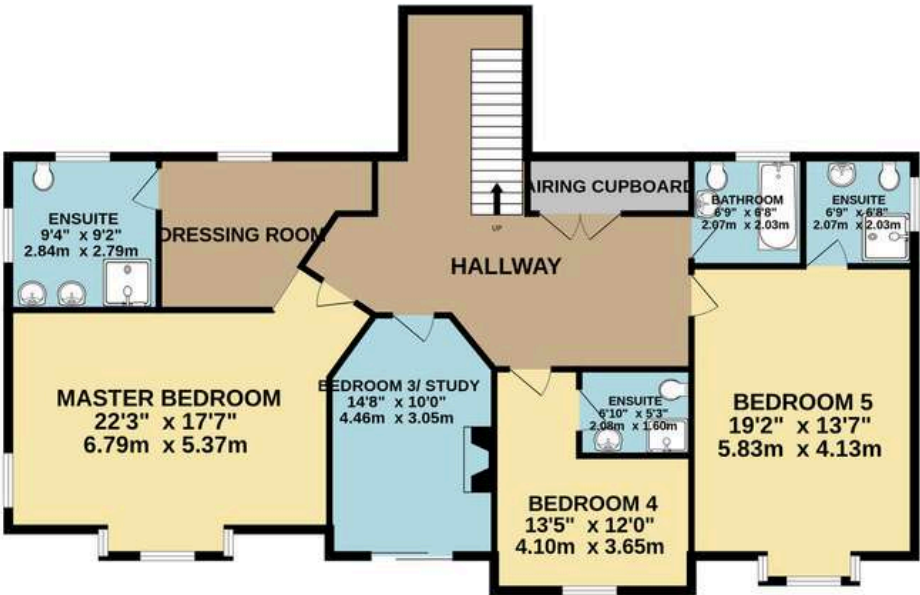
GROUND FLOOR  
2217 sq.ft. (206.0 sq.m.) approx.





Floor Plans

FIRST FLOOR  
1412 sq.ft. (131.2 sq.m.) approx.





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## FURTHER INFORMATION

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