

The White House, 24 Hawthorn Hill, Newry, BT35 8DE



Offers Over £695,000

We are delighted to introduce this unique property, which offers the fortunate buyer a rare combination of privacy and grand living on approximately 1 acre situated nestled within a prime position in Hawthorn Hill located just off the Dublin Road in Newry City with panoramic views overlooking the surrounding countryside.

This home is accessible via electric video entry gates with a private tarmac driveway along with a cutting-edge security system ensuring complete peace of mind.

Internally on the entrance level there is an entrance hall with a vaulted window with solid oak flooring and glazed doors with recess lighting. To the front of the property is the main lounge with solid wooden flooring and media wall with floor to ceiling triple glazed bay window and an electronically controlled gas fire. Moving to the rear of the property you will find the family room which has solid wooden flooring with a sliding glazed door to the open plan kitchen/dining/living area. The kitchen which was designed and fitted by award winning kitchen designers 'Parkes Interiors' has a range of upper and lower level units with feature island and integrated high quality electrical appliances, with an additional bar area consisting of a feature slate wall with integrated wine coolers. The living area has a gas fire. Adjacent to the kitchen there is a utility room which is plumbed for white goods along with the airing cupboard, storage cupboard, separate WC and access via slingsby ladder to the fully floored roofspace. Moving down the hallway there are three double bedrooms with the carpet flooring. The main bedroom has sliding doors to the juliet balcony along with a fully tiled ensuite shower/steam room and fully fitted dressing room with Maple robes, drawers and dressing table. The family bathroom with contemporary white suite consists of a jacuzzi bath and wet room shower.

Moving to the lower level with glazed balustrading and cherry staircase you will find the home office which has solid oak flooring with built in desk, drawers and cupboards. In addition there are two double bedrooms on this level and a fully fitted shower room along with the games room which has oak flooring and double height cupboards.

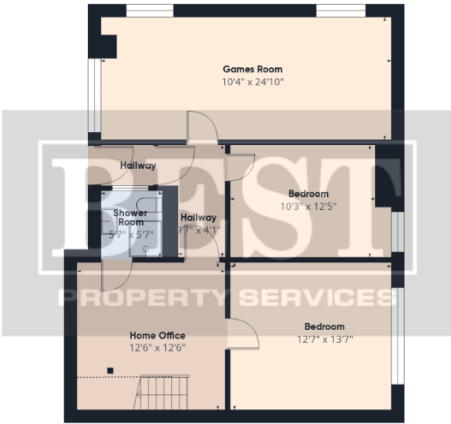
Externally to the front, side and rear there are gardens laid in lawn with meticulous landscaping including mature, plants, shrubs, trees and hedging with entertaining areas taking in the breath-taking views. The double garage with first floor storage is to the front along with ample parking for several cars. In addition the barbecue hut is located to the rear with a multitude of patio areas.

Viewing is highly recommended!

- SUPERIOR SPLIT LEVEL DETACHED FAMILY HOME SITUATED ON AN ELEVATED SITE EXTENDING TO APPROXIMATELY 1 ACRE WITH PANORAMIC VIEWS ACROSS NEWRY CITY AND THE MOURNE MOUNTAINS.
- Entrance Level Accommodation: Entrance Hall, Lounge, Family Room, Open Plan Kitchen/Dining/Living Area, Utility Room, Access to floored roofspace from Utility Room, Three Bedrooms (one of which has an Ensuite Shower Room and Dressing Room).
- Lower Level Accommodation: Home Office Area, 2 Double Bedroom, Shower Room, Games Room.
- Solid Cherry doors, architrave and skirting. Selection of Colum Radiators. Oil Fired Central Heating. Pvc Double Glazing.
- Externally the property is approached via electric gates to a sweeping tarmac driveway.
- Gardens are professionally landscaped laid in lawn with an array of mature plants, shrubs and flower beds with a selection of patio/entertainment areas to the side and rear with views towards the Mourne Mountains and Newry City.
- Impressive sloping-walled wooden Barbeque Hut suitable to house up to 16 guests
- Remote CCTV Monitored Alarm System



Floorplan

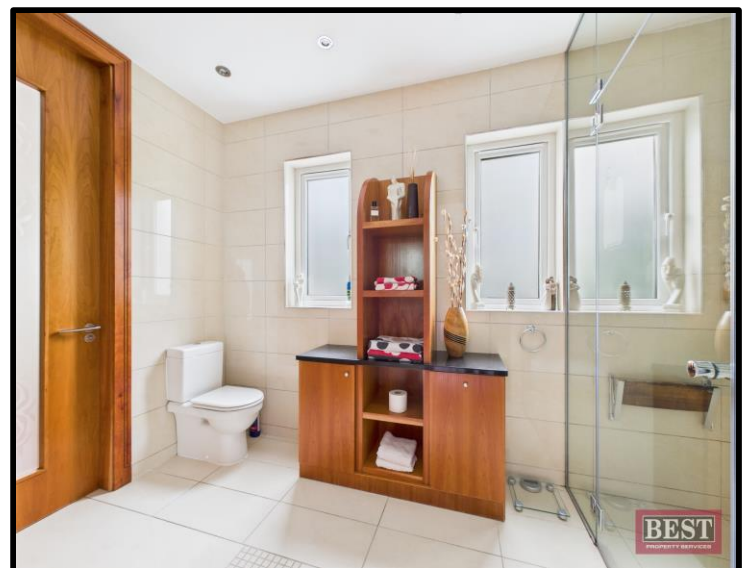
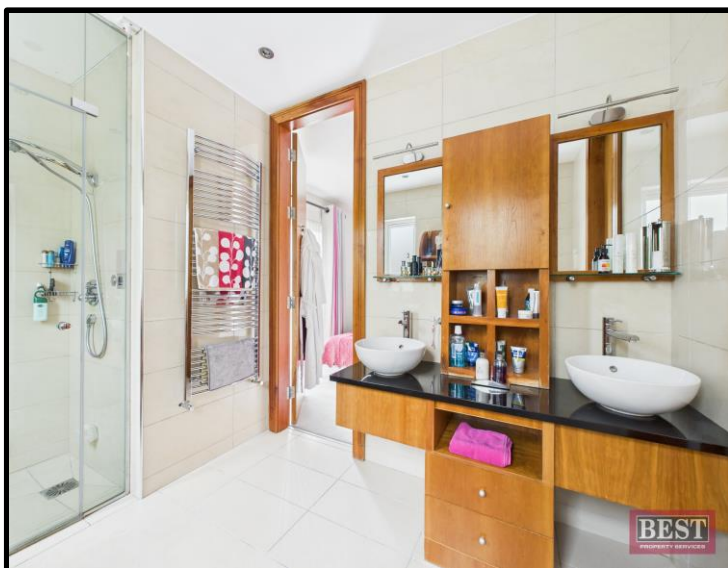


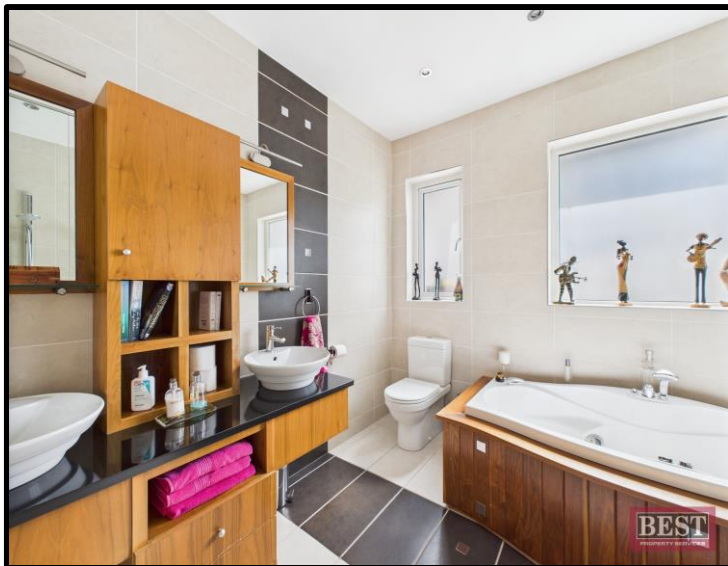
Floor 1



Floor 2

















Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	60 D
21-38	F		
1-20	G		

Viewing:

By appointment only

Our Office is Open 6 days a week
Monday, Wednesday & Thursday
Tuesday
Friday
Saturday

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Intending Purchasers

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property without obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Best Property Services nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

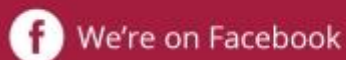
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

REQUEST A VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract. Photographs are reproduced for



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