



The Cove

89 Killowen Road, Rostrevor, Co.Down, BT34 3AG

Offers Over: £950,000

SimonBrien
BRADLEY





For illustrative purposes only.

‘The Cove’, 89 Killowen Road, Rostrevor, Co.Down, BT34 3AG

- Exceptional private shoreline site with direct beach access extending to c.1.12 acres
- Circa 130 metres direct frontage onto Carlingford Lough
- Natural sheltered cove with unique coastal character
- South-facing aspect with panoramic Lough views
- Mature, private and established setting
- Existing access via private gated laneway
- Previous planning permission granted for replacement dwelling
- Rare opportunity within one of Northern Ireland’s most desirable locations

Set along one of the most scenic and sought after stretches of coastline in Northern Ireland, The Cove represents a truly rare opportunity to acquire a private shoreline holding of exceptional quality.

Extending to approximately 1.12 acres, the property enjoys circa 130 metres of direct frontage onto Carlingford Lough, forming a natural, sheltered cove with a unique sense of privacy and seclusion.

South-facing and framed by mature trees and established boundaries, the site benefits from uninterrupted views across the Lough towards the Cooley Mountains, with the Mourne Mountains rising dramatically to the rear.

The property currently comprises the remains of a former dwelling, now derelict, positioned within an established and mature setting.

The site benefited from planning permission for a replacement detached residence, with supporting drawings and layouts prepared for a substantial contemporary dwelling. While this permission has now lapsed, the existence of a previous consent provides a clear and compelling precedent for redevelopment, subject to the necessary statutory approvals.

The site therefore presents a high-quality redevelopment opportunity, offering purchasers the ability to create a landmark coastal residence tailored to their own specification, within an already established and proven residential setting.

Opportunities of this nature combining scale, privacy, aspect and direct water access are exceptionally limited within the local market.



Setting & Location

Positioned along the highly regarded Killowen Road, just outside the enchanting village of Rostrevor, The Cove occupies one of the most naturally beautiful and increasingly sought-after settings on the island of Ireland.

Set between the shores of Carlingford Lough and the dramatic backdrop of the Mourne Mountains, this is a location defined by landscape, lifestyle and legacy. Rostrevor itself - long associated with C.S. Lewis, who described the surrounding mountains as the inspiration for Narnia - is widely regarded as one of Northern Ireland's most characterful coastal villages. It offers a unique blend of charm, community and understated affluence, with a growing reputation among both primary homeowners and second-home buyers.

The wider region is synonymous with outdoor living at its very best, including:

- The renowned Mourne Mountain range, offering some of the finest hiking and climbing in Ireland
- Kilbroney Forest Park, home to internationally recognised mountain bike trails and forest drives
- An exceptional collection of landscaped parks including Tollymore Forest Park, Castlewellan Forest Park and Slieve Gullion Forest Park
- Direct access to the waters of Carlingford Lough, ideal for sailing, paddleboarding and open-water activities

For golf enthusiasts, the area is unparalleled, with a cluster of highly regarded courses including:

- Royal County Down Golf Club
- Warrenpoint Golf Club
- Kilkeel Golf Club
- Greenore Golf Club

Importantly, the area is also supported by a strong and well-established educational offering, with a range of highly regarded primary and secondary schools within easy reach in Rostrevor, Warrenpoint and Newry, making the location equally suitable for full-time family living.



Connectivity

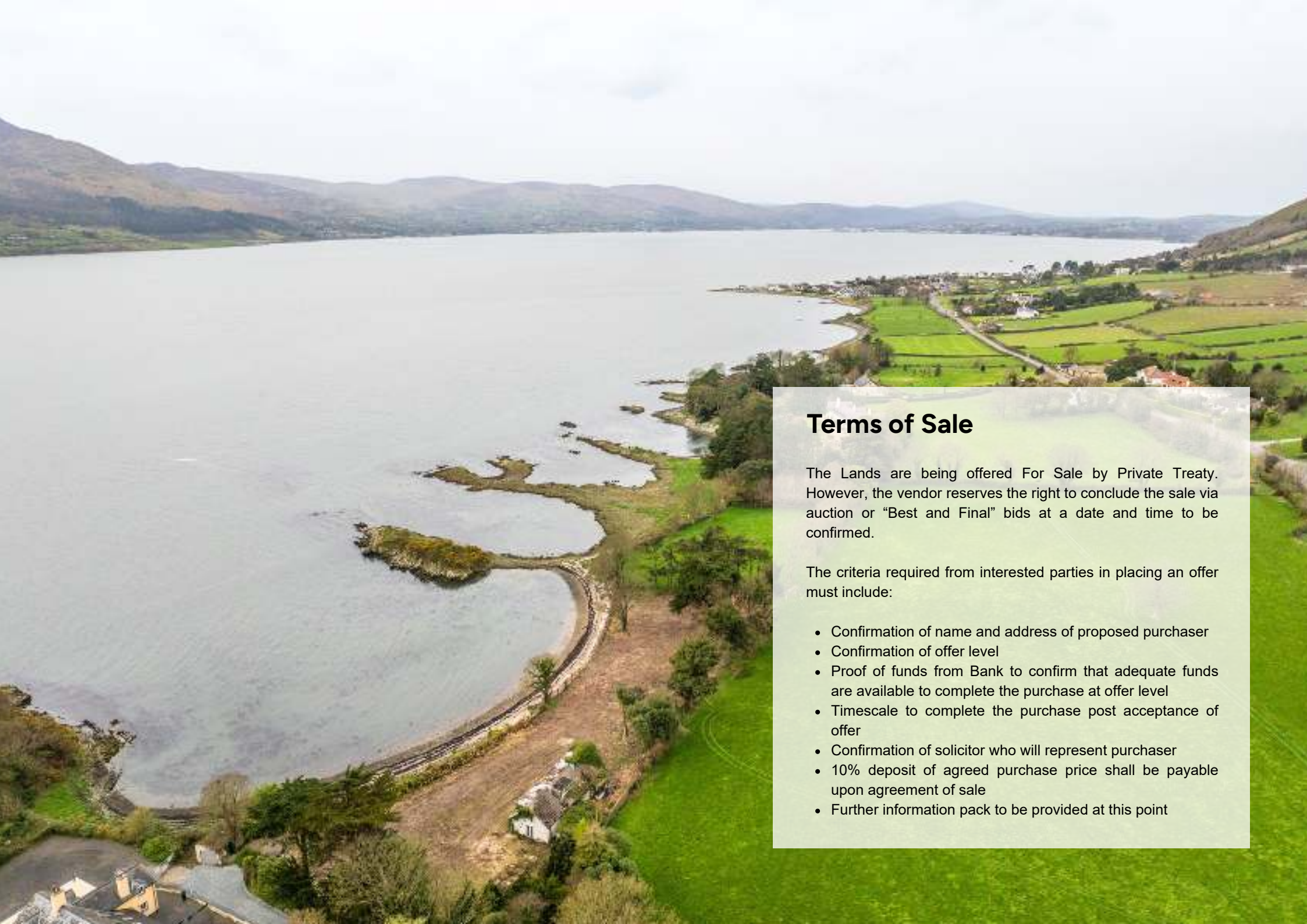
Despite its tranquil and private setting, the property remains highly accessible.

- Newry City is within a short 15 min drive, providing a full range of services, retail and education facilities
- Hourly rail connections from Newry offer direct access to both Belfast and Dublin
- Belfast City Airport, Belfast International Airport and Dublin Airport are all accessible within approximately 60 minutes' drive

Significant infrastructure investment in the region including the Carlingford Lough ferry service and the forthcoming Narrow Water Bridge is further enhancing connectivity and reinforcing the area's growing appeal as both a residential and leisure destination.







Terms of Sale

The Lands are being offered For Sale by Private Treaty. However, the vendor reserves the right to conclude the sale via auction or "Best and Final" bids at a date and time to be confirmed.

The criteria required from interested parties in placing an offer must include:

- Confirmation of name and address of proposed purchaser
- Confirmation of offer level
- Proof of funds from Bank to confirm that adequate funds are available to complete the purchase at offer level
- Timescale to complete the purchase post acceptance of offer
- Confirmation of solicitor who will represent purchaser
- 10% deposit of agreed purchase price shall be payable upon agreement of sale
- Further information pack to be provided at this point

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