

# FOR SALE



## GLENBEIGH B&B ROSTREVOR

18 & 18a Victoria Square, Rostrevor, Co Down



Northern Ireland  
Tourist Board

[www.GlenbeighRostrevor.com](http://www.GlenbeighRostrevor.com)

## Accommodation

**There are three distinct accommodation elements to the building and the business:**

### 1. Bed and Breakfast Business

A Northern Ireland Tourist Board (NITB) approved business with a successful 10 year trading history under the current owners. (5 bedrooms).

### 2. Manager's Accommodation

This includes double bedroom, private living room, shower room and office.

### 3. Spacious 3 Bedroom Penthouse Apartment (18a Victoria Square)

The apartment also has a kitchen, living room and bathroom. The apartment can be accessed through its own separate rear entrance or linked to the main house.

## Key Features

- Successful B&B business.
- Separate penthouse apartment (18a Victoria Square)
- A few minutes walk to Rostrevor village and all amenities
- Many traditional features including original fireplaces and wooden floors
- Feature staircase
- Stained glass entrance hall and door (see below)
- Benefits from the spectacular scenery of the Mournes and Carlingford Lough
- Quiet and prime location within the beautiful Victoria Square
- Flexible business options for new owner

## Flexible Business Options

Glenbeigh Rostrevor offers a range of flexible business options. Here are a few comments from those who have just viewed the property:

- We would continue with the current set-up (B&B, Living accommodation and Apartment)
- We really like the two sources of income and having somewhere so beautiful to live
- Glenbeigh is a fabulous house! We'd love to live in Victoria Square - and the Apartment would be perfect for our frequent family visitors!
- We would like to expand the B&B business to include the top floor rooms or let the apartment as self catering accommodation.
- Our family would live in the 3 bed apartment and we would have the income from B&B.



## Room Dimensions (approx)

### Guest Facilities / Managers Accommodation (Ground Floor)

- Guest Lounge (15' 5" x 14' 0") excluding bay window
- Lobby (6' 11" x 4' 7")
- Hall (6' 11" x 19' 0")
- Guest Dining Room (16' 6" x 14' 0") excluding bay window
- Manager's (Family) Bedroom (13' 10" x 15' 5")
- Kitchen (13' 7" x 13' 10")
- Manager's Office (8' 7" x 6' 11")
- Manager's (Family) Shower Room (7' 8" x 6' 11")
- Back Hall (4' 8" x 11' 8")
- Back Porch (8' 6" x 7' 4")
- Laundry Room (10' 5" x 4' 5")
- Managers (Family) Lounge (11' 1" x 11' 7")
- Store (4' 5" x 11' 11")

### B&B Bedrooms (First Floor)

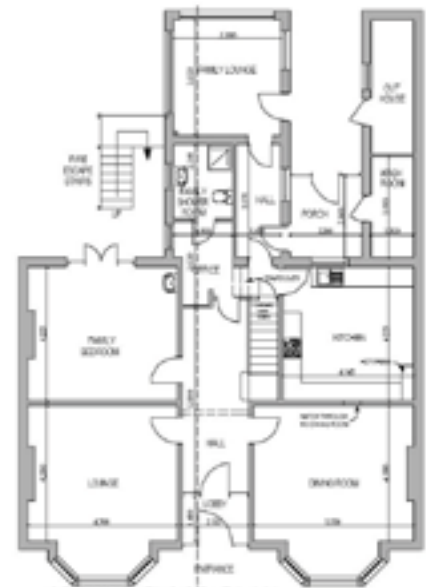
- Guest Bedroom 1 (15' 5" x 13' 10")
- Guest Bedroom 2 (15' 5" x 14' 0")
- Guest Bedroom 3 (9' 11" x 12' 0")
- Guest Bedroom 4 (13' 7" x 14' 0")
- Guest Bedroom 5 (13' 7" x 13' 10")
- Hot Press (4' 8" x 3' 8")
- WC (7' 8" x 3' 0")
- Guest Bathroom (7' 8" x 7' 8")

### Penthouse apartment (18a Victoria Square)

- Living Room (12ft 2 x 15ft 5)
- Store (9ft 11 x 7ft 10)
- Bedroom 1 (13ft 7 x 12ft 2)
- Bedroom 2 (11ft 3 x 13ft 7)
- Bedroom 3 (11ft 3 x 15ft 5)
- Shower Room (5ft 3 x 7ft 8)
- Kitchen (5ft 6 x 11ft 8)



## Ground Floor Plan



## First Floor Plan



## Second Floor Plan



## Location Map

### Rostrevor

Rostrevor is a picturesque and historic village nestling beneath the majestic Mourne Mountains on the eastern shores of Carlingford Lough, in an "Area of Outstanding Natural Beauty".

### Website

See [www.GlenbeighRostrevor.com](http://www.GlenbeighRostrevor.com) for more information about Glenbeigh.



### Glenbeigh B&B

18 & 18a Victoria Square  
Rostrevor  
Co. Down

## Celebrity Guests



*"Wonderful warmth  
& hospitality from  
you – once again.  
Many, many  
thanks!"*

**Eleanor McEvoy**



*"The best B&B  
in the world!!"*

**Colin Murray**  
BBC Radio 5 Live



*"Wish I could have  
stayed longer, the  
hot shower was  
fantastic!"*

**Juliet Turner**



*"Paradise!"*

**Gerry Anderson**  
BBC NI

## Viewings or Further Information

To arrange a viewing please contact Celine White on 028417 54777. Please note that viewing needs to take account of guests during the holiday period.

**Closing date for offers: 29th May 2009**