

GERARD MCCLINTON
ESTATE AGENT



101 Villa Wood Road, Dromore, BT25 1LQ

Offers in the region of £925,000

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- 4100 sq ft Luxury Detached Residence, Built Approx 2004
- 5 Bedrooms - Principle Suite with Dressing Room & En Suite
- 3 Reception Rooms Plus Further Office Room
- Separate Utility / Boot Room
- Double Garage with Storage Area Above
- 2.1 Acres of Private Gardens Plus 1.5 Acre Paddock
- 5 Bathrooms Inc: 2 En Suites, Family Bathroom & 2 Ground Floor WCs
- Statement Kitchen / Dining / Family Area with Range of Units & Appliances
- Upgraded & Immaculately Presented
- Peaceful, Secure Yet Offers Easy Access to A1, Lisburn, Dublin & Belfast

Approx 4100 sq ft of Bespoke Luxury in an Idyllic 3.6 Acre Setting

Discreetly tucked away on the sought-after Villa Wood Road, this spectacular residence offers a rare opportunity to acquire a truly exceptional home that blends grandeur, privacy, and modern family living.

Built in 2004 and acquired by the current owners in 2017, the property has since undergone a thoughtful programme of enhancement, creating a magnificent home finished to an impeccable standard throughout. Every inch of this home has been carefully designed to offer both comfort and style, with generous proportions and a flawless flow between living, entertaining, and relaxation spaces.

Set in 2.1 acres of beautifully landscaped gardens, the grounds themselves are a major feature – offering both elegance and utility. Sweeping lawns, mature trees, and ornamental planting surround the property, while a separate 1.5 acre (approx) paddock adds further appeal for those with equestrian interests or aspirations for hobby farming.

Inside, the accommodation is bright, expansive and highly versatile. Multiple reception rooms offer the ideal setting for entertaining or relaxing, with panoramic views across the gardens and countryside beyond. A statement kitchen lies at the heart of the home – a stunning bespoke space that opens onto casual dining and living areas, perfectly designed for family life.

Each of the bedrooms are generously sized, with luxurious bathroom suites and ample storage. The principal suite offers a private sanctuary, complete with walk-in dressing room and spacious en suite.



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Entrance Hall

Drawing Room

19'6" x 17'11" (5.94m x 5.46m)

Living Room / Snug

15'9" x 13'5" (4.80m x 4.09m)

Kitchen / Dining & Family Room

28'5" x 17'11" (8.66m x 5.46m)

Boot Room & Utility

14'5" x 9'10" (4.4 x 3)

WC

4'11" x 4'9" (1.51 x 1.45)

Bedroom 5

17'8" x 12'1" (5.38m x 3.68m)

WC

6'1" x 5'2" (1.87 x 1.6)

First Floor Landing

Primary Suite

16'7" x 16'4" (5.05m x 4.98m)

Dressing Room

8'4" x 7'4" (2.56 x 2.25)

En Suite

9'2" x 7'6" (2.81 x 2.31)



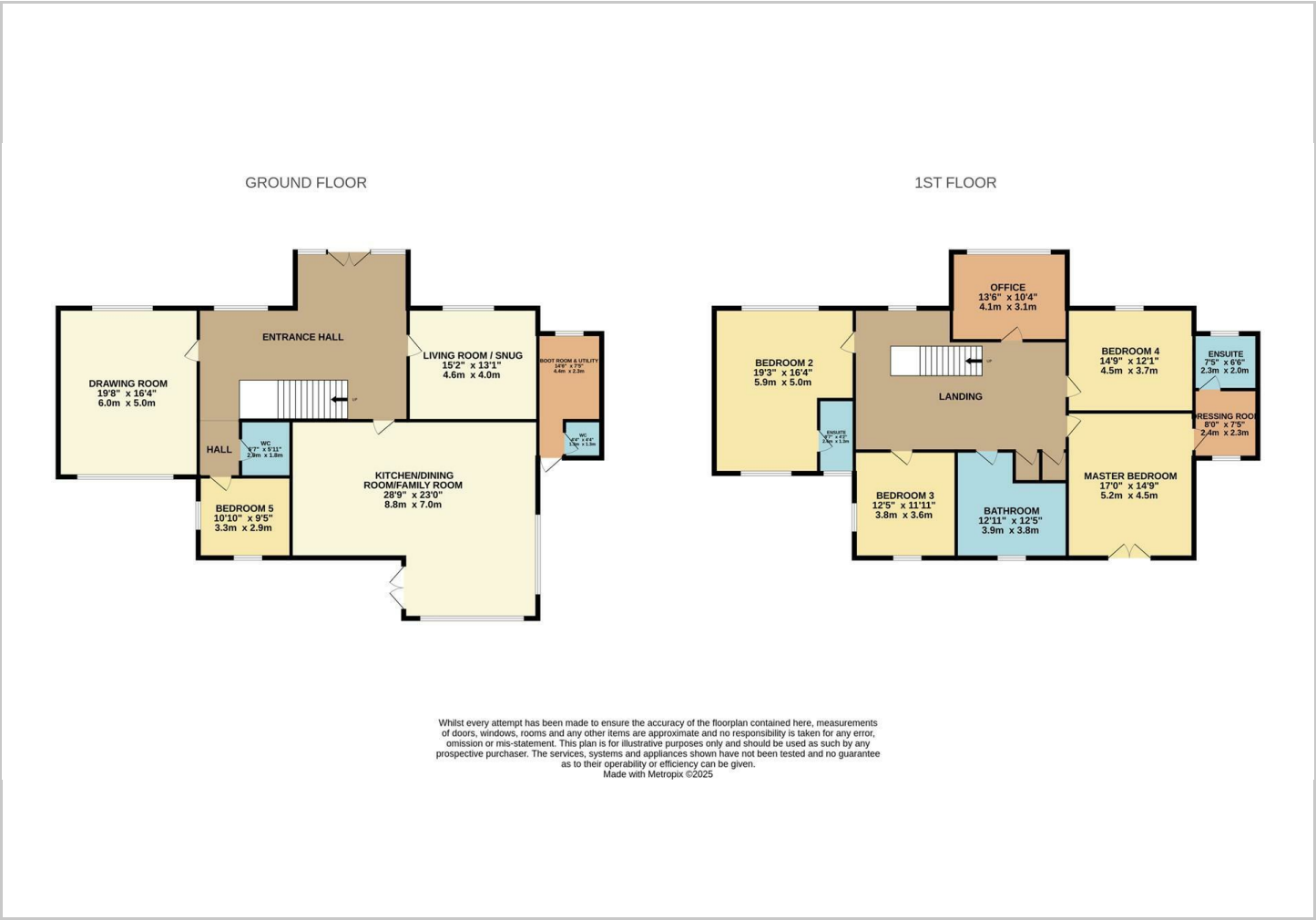
Bedroom 2	19'7 x 17'11 (5.97m x 5.46m)
En Suite	9'5" x 7'6" (2.89 x 2.31)
Bedroom 3	12'8 x 12'1 (3.86m x 3.68m)
Bedroom 4	15'7 x 10'2 (4.75m x 3.10m)
Office	12'11 x 12'8 (3.94m x 3.86m)
Family Bathroom	12'10" x 12'10" (3.93 x 3.93)
Detached Garage	23'7" x 23'7" (7.2 x 7.2)
Outside	

Directions

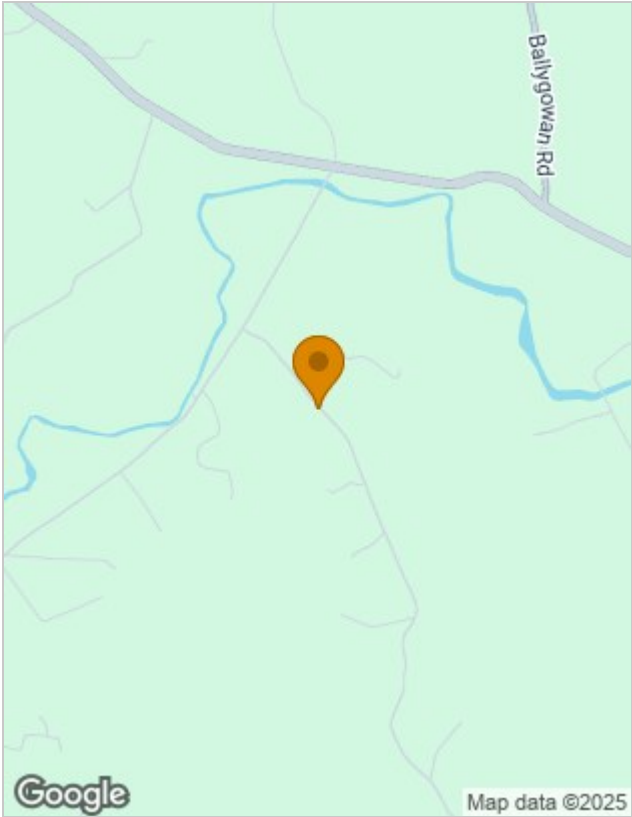




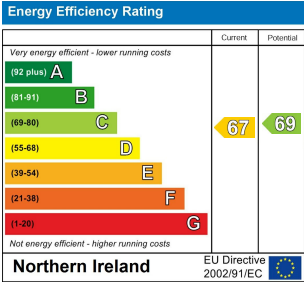
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.