

FOR SALE



LOUGHMACRORY LODGE | LOUGHMACRORY | OMAGH | BT79 9LG



Exceptional Loughside Estate - Extending to Circa 47.5 Acres (19.22 Hectares)

Comprising a Distinguished Period Residence, Gate Lodge, Traditional Outbuildings, Productive Farmland & Mature Woodland

Summary

- Elegant Period Georgian Residence
- Wealth of Original Period Features
- Four Reception Rooms & Six Bedrooms
- Commanding Views Over Lough Macrory
- Beautiful Mature Woodland Setting
- Extending to Circa 47.5 Acres (19.22 Hectares)
- Productive Grazing Lands & Mature Woodland
- Traditional Farmyard with Agricultural Buildings
- Courtyard & Traditional Outbuildings
- Sweeping Tree-Lined Driveway
- Detached Two-Bedroom Gate Lodge
- Direct Access to the Scenic Lough Walk



Loughmacrory Lodge is situated approximately 0.5 miles from the village of Loughmacrory and approximately 9 miles from Omagh, where an excellent range of shopping, educational and recreational amenities can be found. The property enjoys a peaceful yet accessible setting with convenient access to the main road network connecting Omagh, Cookstown and surrounding towns.

The Lodge – 192 Loughmacrory Road

The estate is approached via a sweeping, tree-lined driveway extending from Loughmacrory Road, providing exceptional privacy and a wonderful sense of arrival. Winding through mature woodland, the drive gradually reveals The Lodge before continuing around the front and side of the residence. A separate branch of the driveway provides independent access to the traditional farmyard and agricultural lands, allowing the working elements of the property to operate discreetly away from the principal residence.

The accommodation opens with an entrance vestibule leading into a reception hall, flanked by the drawing room and formal dining room, both featuring attractive open fireplaces with decorative surrounds. Beyond lies the comfortable sitting room and adjoining sunroom, where patio doors open directly onto the gardens. Many of the principal reception rooms benefit from full-height windows, framing delightful views across the grounds and towards The Lough. The ground floor is further complemented by a kitchen, utility room, WC, additional cloak storage and a range of useful storerooms, creating a home equally suited to everyday family life and larger-scale entertaining. Two staircases provide access to the first floor. The generous principal bedroom suite includes an en-suite shower room, plus a further five well-proportioned bedrooms (one en suite), a family bathroom, and separate shower room. Externally, a collection of traditional outbuildings enhances the character of the estate, including a stone barn, potting house, double carport, garage, and rear courtyard.

The mature grounds surrounding the residence extend to and enjoy direct access to the renowned Lough Walk, a peaceful and accessible 1.3-mile circular trail around Loughmacrory, offering an exceptional natural amenity on the property's doorstep.



ACCOMMODATION

VESTIBULE: 2.24m x 1.8m Panelled Entrance Door, stone flooring, cornice ceiling, inner door with glass panels to –

ENTRANCE HALL: 5.2m x 2.6m Feature staircase to 1st floor, cornice ceiling, tile floor

CLOAKROOM:

DRAWING ROOM: 6.7m x 5m Feature period fireplace with open fire, cornice ceiling, carpet flooring

SITTING ROOM: 5m x 4.25m Feature fireplace with open fire, cornice ceiling, wooden floor, open to –

SUNROOM: 4.2m x 4.2m Feature pine ceiling, downlighting, tile floor, double patio doors to garden

DINING ROOM: 4.8m x 4m Fireplace with open fire, cornice ceiling

WC: 3m x 1.5m White sanitary ware including wc, whb, floor tiles

REAR HALLWAY: Door to outside

KITCHEN/ DINING AREA: 7.75m(lp)x 6.35 m(wp) Fitted units with AGA oil range cooker, provision for gas cooker, fridge, extractor fan, pine ceiling, tiled floor

UTILITY ROOM: 7m(lp) x 3.55(wp)

REAR LOBBY: 9.5m x 1.5m

BOILER STORE: 3.25m x 1.67m



STRONG ROOM / STORE:

CLOAK / STORE: 3.3m x 1.8m

WORK ROOM / STUDIO: 4.8m x 3m

LANDING: 9.30m x 2.80m Feature window, cornice ceiling

BEDROOM 1: 4.60m (lp) x 4.55m (wp)

ENSUITE: 3.8m x 1.9m white suite with corner bathtub, separate electric shower, wc, vanity unit, wall tiles & vinyl floor tiles.

BEDROOM 2 / OFFICE: 5.45m(lp) x 3.9m whb, (linked to bedroom 1

BEDROOM 3: 5m x 4.2m vanity unit with sink

ENSUITE: 3.7m(lp) x 2.1m(wp) white suite with bathtub & electric shower over, wc, whb, wall tiles & vinyl floor tiles.

BEDROOM 4: 4m x 3.3m whb

BEDROOM 5: 3.7m x 3.6m

BEDROOM 6: 6.2m x 3.9m rear stairwell to back hall

SHOWER ROOM: 2.9m (lp) x 2m(wp) White suite with electric shower, vanity unit & wc, vinyl floor tile

BATHROOM: 4m(lp) x 2m(wp) White suite with electric shower, vanity unit & wc,

LINEN CLOSET / HOTPRESS:



OUTSIDE:

GATED ENCLOSED COURTYARD

DOUBLE CAR PORT:

CAR GARAGE: Up & over garage door

POTTING HOUSE:

UPPER COURTYARD :

BARN: Traditional style lofted barn, partially lofted with rear lean-to storage shed

MATURE GARDENS LAID IN LAWN WITH MATURE TREES

PRIVATE DRIVEWAY THROUGH WOODLAND LEADING TO THE FRONT & REAR



Lands & Farmyard

The estate extends to approximately 47.5 acres (19.22 hectares) in total and offers an attractive balance of productive agricultural land, mature woodland and amenity.

We estimate that approximately 18.5 acres comprise good quality grazing and mowing land, all laid to permanent pasture. The fields are gently undulating, well configured for modern farming practices and are enclosed by mature hedgerows and stock-proof fencing. A further paddock and garden area extending to approximately 1 acre lies to the front of the principal residence, enhancing the setting of the property. Approximately 25 acres comprise established woodland of varying maturity, incorporating a mixture of commercial softwood and hardwood plantations together with areas of mature native woodland. The woodland provides considerable amenity value, habitat diversity and potential future timber income.

The balance of the holding comprises the principal residence, Gate Lodge, traditional farmyard, gardens and amenity grounds. A network of internal laneways provides convenient access throughout the estate.

The traditional farmyard includes a useful range of agricultural buildings comprising an open-fronted livestock shed, general-purpose shed, livestock handling facilities and extensive concrete hardstanding, providing practical infrastructure for a variety of agricultural or lifestyle enterprises.



Gate Lodge – 190 Loughmacrory Road

Positioned at the principal entrance to the estate, the charming Gate Lodge provides an attractive traditional cottage, ideally suited for guest accommodation, staff residence, holiday letting (subject to any necessary consents), or multi-generational living.

The property is of conventional construction with painted rendered elevations beneath a pitched slate roof and benefits from uPVC double glazed windows.

Accommodation

Entrance Hallway, lounge, kitchen / dining area, two Bedrooms, bathroom

Outside

The property is complemented by a detached garage/store together with private gardens surrounding the dwelling.

Services

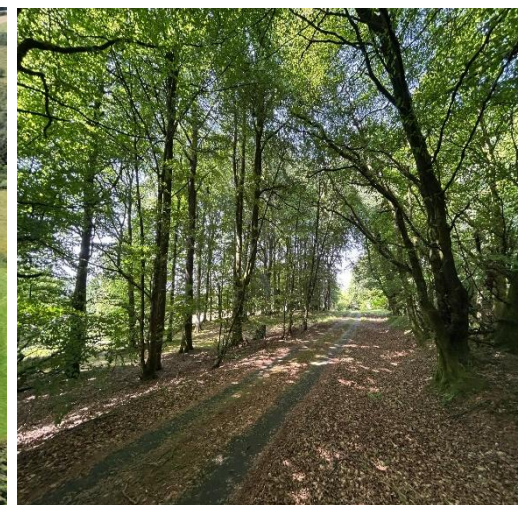
The properties are connected to mains electricity and mains water. Interested parties should satisfy themselves as to the availability and adequacy of all services.

Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether mentioned in these particulars or not.

Tenure

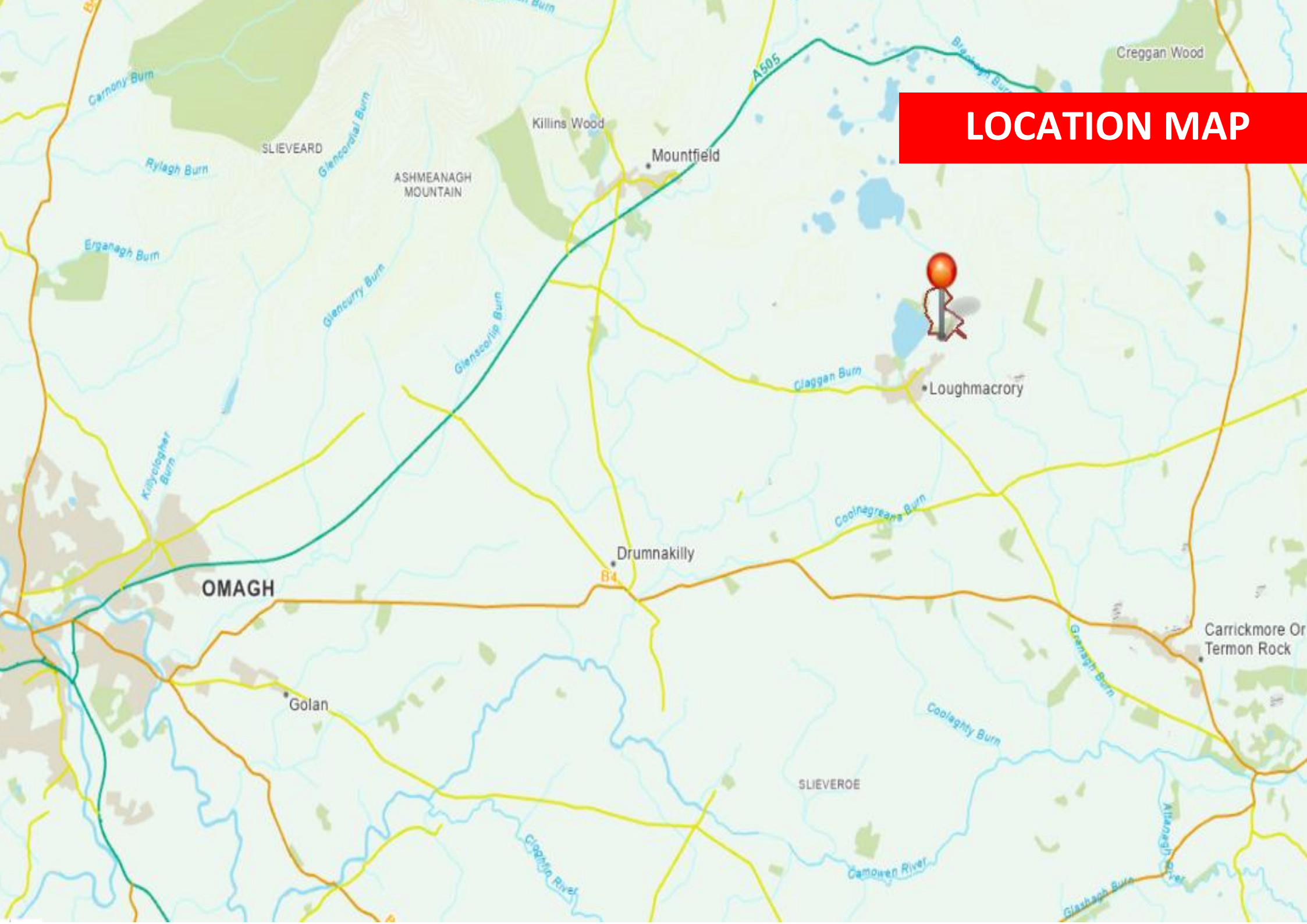
The property is sold Freehold.



MAP



LOCATION MAP



Plans, Areas, and Schedules

These are based on the Declaration of Identity and are for reference only. They have been carefully checked and computed by the selling agents, and the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Energy Performance Certificate

Band

Asking Price

Price on application.

Financial Guarantee

All offers must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

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Viewings

Strictly by appointment through the selling agents.

Given the hazards of a working farm, viewers should take extra precaution regarding their own personal safety when viewing the property.



Further Information

Please contact:



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