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Mill Lodge  
41 Lurgan Road  
DROMORE, BT25 1HN

**shooter**  
property services



Mill Lodge was completed in 2017 and comprises an expansive residential lodge set on 13 acres of beautiful countryside along the banks of the River Lagan. Approached via a tree lined avenue, leading over a small humped back bridge, Mill Lodge occupies an extremely private site. The property has been successfully run as a commercial bed and breakfast (ceasing to operate in late 2023) and guest accommodation comprises seven double bedrooms each with en-suite bathrooms and serviced by a well equipped and modern commercial kitchen. Five generously proportioned reception rooms offer excellent entertaining space. Within the main residence is a one bedroom duplex flat ideal for manager's accommodation or equally teenager/student quarters. Adjoining and interconnected to the main residence are three further one bedroom flats offering great potential to operate as Air BnB style rentals or indeed private family accommodation. Externally the grounds feature a range of older outbuildings and large yard set amongst mature trees, the River Lagan and, uniquely, an idyllic network of small but well stocked fishing lakes. Mill Lodge is a modern country residence with significant scope for further development and asset management; all set just a two minutes' drive from the A1 dual Carriageway at Dromore. Explore this exciting opportunity fully by arranging an appointment to view.



for sale



£700,000

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Shooter & Co (NI) LLP trading as Shooter Property Services in Banbridge & Lisburn, is a limited liability partnership registered in Northern Ireland with registered number NC001228. Our Registered office is 21 Newry Street, Banbridge, Co Down BT32 3EA.

# Mill Lodge, 41 Lurgan Road DROMORE BT25 1HN

For Appointments  
Telephone: (028) 4066 2206



## Outstanding Country Residence on Impressive (circa) 13 Acre Site Including Well Stocked Fishing Lakes

### Main Residence - Ground Floor

**Main Entrance Hall**  
10' 8" x 30' 11" (3.26m x 9.42m)  
Herringbone solid wood Flooring.

**W.C**  
3' 2" x 4' 11" (0.96m x 1.5m)  
Wash hand basin and W.C. Tiled Floor.

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3' 2" x 4' 11" (0.96m x 1.5m)  
Wash hand basin and W.C. Tiled Floor.

**Disabled W.C**  
10' 1" x 5' 3" (3.07m x 1.6m)  
Wash hand basin and W.C. Tiled Floor.

**Ground Floor Bedroom 'Beeches' (Disabled Access)**  
21' 11" x 14' 1" (6.67m x 4.3m)  
Carpet floor.

**En-suite**  
7' 9" x 8' 1" (2.36m x 2.46m)  
Wash hand basin, shower and W.C. Tiled Floor.

**Kitchen**  
31' 0" x 23' 0" (9.45m x 7.00m)

**Dining Room**  
19' 0" x 15' 7" (5.78m x 4.74m)

**Sun Room**  
14' 8" x 20' 7" (4.46m x 6.28m)

**Living Room**  
19' 3" x 30' 6" (5.87m x 9.3m)

**Games Room / Play Room**  
26' 1" x 25' 7" (7.95m x 7.79m)

### Rear Hall

**W.C**  
4' 8" x 5' 6" (1.43m x 1.68m)  
W.C and wash hand basin.

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4' 8" x 5' 6" (1.43m x 1.68m)  
W.C and wash hand basin.

**Utility Room**  
10' 1" x 12' 5" (3.07m x 3.78m)

**Main Residence 1st Floor**  
10' 9" x 31' 5" (3.27m x 9.57m)  
Landing.

**Bedroom 'Riverside'**  
15' 3" x 20' 1" (4.65m x 6.13m)

**En-suite**  
5' 10" x 6' 11" (1.78m x 2.1m)  
Wash hand basin, shower and W.C. Tiled Floor.

**Bedroom 'Lakeside'**  
19' 6" x 15' 2" (5.94m x 4.63m)

**En-suite**  
5' 10" x 7' 10" (1.79m x 2.4m)  
Wash hand basin, shower and W.C. Tiled Floor.

**Bedroom 'Captains'**  
25' 2" x 15' 5" (7.66m x 4.69m)

**En-suite**  
6' 2" x 9' 4" (1.88m x 2.84m)  
Wash hand basin, shower and W.C. Tiled Floor.

**Bedroom 'Willows'**  
19' 8" x 14' 8" (6.00m x 4.47m)

**En-suite**  
5' 10" x 7' 5" (1.78m x 2.25m)  
Wash hand basin, shower and W.C. Tiled Floor.

**Airing Cupboard**  
5' 5" x 9' 10" (1.65m x 3.00m)

**Private apartment (over 1st Floor and 2nd Floor)**

**Kitchen**  
10' 5" x 8' 2" (3.17m x 2.5m)  
(External access door on second floor to private terrace.)

**Lounge / Dining**  
19' 7" x 15' 1" (5.98m x 4.61m)

**Bathroom**  
10' 4" x 7' 10" (3.16m x 2.4m)

**'Private' apartment 2nd floor**

**Bedroom**  
14' 8" x 14' 9" (4.46m x 4.49m)

**Shower Room**  
6' 9" x 7' 10" (2.07m x 2.4m)  
Wash hand basin, shower and W.C. Tiled Floor.

### Main Residence Second Floor

**Bedroom 'Swallow'**  
25' 6" x 14' 8" (7.76m x 4.47m)

**En-suite**  
9' 9" x 6' 9" (2.97m x 2.07m)  
Wash hand basin, shower and W.C. Tiled Floor.

**Bedroom 'Kingfisher'**  
18' 3" x 14' 8" (5.55m x 4.46m)

**En-suite**  
7' 10" x 6' 8" (2.38m x 2.04m)  
Wash hand basin, shower and W.C. Tiled Floor.

**Store**  
6' 10" x 7' 9" (2.09m x 2.37m)

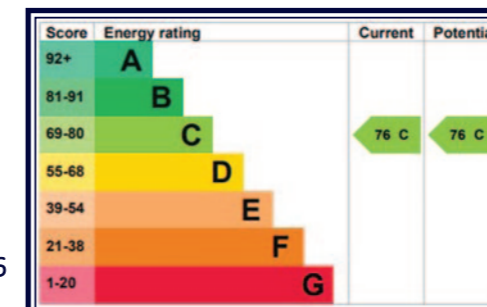


### Price:

Price: £700,000  
Holding Deposit: £2000  
Ref: 11048

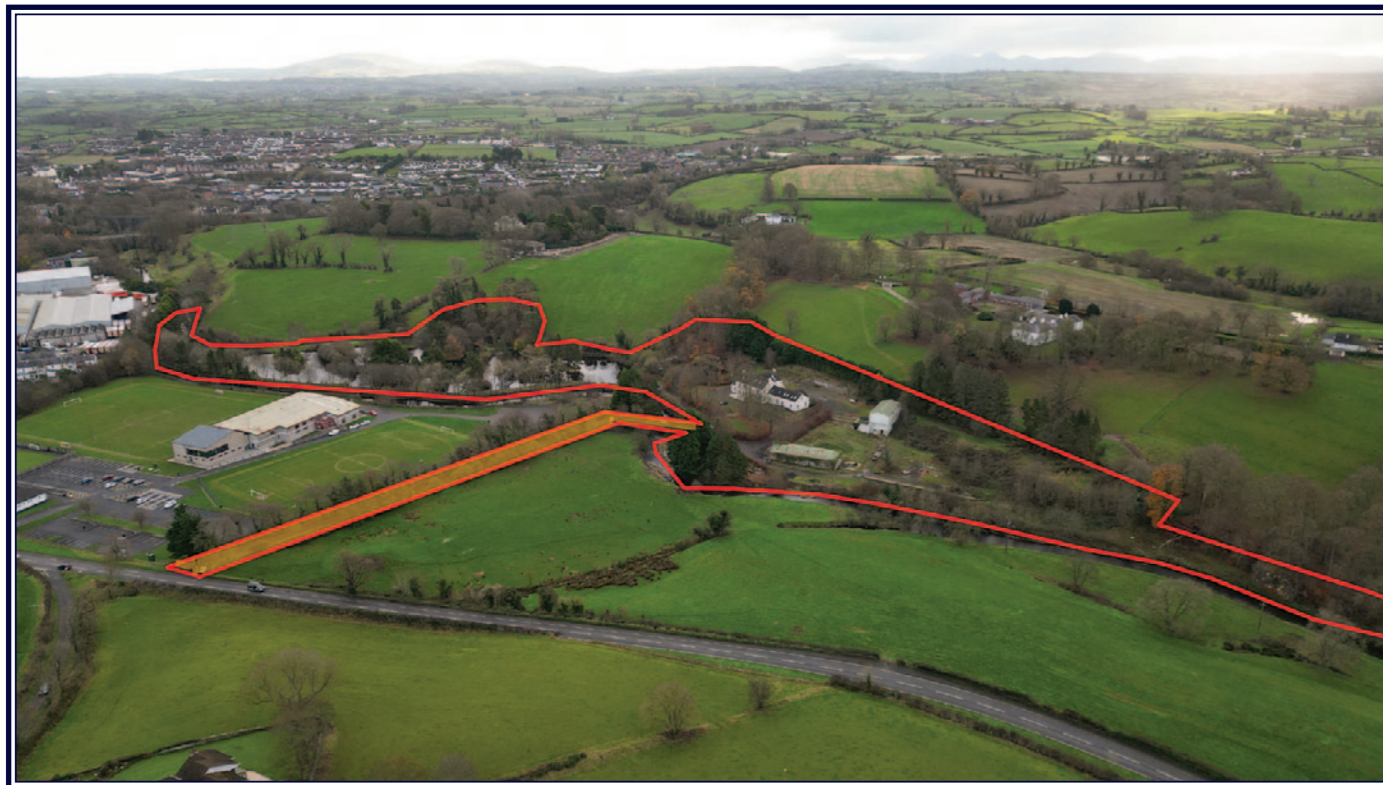
### Appointments:

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## Entrance Hall to Self Contained Studio Apartments Annex

13' 9" x 11' 4" (4.2m x 3.45m)

## W.C

6' 10" x 5' 3" (2.09m x 1.59m)

Wash hand basin and W.C. Tiled Floor.

## Studio Apartment 1

### Kitchen / Dining / Living

29' 6" x 13' 9" (8.98m x 4.18m)

Includes external access door to GF balcony.

### Bedroom

15' 4" x 16' 2" (4.67m x 4.94m)

### Shower Room

4' 3" x 7' 6" (1.3m x 2.28m)

Wash hand basin, shower and W.C. Tiled Floor.

### Landing (Double height ceiling & skylight)

13' 9" x 10' 11" (4.18m x 3.33m)

## Studio Apartment 2

### Hall

6' 10" x 4' 4" (2.08m x 1.32m)

### Kitchen/Dining/Living

15' 4" x 16' 8" (4.68m x 5.07m)

### Bedroom

26' 11" x 13' 9" (8.20m x 4.18m)

### En-suite

6' 10" x 6' 6" (2.08m x 1.97m)

Wash hand basin, shower and W.C. Tiled Floor.

## Studio Apartment 3

### Hall

3' 4" x 11' 5" (1.02m x 3.48m)

### Kitchen/Dining/Living

12' 4" x 17' 11" (3.77m x 5.46m)

### Bedroom

13' 3" x 9' 5" (4.05m x 2.87m)

### Shower Room

11' 7" x 4' 4" (3.53m x 1.31m)

Wash hand basin, shower and W.C. Tiled Floor.

## Rates

Domestic House & Bed and Breakfast establishment: Capital Value £100,000. Estimated Rates 2024/25: £1,010.90

Non-Domestic House & Bed and Breakfast establishment: NAV £4,600. Estimated Rates 2024/25: £2,711.94

Non-Domestic Store at N35 Lurgan Road, Dromore: NAV: £4,150. Estimated Rates 2024/25: £2,446.64

Non-Domestic Warehouse at 41a Lurgan Road, Dromore: NAV: £2,400. Estimated Rates 2024/25: £1,414.93

## Planning

Planning approval has been granted for the erection of one block of self-catering tourist accommodation comprising of 4 no. 1 bed self-catering tourist apartments, associated car parking and site works. Application Reference: LA08/2017/1616/F and approved 17th December 2019. These proposed works have been commenced by way of footings laid and signed off. (Located to the rear of the main dwelling).

## Lakes and Fishing

An impressive network of lakes located to the eastern side of the site comprises various small lakes and banks offering excellent fishing. The main lakes are currently leased on a rolling month to month licence to a local angling club at a licence fee of £250 pcm. The small lake to the front has vacant possession.

## Features:

- \* Exceptional residence extending to approximately 8,842 sq. ft. set on a splendid 13 acre country plot, all just two minutes' drive from the Belfast to Dublin A1 dual carriageway
- \* Seven Bedrooms with en-suites plus four self contained one bedroom apartments
- \* Five reception rooms, twelve bathrooms
- \* Large commercial kitchen fully equipped and fitted with high specification stainless steel fixtures and catering equipment
- \* Main residence heated by two oil fired boilers, four apartments heated by independent Calor above ground gas supply
- \* Intruder alarm system, mains fire alarm system, Unifi Ubiquiti WiFi throughout with excellent signal, CCTV system, internally and externally, linked to HikVision App
- \* Completed in 2017 to an excellent standard throughout including bison slab floors
- \* An ideal serviced Bed and Breakfast opportunity
- \* Equally attractive as a grand country residence with granny flat or teenage annex and Air BnB opportunities
- \* Collection of well stocked fishing lakes set within the expansive 13 acre site which offers huge potential further development or leisure facilities

## Further Information



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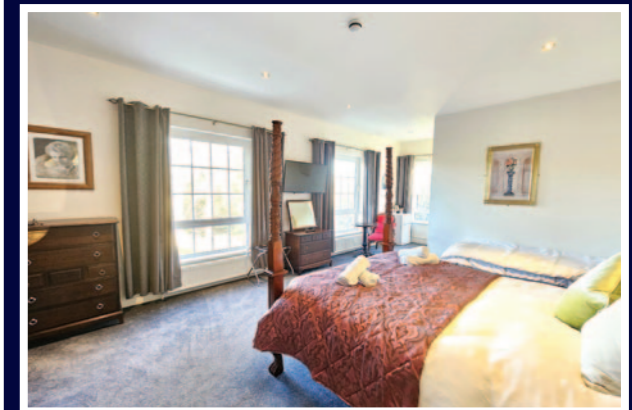
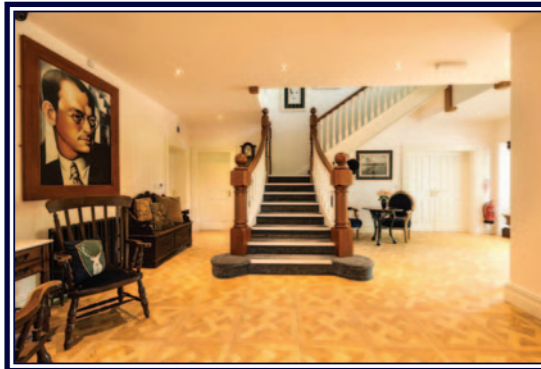


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**Making an offer:** As part of our service to all our clients and in order to provide up to date mortgage details along with a quality mortgage service, our mortgage advisors will be asked to contact persons offering on a property.

**Holding deposits:** Upon acceptance of an offer, within 24 hours we must ask you to lodge with us a Holding Fee as shown above, which will be refundable up until contract acceptance.

**Note:** These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken in compiling the information, we can offer no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding descriptions and measurements.