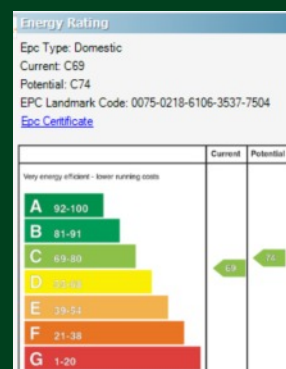




40 Gregorlough Road,  
DROMORE,  
BT25 1RR

Offers Over  
£995,000

Viewing by  
appointment with  
& through agent  
028 90 663030





Nestled in the hills between Moira and Hillsborough, this stunning detached home offers a rare opportunity to purchase a thoughtfully designed and beautifully finished property with fabulous country views. The accommodation is ideal for entertaining and has super family living space, complimented by the six bedrooms, two ensuites and family bathroom.

The site offers a private and mature setting, accessed via a gated laneway with sweeping driveway to excellent tarmac car parking for several cars and a gated paved courtyard with further parking and large three bay outbuilding/shed. The gardens are mature

and beautifully landscaped and offer delightful country views. To the side there is a patio ideal for the sunnier evenings, kids play area and first floor balcony off the Bar/Games Room.

Located a short drive from the popular villages of Moira & Hillsborough and easy access to the A1 dual carriageway, while the bustling town of Dromore is a short drive away, convenience is on your door step while retaining its semi rural setting.

With so much on offer in way of location, presentation and overall ambiance, we encourage an early viewing.



- Fabulous Six Bedroom Detached Home Set in Mature Gardens and Benefitting from Stunning Country Views
  - Inviting Entrance Hall with Feature Fireplace and Gas Fire
  - Formal Drawing Room with Feature Fireplace and Solid Wood Floors
    - Formal Dining Room with Circular Wall
- Entertainment Sized Modern Fitted Kitchen with Hand Painted Units and Granite Work Surfaces and Range of Integrated Appliances Open Plan to Dining Room and Living Room with Wood Burner
  - Sitting Room with Wall Mounted Gas Fire and LED Ceiling Lighting
    - Utility Room and Downstairs Wc
  - First Floor Fully Fitted Bar and Lounge Area, Snooker Room and Balcony
    - Home Office
- Six Well Proportioned Bedrooms, Principal Bedroom with Dressing Room and Ensuite and Second Bedroom with Ensuite Shower Room
  - Modern Family Bathroom
- Sweeping Tarmac Driveway Accessed Via Electric Gates to Tarmac Parking for Several Cars to Front and Rear
  - Integral Double Garage
- Gated Access to Further Three Bay Outbuilding/Shed Ideal for Garden, Car or Boat Storage
- A short drive from the popular villages of Moira & Hillsborough and easy access to the A1 dual carriageway, while the bustling town of Dromore is a short drive away
- Many Popular Local Schools in the Locality within Easy Commuting Distance, and Easy Access to Belfast City or to the South
- Magnificent Family Home which Needs to be Viewed to Appreciate the Attention to Detail and Specification Offered

Telephone 028 9066 3030

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

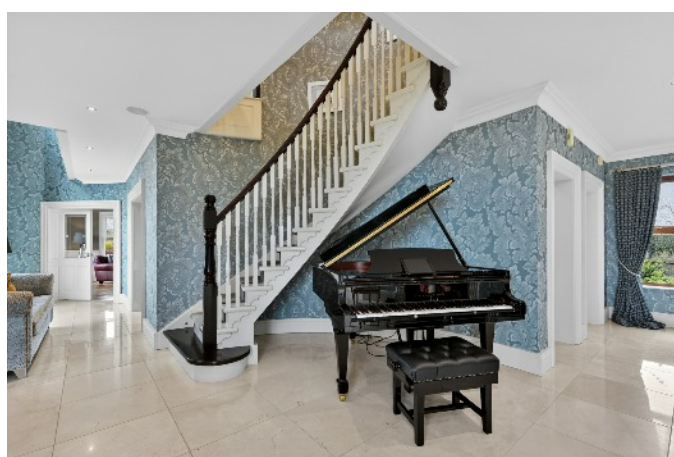
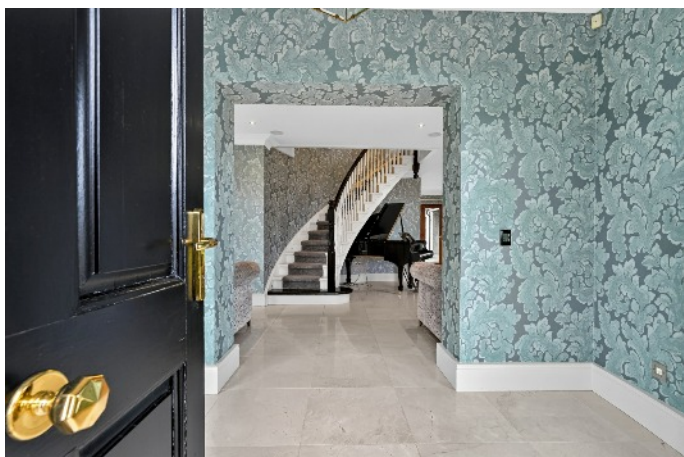
The Property Comprises:

## Ground Floor

Hardwood front door and glazed fan light to . . .

ENTRANCE PORCH & SPACIOUS ENTRANCE HALL: Marble fireplace with inset and granite hearth, cornice ceiling, low voltage spotlights, porcelain tiled floor, feature windows.

ENTRANCE HALL: Double doors and feature glazing to . . .



DRAWING ROOM: 22' 7" x 17' 10" (6.88m x 5.44m) Attractive ornate marble fireplace with glass fronted gas fire and granite hearth, cornice ceiling, parquet floor, part wood panelled walls.



FORMAL DINING ROOM: 20' 5" x 18' 1" (6.22m x 5.51m) Cornice ceiling, low voltage spotlights, feature circular wall.



COMMS ROOM:

MODERN FITTED KITCHEN OPEN PLAN TO DINING AND LIVING ROOM: 30' 1" x 25' 2" (9.17m x 7.67m) Hand painted range of high and low level units, granite work surface and drainer, twin old Belfast style sinks, integrated Neff dishwasher, Aga cooker with 4 ring gas hob, integrated Caple microwave, american fridge/freezer, twin pull out larder cupboard, integrated Bosch coffee machine, glazed display cabinet, large island with integrated washing machine, granite and walnut work surface, circular stainless steel sink, pull out veg baskets, part tiled walls, Porcelain tiled floor, vaulted ceiling, wood burning stove with granite hearth, low voltage spotlights.





SITTING ROOM: 17' 0" x 15' 5" (5.18m x 4.7m) Wall mounted glass gas coal electric fire, cornice ceiling, low voltage spotlights, inset ceiling with interchanging coloured lighting. Oak effect uPVC doors to patio area.



REAR HALLWAY: Porcelain tiled floor, low voltage spotlights, Velux window, service door to garage, door to rear.

CLOAKROOM/WC: Low flush WC, vanity unit with wash hand basin, heated towel rail, fully tiled walls, porcelain tiled floor, low voltage spotlights.

UTILITY ROOM: 12' 2" x 9' 7" (3.71m x 2.92m) Range of high and low level units, wood effect work surface, single drainer stainless steel sink unit, plumbed for washing machine, space for tumble dryer, porcelain tiled floor, low voltage spotlights, access to roofspace.



## Rear Return

LANDING: Low voltage spotlights, Velux window.

HOME OFFICE: 13' 5" x 10' 4" (4.09m x 3.15m) Wood strip floor, low voltage spotlights.

SNOOKER ROOM: 21' 1" x 20' 10" (6.43m x 6.35m) Wood strip floor, low voltage spotlights, part panelled walls, surround sound, door to timber balcony with delightful country views, open plan to...



BAR/SNUG: 20' 9" x 10' 9" (6.32m x 3.28m) Units, granite work surfaces, single drainer stainless steel sink unit, fully fitted bar, bar seating area, wood floor low voltage spotlights, part panelled walls.



First Floor

SPACIOUS LANDING: Low voltage spotlighting, cornice ceiling, walk in hotpress.



PRINCIPAL BEDROOM: 15' 5" x 14' 11" (4.7m x 4.55m) Timber balcony with stunning Co.Down views, cornice ceiling, low voltage spotlighting, built in TV unit, headboard and side tables.



DRESSING ROOM: 16' 11" x 6' 4" (5.16m x 1.93m) Bespoke range of his and her built in robes, drawers and shoe storage, dressing table, low voltage spotlighing.

ENSUITE: White suite comprising low flush WC, vanity unit with his and hers wash hand basin, tall boy, fully tiled shower cubicle and drencher shower, fully tiled walls, ceramic tiled floor, low voltage spotlights, heated towel rail.



BEDROOM (2): 14' 6" x 13' 9" (4.42m x 4.19m) Bespoke built in robes, drawers and dressing table with granite work surfaces, cornice ceiling, low voltage spotlighing.

ENSUITE: White suite comprising low flush WC, vanity unit and wash hand basin, fully tiled shower cubicle with drencher shower, Porcelain tiled floor, low voltage spotlighing , extractor fan, heated towel rail.



BEDROOM (3): 14' 3" x 13' 0" (4.34m x 3.96m) Bespoke built in robes, drawers and dressing table, cornice ceiling, low voltage spotlighing.

ENSUITE SHOWER ROOM: White suite comprising low flush WC, large vanity unit with wash hand basin, tall boy, fully tiled shower cubicle with drencher shower, ceramic tiled floor, low voltage spotlighing, extractor fan.



BEDROOM (4): 12' 0" x 12' 4" (3.66m x 3.76m) Cornice ceiling, low voltage spotlighting, circular wall feature.

FAMILY BATHROOM: White suite comprising low flush WC, large vanity unit with feature wash hand basin, large fully tiled shower cubicle with drencher shower and jets, sunken bath with jacuzzi jets, inset tiling, ceramic tiled floor, low voltage spotlighting, heated towel rail, circular wall.



## Second Floor

LANDING: Velux windows, storage into eaves, low voltage spotlighting.

BEDROOM (5): 16' 5" x 9' 0" (5m x 2.74m) Velux window, low voltage spotlighting, glazed bricks for additional light.



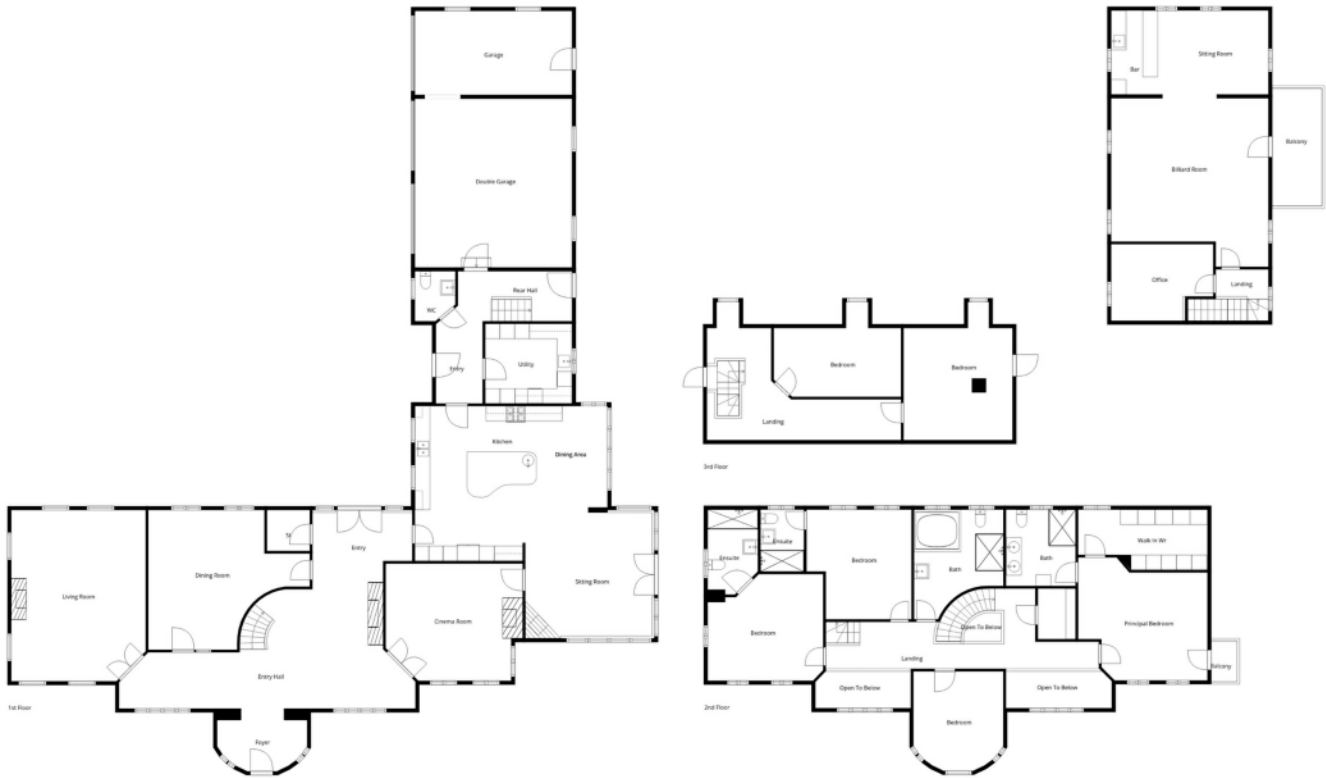
BEDROOM (6): 15' 3" x 14' 3" (4.65m x 4.34m) Velux window, low voltage spotlighting, storage into eaves.

OUTSIDE: Electric entrance gates with sweeping hedge lined driveway with parking and turning areas for several cars, feature street lighting, excellent surrounding lawns with stone paved patio which is secluded and private. Play area with kids play and summer house. Landscaped beds in bushes and trees.

INTEGRAL DOUBLE GARAGE: 33' 7" x 20' 7" (10.24m x 6.27m) Twin electric doors, oil boiler, beam vac system.

Electric gated pillared entrance to rear, large concrete yard and three birth shed with three electric doors.





Sizes And Dimensions Are Approximate. Actual May Vary.

## Location:

From Dromore take the Lurgan Road and then right onto Ballygowan Road, after the right hand bend turn left onto Gregorlough Road and then straight onto a continuation of Gregorlough Road, the house is on the right hand side.

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 North Down - 028 90 42 4747  
 Lisburn - 028 92 66 1700

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

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.