



Carreg y Big Farm / Oswestry Equestrian Centre
Oswestry, Shropshire.





Carreg y Big Farm / Oswestry Equestrian Centre

Selattyn, Oswestry, Shropshire, SY10 7HX.

Superbly equipped Equestrian Centre, with Farmhouse, B & B business & 25 acres; in a glorious rural setting amongst the west Shropshire Hills nr Oswestry.

- Farmhouse with ancillary self contained Guest House / B & B – currently split:
- 3 Bed Farmhouse, 2 Baths, Kitchen, Living Room, Sitting Room, 2 x Utility (office), Boot Room
- B & B – 4 Bed Barn Conversion, 2 Bath / SR, Dining Room, Sitting Room, Kitchen, Boot Room, WC.
- Excellent Equestrian facilities, extensive range of Outbuildings, large yard / parking areas.
- 30 Stables (scope for more), 2 x Tack Rooms, Livery Store / Feed Rooms, Agricultural Buildings, Muck Heap.
- Indoor School (42m x 23m) lighting & irrigation system; Outdoor floodlit Manege (50m x 20m), Facilities Room / Canteen, Wash Box.
- Eq. Centre / Livery Yard & B & B run as “Going Concern” – figures on application.
- Approx. 25 acres, numerous P & R fenced paddocks, superb out riding.

Oswestry 3m | Wrexham 13m | Shrewsbury 24m
Chester 25m | Welshpool 19m | Liverpool 53m
Manchester 66m | Birmingham 69m



Situation

Carreg Y Big Farm is situated in a delightful, tranquil, rural location within the west Shropshire Hills approx. 3 miles from Oswestry. There are picturesque views to be enjoyed of the Shropshire rolling countryside & Welsh borders. The property is situated on "Offas Dyke" which ensures a regular flow of customers for the Bed and Breakfast business. The B & B facilities and Isolation Stabling are utilised for Riding Holidays, with many regular guests return each year. The nearby market town of Oswestry offers an extensive variety of educational, recreational and leisure facilities with the medieval county town of Shrewsbury being within easy commuting distance via the A5. There are good road connections north to Wrexham, Chester and Liverpool via the A483/A5 and south/east to Shrewsbury, Telford & the Midlands, also via the A5.

A local train station can be found at Gobowen (3.5m) and this offers direct services to Chester and Shrewsbury and also links through to Birmingham, Manchester and London.

International airports are within reasonable motoring distance at both Manchester, Liverpool & Birmingham.

Good schooling is available locally at Oswestry School (4m), the well renowned Moreton Hall School (4m) and Ellesmere College (11m). Walford and North Shropshire College Oswestry Campus (5m).

On top of the superb on site equestrian facilities the property is blessed with outstanding out-riding from the farm door along miles of Forestry Commission tracks / moorland & the hills can provide excellent fitness training. Furthermore equestrian enthusiasts can enjoy Hunting with North Shropshire or Sir Watkins Williams Wynn Hunts & Horseracing at the nearby Bangor on Dee or Chester Racecourses.



Description

The vendors have developed & harnessed the facilities at Carreg Y Big Farm to provide the base for Oswestry Equestrian Centre, Livery Yard & Bed and Breakfast businesses. There are tremendous commercial opportunities on hand here whether this is through the continuation / expansion of any of the existing business or alternative ideas a future purchaser may have. The Equestrian Centre, Livery & the Bed & Breakfast are run as a "Going Concern"; figures can be provided on application to interested parties. The Equestrian Centre benefits from exceptional equestrian facilities (which are described in full below) & a thriving full, part & DIY livery yard. The vendor reports strong Bed & Breakfast trade which benefits greatly from the property being situated on the "Offas Dyke" ensuring a regular flow of guests.



Carreg y Big Farmhouse

A three bed traditional farmhouse, blessed with many original features throughout including exposed ceiling timbers, exposed stone walls and fireplaces. The property is entered through the front entrance door into a Porch through to the Living Room, situated at the heart of the house, with a feature open stone fireplace, housing a wood burner on a slate hearth. There are doors off to the Breakfast Kitchen with a 4 oven Aga, tiled flooring, base and wall mounted units, integrated dishwasher & front aspect. The Sitting Room has twin windows to the front aspect, an inglenook with a sealed fireplace, stone surround and slate hearth. The Back Kitchen / Utility Room is currently used as an Office & has tiled flooring, sink and base cupboards, with door off to the Rear Entrance & Boot/ Cloak Room housing the oil fired boiler. From the office, a hallway leads to a further Utility Room & a separate Family Bathroom with roll top bath, WC, hand wash basin & heated towel rail.

At first floor level the landing leads to a Master Bedroom with an En-suite Shower Room & two double Bedrooms.

Carreg y Big Guest House / Bed & Breakfast

The B & B is ancillary accommodation attached to the farmhouse to form an L shape building, originating from a barn conversion. It has many similar features of exposed ceiling timbers & stone walling. The B & B has its own front door but is also accessed off the farmhouse Kitchen into a Dining Room; this could easily be used with the farmhouse for entertaining when the B & B was not in use. The Dining Room has a log fire & window to side aspect. Stairs from the Dining Room lead to the first floor landing where there are doors off to two double /twin Bedrooms, a single Bedroom, a guest Sitting Room, a Bathroom & a separate Walk in Shower. From the guest Sitting Room stairs lead down to a ground floor Hallway & front door entrance, where further rooms include a small guest Kitchen, WC, Boot / Store Room & a further double Bedroom.



Externally

The property is approached up a front entrance drive into a front of house parking sweep, with lawned gardens & shrub borders either side. Within the garden is a detached stone built Garden shed / Summerhouse (4.6m x 4.5m) providing good storage space, mezzanine floor, electric & water.

There is separate rear entrance to the Equestrian Centre providing good access and leading to parking areas (Planning Permission granted to extend) for horseboxes, farm vehicles and clients.

The Equestrian Centre & Livery Yard has excellent on site facilities & there is an extensive range of Outbuildings. A summary of the principal features includes:

- Up to 30 loose boxes split within 3 Barns
- 2 x American Barn stable blocks with 20 boxes (37m x 12m) & 8 boxes (18.3m x 8.7m),
- Barn (8.7m x 3.6m) with 2 large isolation / foaling boxes.
- Two alarmed Tack Rooms, Lean to Store Shed with hot water Wash facility
- Heated Facilities / Training Room (11.2m x 5.6m), M & F WC's, Vending machine, Canteen, Lounge Area.
- Indoor School (43m x 23m), lighting & irrigation system, surface mix silica sand & Manchester plastic granules, 50 seat viewing gallery.
- Outdoor floodlit Manège (50m x 20m) surface as above (planning to extend to 60m x 30m).
- Large Agricultural Storage Barn (18m x 12.7m), Garage (6m x 6m).
- Cross country jumps, Muck Heap, Horsebox Parking, 5000L Red diesel tank.
- Wonderful hacking / out riding along miles of Forestry Commission tracks and Moorland.

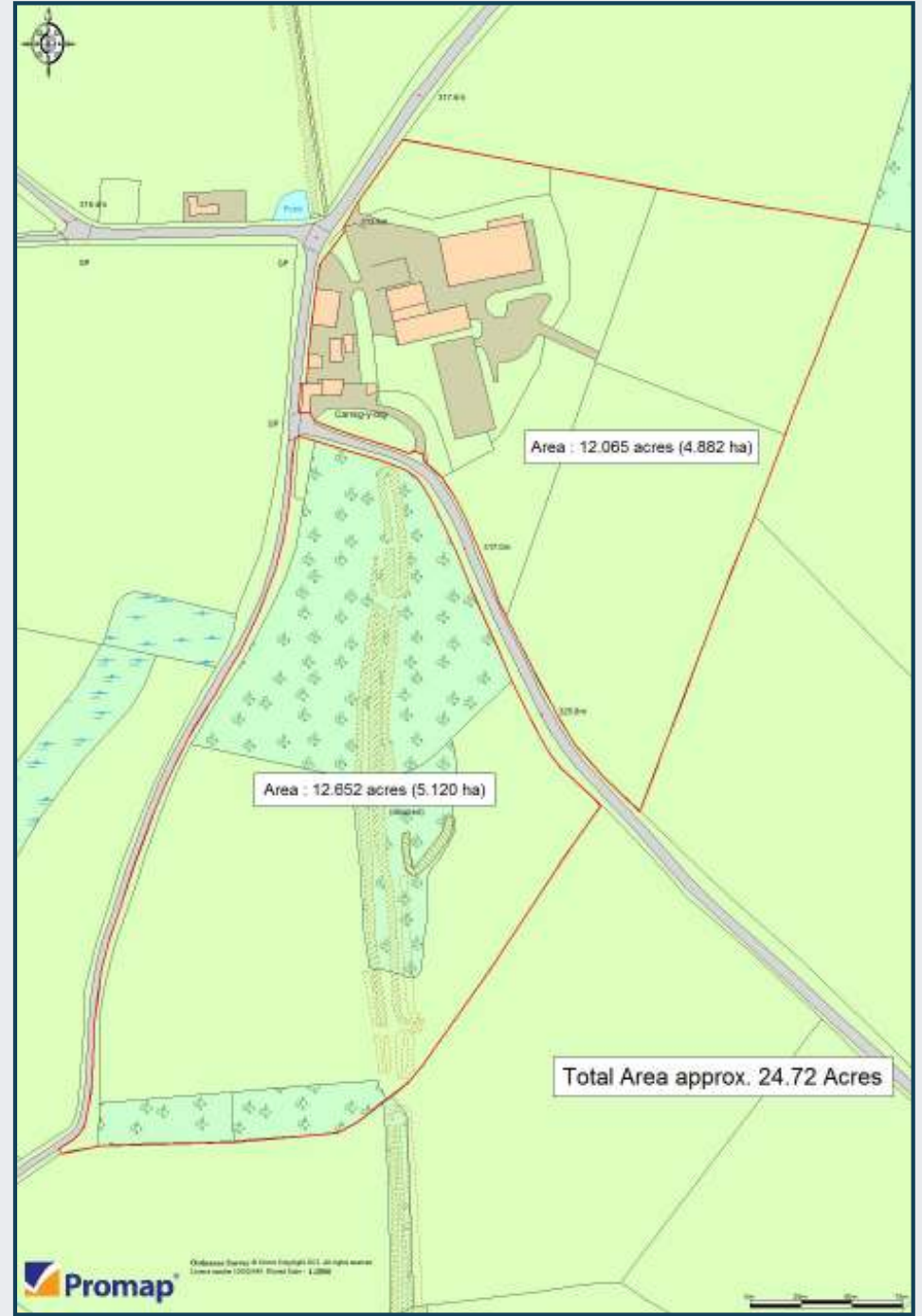


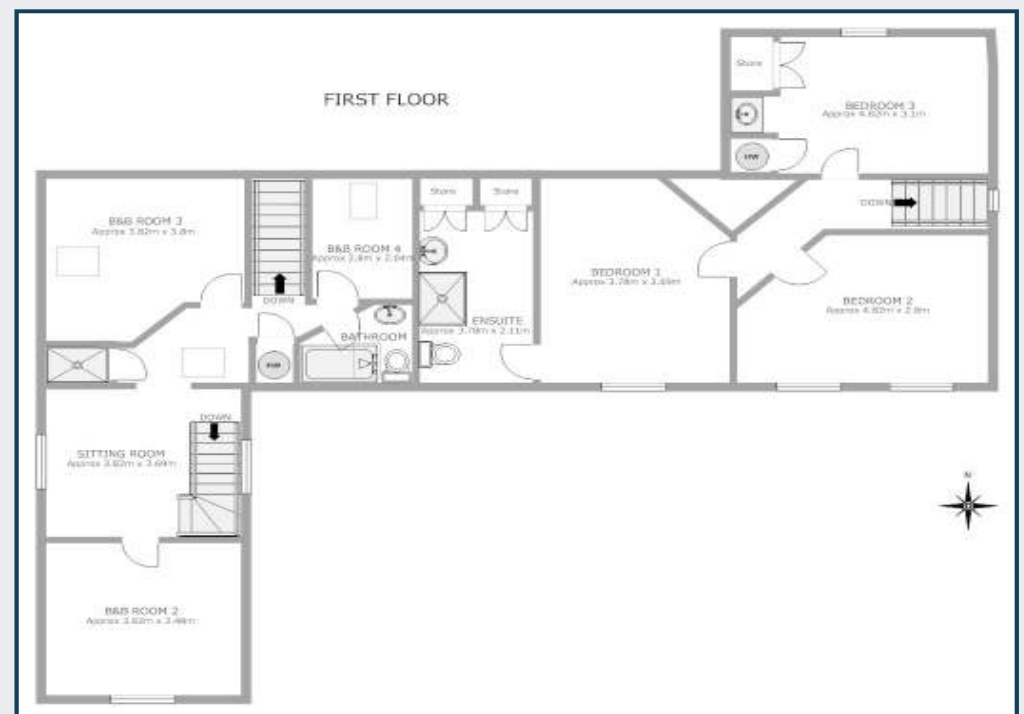


Oswestry Equestrian Centre, Livery Yard & Bed & Breakfast have their own websites:
www.oswestryequestriancentre.co.uk &
www.carreg-y-bigfarm.co.uk whereby you may wish to browse for further information on the running of the yard, facilities & charges.

Land

In all about 25 acres. The land is managed and subdivided into numerous grass post and rail fenced paddocks, with protective electric wire to each rail, to provide turnout for the livery yard. The land is currently registered for Single Farm Payments and all entitlements will be transferred with the sale.





Services

Mains Electricity & Water. Private Drainage via Septic Tank.
 Oil Central Heating. Separate oil tank for House and Facilities Centre.
 Double Glazed throughout.

Local Authority

Shropshire Council 0345 678 9000
 Council Tax Band E (1822.64 for 2013 / 14)

Tenure

Freehold

Directions

From Esso Garage roundabout on A483 / A5. On arriving at this Mile End Island adjacent to the Esso Services, take exit towards Oswestry Town Centre. Continue over bridge and take left fork towards Llansilin and Selattyn. Continue over traffic lights and take first right into Welsh Walls. Continue to end of Welsh Walls and turn left towards Llansilin (B4580). Nb: Do not turn right to Selattyn at the Fire Station. Continue along B4580 to crest of hill and turn right along "Ffordd Carreg-y-big" signposted to Selattyn. Carreg-y-Big Farm B&B and Equestrian Centre can be viewed on the right at the base of the hill. Turn right at T Junction and right into Main Yard.



Address: Sugar House, Sugar Lane,
 Manley, Nr. Frodsham,
 Cheshire, WA6 9HW

Tel: 01928 740 555
 Email: rburton@jacksonequestrian.com
 Web: www.jacksonequestrian.com

JACKSON EQUESTRIAN LTD for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order, or fit for their purpose, neither has the agent checked legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.