



Llwyntidmon Hall
Oswestry, Shropshire



Llwyntidmon Hall

Maesbrook, Oswestry
Shropshire, SY10 8QF

A charming Grade II Listed hall with excellent equestrian facilities & approx. 15 acres, near Maesbrook, Shropshire.

- Spacious 5/6 bed 17th century hall with a host of original features.
- GF: farmhouse kitchen, study, lounge, sitting room, hall, family bathroom.
- FF: master bed (en-suite bath), guest bed (en-suite shower), 3/4 further beds & family bathroom.
- Garden room attached to the house, looking out over the mature gardens & orchard.
- Extensive equestrian facilities & outbuildings, suitable for private or professional use.
- Traditional 8 box stable yard & an American barn with further 7 stables, hay/bedding/vehicle store.
- Coach house with scope for ancillary accomodation conversion subject to pp.
- Manege 35m x 19m and a 4 furlong all weather canter loop.
- Scope for a range of alternative business opportunities subject to PP.
- Approx. 15 acres, range of grass P & R fenced paddocks with water & electricity.

Approximate distances (miles):

Llanymynech 1m | Knockin 2.5m | Oswestry 7m
Welshpool 11m | Shrewsbury 15m | Ellesmere 15m
Wrexham 21m | Chester 33m



Situation

Llwyntidmon Hall is situated in a delightful rural location between the villages of Knockin & Llanymynech, amongst open farmland & with scenic views. A good range of local amenities are available at Llanymynech & Knockin including a post office/shop, church and public houses. The nearby market towns of Oswestry & Welshpool offer 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 via the A5. A local train station can be found at Gobowen or Welshpool offering 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. Maesbrook is on the local bus route and is in the catchment area for the well-known Corbett School in Baschurch and Kinnerley Primary School. Further schooling is available locally at The Marches School & Oswestry School, Moreton Hall, Shrewsbury School & Ellesmere College.

On top of the excellent on-site equestrian facilities, the property is blessed with miles of out-riding from the door along miles of country lanes. Also, nearby is Radfords Equestrian Centre with indoor & outdoor arenas, plus cross-country Course (1/2 mile), and Lower House Equine veterinary clinic (1/2 mile). Furthermore, equestrian enthusiasts can enjoy Hunting with North Shropshire, South Shropshire, Sir Watkins Williams Wynns Hounds or The Tanatside. Horseracing nearby is at Bangor on Dee or Chester Racecourses and numerous point to point meetings locally.





Description

Llwyntidmon Hall comprises a charming early 17th Century Grade II listed Hall, offering spacious, well proportioned family accommodation over two floors with a wealth of original period features. The Hall sits within its own well stocked landscaped gardens & orchard. There is an expired planning consent for a rear conservatory, with obvious options to reinstate. The property further benefits from a CCTV camera system.

A major feature of the property is the extensive onsite equestrian facilities, outbuildings and land. The facilities, in brief, comprise of 15 stables, tack & feed rooms, spread across 2 yards, one of which is a traditional brick built stable yard & the other within an American Barn Style portal framed agricultural building (with scope for further stabling). Within the Traditional yard is the two storey Coach House that has obvious scope for conversion to provide ancillary accommodation (Granny/groom's flat), subject to required planning permission. A manege, an all-weather flat canter loop, a Horse Walker, woodchip turn out paddocks & a further range of grass post and rail fenced turnout paddocks with water. The property in all totals about 15 acres.



The property will have particular appeal to a family with professional and/or private equestrian interests. The current vendors have used the property as a Thoroughbred Stud Farm & pre-training centre. It should be noted that there is considerable scope to explore a host of alternative income streams subject to necessary planning consents such as Bed & Breakfast, equestrian tourism, holiday let, livery yard et al.

Accommodation

The accommodation is arranged on two floors and has a wealth of exposed beams/timbers and period features. There is under floor heating throughout the ground and first floor. The Farmhouse Kitchen has been recently refitted by the current vendors with a new oak fitted kitchen, granite work tops, integrated dishwasher, fridge & freezer, microwave, Bosch electric Hob and Oven, tiled flooring & exposed ceiling timbers. Dual aspect windows & a rear entrance door.

Internal doors off the kitchen lead through a large Inner Hall onto the downstairs Bathroom with a luxury Jacuzzi bath. A further door to the Snug / Study with original plank & muntin timbering, exposed ceiling timbers & an under stairs storage cupboard. An impressive Lounge has a large inglenook fireplace with inset multi fuel burner, exposed ceiling timbers, dual aspect windows and door opening to the garden. Beyond is a Sitting Room with a carved oak surround open fireplace, exposed ceiling timbers, original plank and muntin wall timbering & dual aspect windows.

From a second inner hall stairs lead to the first-floor landing having a vaulted beamed ceiling & exposed wall timbers. The master bedroom suite comprises a double bedroom, with vaulted beamed ceiling & exposed wall timbers, built in wardrobes & an En-suite Bathroom. The guest suite comprises a large double bedroom with vaulted beamed ceiling and exposed wall timbers, feature fireplace & an en-suite Shower Room.

There are a further 3/4 bedrooms (one is currently being used as an office) and a family bathroom.

Externally

The property is accessed by a quiet lane with one driveway leading through a gated entrance to a large concrete hard standing area. In addition, the property maybe accessed through a shared gravel drive leading to





a gravelled area for ample parking and access to the house. The main entrance is on the B4398 via gates which meets the hard-standing area previously mentioned.

The gardens are a special feature having been carefully landscaped with sweeping lawns, well stocked flower and shrub beds and borders, ornamental trees, a large feature fish pond with a waterfall feature and rock garden and an orchard with several varieties of fruit trees. Immediately to the rear of the property is a further small garden area with an original 'ice house' forming an attractive feature, small lawn, rockery and paved terrace.

There is planning consent for the erection of a conservatory, whilst adjoining the house is an attractive single storey Garden Room having full height and width glazed windows and a door overlooking this garden area whilst a further window and door leads to the front garden and driveway.

Equestrian Facilities / Outbuildings

The property has excellent on-site equestrian facilities & outbuildings. A summary of the principal features includes:

- Up to 15 loose boxes split between two yards.
- Traditional L shaped brick stable yard with 6 stables, 2 foaling boxes and tack room.
- Two-storey stone-built coach house, currently with GF store room, living room, bathroom & FF bedroom (obvious scope to convert sub to pp).
- American barn (18.3m x 18.3m) with 7 stables, concrete floor, hay store/vehicle parking area.
- Outdoor arena/manege – 19m x 35m, woodchip surface, post and rail fenced.
- 4-furlong circular canter loop, with a wood chip surface & full drained stone underlay.
- 4 space horse walker.



Land

In all about 15 acres, as seen on the land plan. Predominantly flat, fertile pastureland split into numerous post and rail fenced grass turnout paddocks. All with access to mains water.

Services

Mains water and electricity. Private drainage via a Bio-spiral unit. Oil fired Central Heating. Secondary glazing throughout.

CCTV. Local Authority: Shropshire Council 0345 678 9000 (Council Tax Band F).

Directions

From Llanymynech turn on to the B4383 towards Maesbrook & Knockin. After ½ m proceed straight over a small round about, after a further approximate 1m the property will be on your right-hand side.

Agents Note

An environmental search will show that the land is listed as having a 'low risk to flooding'. The vendors report that in the whole time of their occupancy (over 12 years), this has only rarely resulted in the furthest corner of the large paddock holding some surface water and does not materially affect the property. We are instructed not to accept any viewings from applicants who feel this may affect their decision to purchase Llwyntidmon Hall.



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