



Bron Y Gadfa
Oswestry | Shropshire



Bron Y Gadfa

Rhos Y Gadfa | Oswestry
Shropshire | SY10 7BN

A refurbished & extended period Farmhouse, with superb equestrian facilities, extensive range of outbuildings & approx. 6 acres.

- GF: Entrance Hall, Sitting Room, Living Room, Open plan Kitchen/Dining Room, Utility, Cloakroom/Boot Room/WC, Conservatory, Games Room, Study, WC, Sauna, Gym.
- FF: Landing, Four Double Bedrooms, Family Bathroom, Dressing Room.
- Large south facing Patio area extending to Garden; Garden Stores.
- Extensive range of flexible Outbuildings with scope for a host of alternative uses (subject to planning permission).
- Excellent Equestrian facilities including:
 - American Barn with 7 Stables & Feed room leading to covered hard standing concrete collecting area & Shelters and Tack Room.
 - Manege 40m x 20m; P & R fenced.
 - Multiple concrete and hard standing yard areas for good access, parking & storage.
 - CCTV, Wi-Fi & IP cabling to the outbuildings.
 - Approx. 6.44 acres, P & R fenced paddocks, auto water drinker and field shelter.

Distances (approx. miles)

St. Martins 2m | Gobowen 2m | Oswestry 5m

Ellesmere 7m | Wrexham 12m | Shrewsbury 20m

Chester 24m | Liverpool 50m



Situation

Bron Y Gadfa is situated in a delightful, tranquil, rural location between Ellesmere & Oswestry. There are some fine views available around the property but particularly to the rear across its own land and beyond.

Gobowen (2m) lies on the A5/A483 connecting roads between London and Holyhead. The village has regular bus links with local towns and the railway station is served by Arriva Trains Wales with regular trains connecting to Wrexham, Chester and Shrewsbury. The village has shops, medical facilities and schools including various local tourist attractions including Park Hall Countryside Experience, Chirk Castle, Whittington Castle and the Shropshire Union Canal. The Robert Jones and Agnes Hunt Orthopaedic Hospital is sited nearby.

Good schooling is available locally at Oswestry School (5m), Moreton Hall School (3.5m), Ellesmere College (7m), and North Shropshire College Campus (14m). The market towns of Oswestry & Ellesmere also offer an extensive variety of recreational and leisure facilities with the medieval county town of Shrewsbury being within easy commuting distance via the A5 which also provides good road connections both north and south. International airports are within reasonable motoring distance from Manchester, Liverpool & Birmingham.

On top of the superb on site equestrian facilities there is some good outriding available via the local country lanes. Furthermore, the nearby Brynkinalt Estate offers via a membership an opportunity to ride around their designated internal tracks and forestry. Equestrian enthusiasts can enjoy trail hunting with North Shropshire or Sir Watkins Williams Wynn Hunts & Horseracing at the nearby Bangor on Dee or Chester Racecourses.





Description

The farmhouse has been recently extended & refurbished to provide superb five bedroom family accommodation whilst retaining multiple period features including decorative bedroom fireplaces, exposed beams & timbers.

Bron Y Gadfa is entered through a covered canopy style porch with an 1882 dated stone above leading into the entrance Hall with continued decorative quarry tiled floor and stairs rising to the first floor with spindled bannisters. The Sitting room and Living room situated either side of the hall both benefit from a large window to the front, picture rail, original coving and have a tiled open fireplace and inset multi-fuel burner respectively.

From the hallway leads to the open plan Kitchen / Dining room with tiled floor, beamed ceiling and a feature marble fireplace with inset gas fire. Doors lead to the Utility, Cellar and the Conservatory which flows out to the large patio area and Gardens beyond which all lie to the southerly aspect of the property. The Conservatory, Games Room, Office, WC & Sauna are superb recent additions by the vendors providing flexible accommodation space. Furthermore there is a connecting door from the Sauna area to the adjoining outbuilding, currently use as a Gym. The Boot Room / Cloakroom is located off the Utility with a back door to the rear courtyard and outbuildings.



From the front entrance hall, stairs to a first floor landing provide access to four well-proportioned double bedrooms, all with decorative period fireplaces and excellent views. The Family Bathroom and Dressing Room (or 5th Bedroom) all complete the first floor level.

Externally

The property is approached via double wrought iron gates onto a gravelled parking sweep for several cars. There is further gated access to the rear yard areas via a side lane. The yard areas are concrete around the barns, with a large hardstanding area providing excellent access to the bottom paddocks and decent parking and turning areas for multiple vehicles.

There is a spacious lawned garden to the southerly aspect of the property with a feature mature Monkey Puzzle tree & perimeter hedging. A large patio entertaining area is adjacent to the conservatory with low level brick wall perimeter with steps down from the garden.

Equestrian Facilities

An American Barn style barn containing 7 stables and concrete floor with central passageway and Feed Room.

The barn has been recently re-roofed and has a useful single bay open sided extension to the rear that leads out to a concrete surfaced area housing a double Field Shelter and offers direct access to the paddocks.

A lean-to area off the American Barn provides a covered yard area offering good storage for vehicles, farm machinery, bedding or spectator area to the Manege.

Manege - 40m x 20m

Recently installed, with silica sand and flexi fibre surface, post and rail perimeter fencing.

Tack Room of timber construction with window & door.



Outbuildings at Bron Y Gadfa Not to scale



Outbuildings (refer to plan for identification)

Garage - A brick built garage with double timber doors, adjoining small Log/ Coal store off and Store (6) a small brick built twin storey outbuilding.

Garden Store Room with power and light connected.

The Gym adjoins the house & can be accessed from the house via the hall near the Sauna area.

Store 4 & 5 - These are two workshop areas; Store 4 has a first floor that is set up for use as an outside office.

Store 1,2,3 - An L-shaped detached single storey outbuilding, divided into 3 sections, situated in the rear yard & as such it would offer the most privacy for any potential conversion.

The extensive range of outbuildings currently provides excellent workshop and storage space; they feature an array of superb beams and exposed timbers, the vendors report they are fully IP cabled, have CCTV & Wi-Fi hubs. As stated previously they do offer tremendous scope to explore other uses such as holiday lets, equestrian tourism, annexed residential, offices, workshops, additional stabling etc. (all subject to any relevant planning consents).



Land

In all approx. 6.44 acres; there are multiple post and rail fenced grass paddocks with access from the Stables all having automatic water drinkers connected.

Services

Mains electricity & water
Private drainage via septic tank
Oil fired central heating
Rayburn (oil) contributes to the Hot Water
Double glazed uPVC windows throughout
EPC – E (potential B)

Local Authority

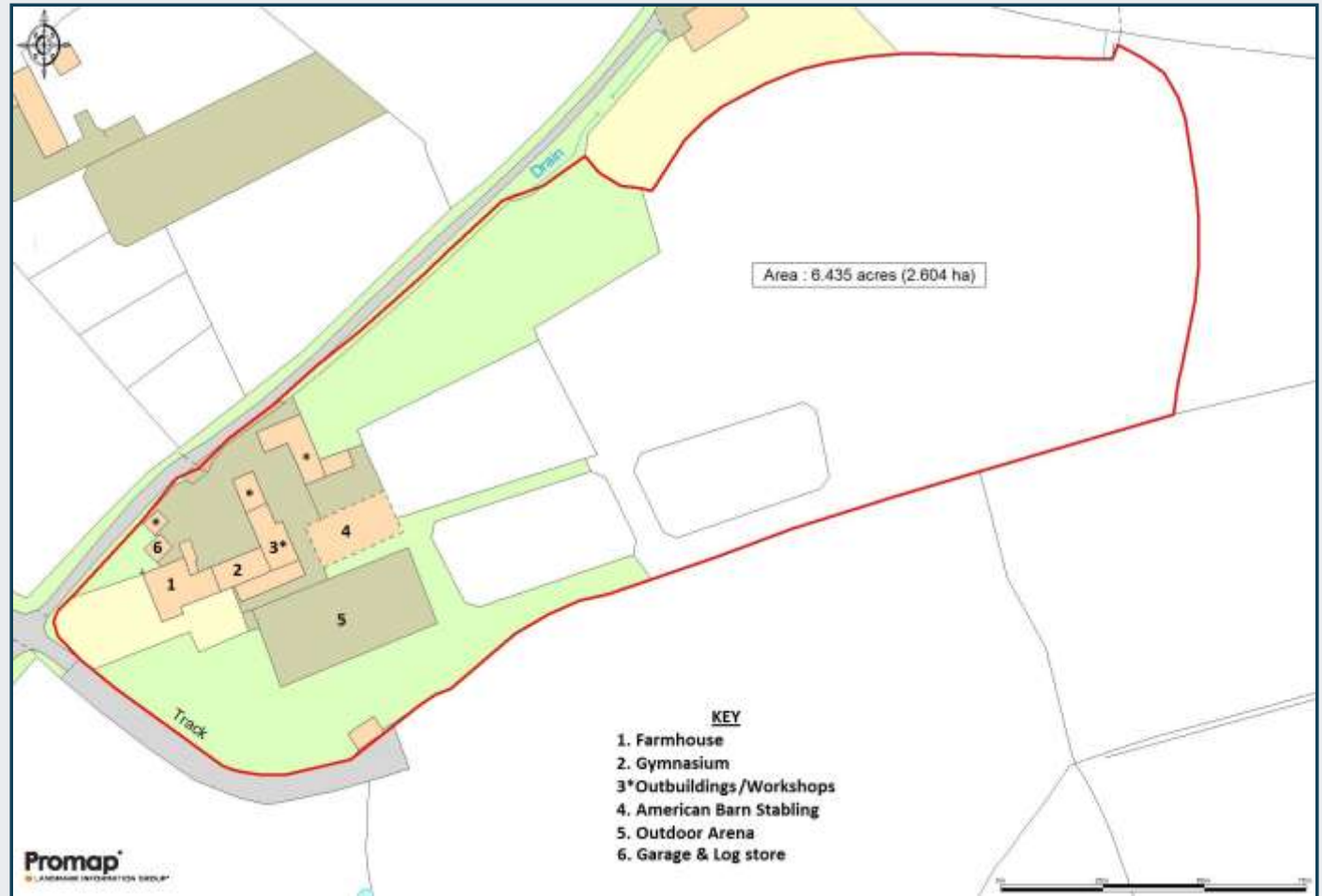
Shropshire County Council
www.shropshire.gov.uk
Tax Band - E

Viewings

Strictly by prior appointment with Jackson Property.

Directions

Post Code: SY10 7BN
For detailed directions, please contact the agents.



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