



Moorehouse Farm
Oswestry | Shropshire





Moorehouse Farm

Craigllwyn, Oswestry, Shropshire, SY10 9BH

An impressive equestrian and leisure estate with extensive accommodation and successful income streams, within 27 acres.

- A spacious 5-bedroom property with extensive accommodation arranged for a B&B business.
- GF: large kitchen/breakfast room, utility, boot room, large formal living room, office, large dining room.
- FF: master bedroom with large en-suite, two double bedrooms with en-suite, 2 further double bedrooms and a family bathroom.
- Adjacent 1-bed annex with kitchen and living room and bathroom.
- Mature gardens and entertaining areas.
- Steel portal framed bespoke equestrian building with 19 "Tailored" stables, secure tack rooms, kitchen facilities and wash-down bays.
- Further steel framed buildings used for storage and workshops.
- 60m x 30m floodlit arena with Andrew Bowen surface and covered viewing platform.
- Caravan and camping facilities, including bespoke shower and WC facilities.
- Well fenced and secure paddocks with farm ride running along the boundaries. In all about 27 acres.

Trefonen 2m | Oswestry 3.5m | Ellesmere 12m
Ruabon 13.5m | Llangollen 15m | Wrexham 18m
Shrewsbury 22m | Chester 30m



Location

Moorehouse Farm is located in the idyllic Shropshire Countryside with far reaching views towards the Welsh hills. The property is easily accessible, being a short distance from the A483, which connects Oswestry to Wrexham and beyond to Chester. The A5 trunk road is within easy reach and provides a fast route to Shrewsbury and on to the M54 linking the M6.

The nearby Market Town of Oswestry is only a short distance and includes a wide range of day to day amenities including a number of major grocery stores, pubs, wine bars, coffee shops, restaurants, retail shops and local deli's. Oswestry has nursery, primary and secondary schools available including Oswestry School; further afield are Ellesmere College, Shrewsbury School and Kings and Queens schools in Chester.

Oswestry is blessed with sporting facilities including rugby, football and cricket. All clubs compete to a high standard and have teams of all ages with youth coaching most weekends. There are gym and sports facilities at the leisure centre within the town and two golf courses at the Mile End and Oswestry.

The area is outriding heaven with superb outriding off the local country lanes and nearby bridle network. For equestrian users, the property is well placed being within easy reach of a number of prominent equestrian venues including Radfords (Llanymynech BE) Berriewood BE, Cholmondley Castle BE, Bolesworth, Kelsall Hill and Somerford park to name a few. Hunting locally is with The Tanatside, Sir Watkin Williams-Wynn's, The South Shropshire and United Packs.





Description

The farmhouse is positioned at the end of a long driveway with its own land on both sides. It is a substantial dwelling, which has been operating as a successful B&B over recent years. The property has been tastefully modernised to create a welcoming space for guests, whilst keeping private and homely rooms for family living.

The ground floor consists of a reception hallway, with two large reception rooms off. The first is the private living room with feature open fireplace. The second reception room is a large dining and relaxing area for B&B guests with large fireplace and wood burner. Adjacent is the kitchen, with a range of wall and ground mount units and integrated appliances. There is a 4-oven oil fired AGA with gas fired extension and further 2 ovens. The rear of the property has a large boot room and utility with office/Garden room adjacent.

The first floor consists of a master bedroom suite with shower and bath en-suite. There are two large double bedrooms with shower/bath en-suites, 2 further double bedrooms and a family bathroom.



Adjacent to the farmhouse is a 1-bed annex, which is connected to the main farmhouse on the first floor. This annex has a brand-new kitchen and living room. It has been run alongside the B&B business as a self-contained holiday let.

The property has been run as a successful B&B business alongside a family home.

Outside

Surrounding the property is mature gardens with an array of flower beds, lawned areas, trees and hedgerows. The current owners have invested in the garden areas with fencing and dog friendly areas.

The principal building is a steel portal framed construction under a corrugated roof. This is a bespoke building, which has been designed with the upmost detail. It consists of 19 "Tailored" 12 x 12 stables, wash bays, secure tack and rug rooms, kitchen facilities and full CCTV. The building has been designed to create as much natural light as possible with the best ventilation, including a bespoke ridge screen. This building has been designed with DIY liveries in mind and is an excellent example of what can be achieved.

Adjacent to the above is a steel framed lean-to with open sided elevation for storage. There is a further steel portal building connected, currently used as a workshop and storage. Opposite the main building is a new steel portal building for storage of hay, straw and bedding.

The floodlit arena is 60m x 30m and contains an Andrew Bowen surface. At one end is a timber constructed building for spectators and there is also an adjoining timber building for jumps Storage. The arena has planning permission to be converted to an indoor arena, but this has not been built.

The property has a timber framed chalet with an open plan living space and bedroom. Beyond is the camping and caravan site with electric points for each bay. There is a newly built shower and WC block with disabled facilities, hot water and kitchen facilities.





The property has all the necessary accreditations for the leisure and tourism facilities. It is accredited by the BHS and offers successful income streams. The existing website is www.moorehousefarm.co.uk.

Land

The land equates to 27 acres in total and is divided into 21 paddocks, all fenced with high tensile equestrian fencing. All paddocks have water available and there is a long farm ride running around the boundary of the land.

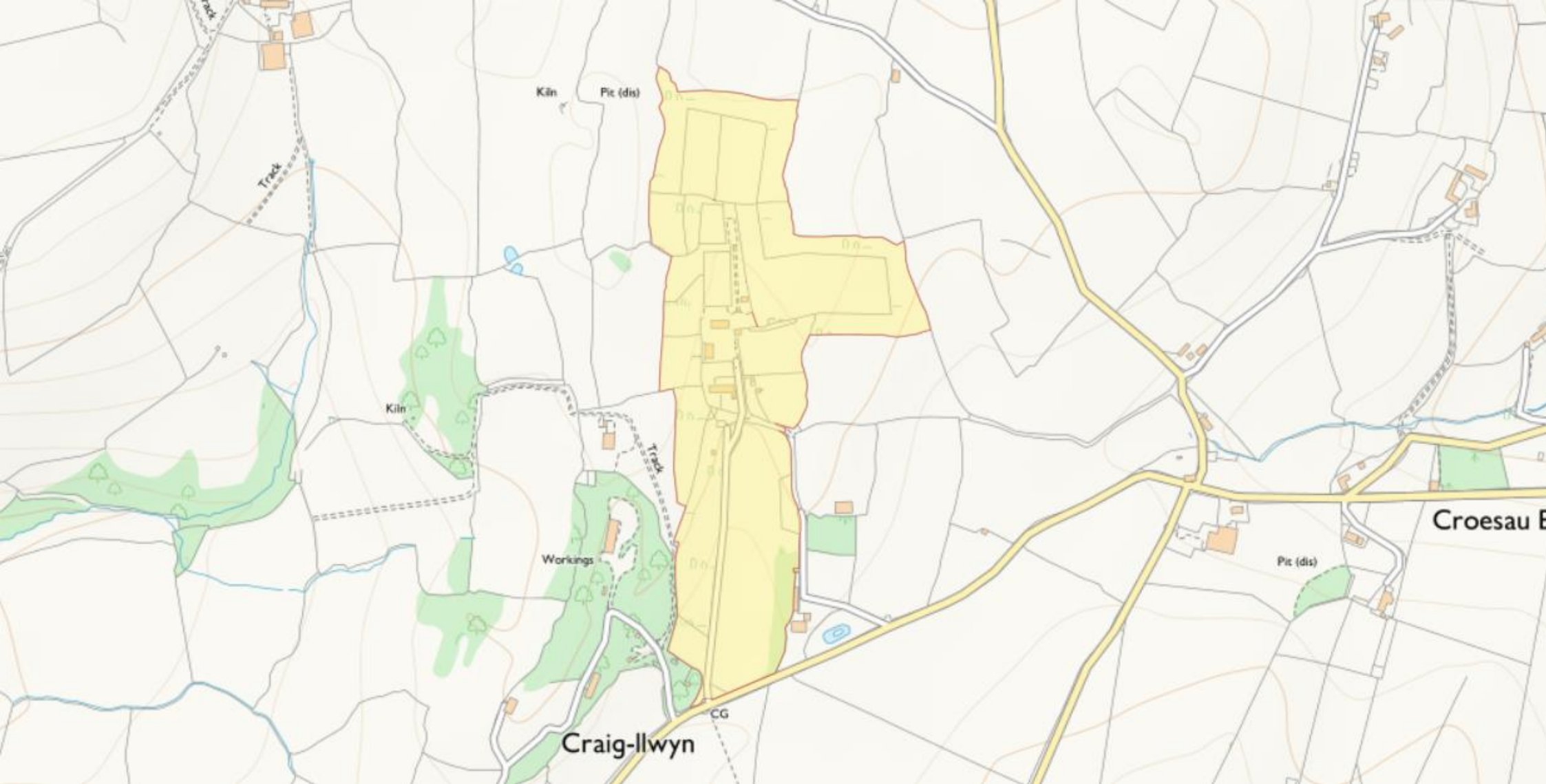
Services

Mains water and electricity
Oil fired central heating
Propane gas on site with the AGA and shower facilities.
Private drainage

Viewing

Strictly by prior appointment with the agents Jackson Property on 01948 666695 or 01743 709249.





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