



The Paddock  
Sarnau, Llanfyllin



LARCH  
PROPERTY



# The Paddock

Sarnau, Llanfyllin  
SY22 6QL

A unique equestrian property, with a detached residence, extensive outbuildings and facilities

- A 3 bedroom property with extensive equestrian facilities and potential for further development subject to planning permission
- Dining kitchen, utility, boot room, formal living room, office, WC and sauna
- Principal bedroom with fitted wardrobes, two further bedrooms and family bathroom
- Multipurpose garage with secure tack room to the rear
- Mature gardens and al fresco entertaining areas
- Range of buildings with 5 stables, tack rooms and storage
- Additional detached buildings, ideal for use as workshop and machinery storage
- Purpose built Menage and horse walker
- Well fenced and secure paddocks
- In all about 5.04 acres.





## DESCRIPTION

The Paddocks is a unique detached property, set within a sought-after location with outbuildings and land. Well-presented throughout, and offering potential for renovation and extension, the residence is set back from a quiet country road and is approached down an sizeable post and rail lined driveway.

A brick-built construction and under a slate roof, the front door opens into a generous hallway providing access to two well sized reception rooms. Off the hallway, the living room, with stone-built fireplace and wood-burner offers spacious accommodation. Opposite, the dining room benefits from additional space, with flexibility for a home office, snug or reading room.

Boasting ample worktops, the dining kitchen is well-proportioned with advantage of substantial utility room beyond. The utility also acts as a handy boot room with rear entrance to the back yard, leading through to downstairs shower room with WC.

The first floor consists of the principal bedroom, a good size with fitted wardrobes and stunning views of the neighbouring countryside. A further two bedrooms and family bathroom complete the accommodation.

## EXTERNALLY

Established gardens wrap around the property on two elevations, boasting level lawns, mature trees and flower beds.

The principal stabling building is of concrete construction under a corrugated roof. Designed in a U-shape around a concrete yard, there are 5 good size stables with secure tack room and stores. These







could be interchanged to create more stabling if necessary.

Adjacent to the stables is a part open sided steel-built building used as storage and machinery parking. There are two further buildings, one has two further stables and the other is a workshop. In the middle of the yard is a horse walker and a purpose-built arena measuring 49m x 30m (max).

#### LAND

The land equates to 5.04 acres in total and is divided into 3 paddocks, all paddocks are fenced and linked with a water supply

#### LOCATION

Located in idyllic Powys Countryside with far reaching views towards the Welsh hills, Moorehouse Farm is easily accessible, being a short distance from the A483 connecting Oswestry to Welshpool and beyond to Chester. The A5 trunk road is within easy reach and provides a fast route to Shrewsbury with links to the M54 and M6.



The nearby Market Towns of Welshpool and Oswestry are a short distance, providing 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 delicatessens. Oswestry has nursery, primary and secondary schools available including Oswestry School. Further afield are Ellesmere College, Shrewsbury School, Presfelde and Kings and Queens schools in Chester.



Both Oswestry and Welshpool boast excellent 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. Gym and fitness facilities are plentiful in the area with golf courses located at Mile End and Oswestry.

The area is outriding heaven with superb hacking off local country lanes and nearby bridlepath network. For equestrian users, the property is well placed being within easy reach of several 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.

#### DISTANCE IN APPROX MILES:

Arddeleen 2m | Oswestry 12 miles |

Welshpool 7m | Wrexham 25m | Llangollen 27m

Shrewsbury 18m | Chester 37m

#### SERVICES

Mains water and electricity with solar panels

Recently installed Airsource central heating

Private drainage

EPC:

COUNCIL: Powys County Council

TAX BAND: G

#### VIEWING

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







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