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Hollowoak Throcking Road, Cottered, Herts, SG9 9RB

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Price £600,000

Set within approximately 12.6 acres of Hertfordshire countryside, Hollow Oak is an extensively equipped equestrian facility situated close to the rural hamlet of Throcking and less than two miles from the market town of Buntingford.

The property is approached via a substantial hardstanding entrance with locking barrier and deer gates, leading along a hard track to the main stable yard. The site benefits from secure internal gates and fencing, CCTV and generous hardstanding providing ample space for horseboxes, trailers and associated vehicles.

At the heart of the facility is a 60m x 20m outdoor riding arena, complemented by approximately nine/ten stables, a Claydon five-horse walker, Monarch pen, central turnout area and winter turnout pen with double field shelter. Additional facilities include a horse wash and sauna, storage stable/barn and a substantial recently constructed concrete muck heap with large apron.

The land is divided into five principal paddocks, three with timber field shelters, with water provision extending across the site and mobile water bowsers. A Derby bank and canter track extend around the upper fields, while the surrounding countryside provides access to off-road hacking.

Hollow Oak has been significantly improved by the current owners and also benefits from solar-generated power with a back-up diesel generator, two 40ft storage containers and a further 20ft container, together with additional storage and hardstanding.

A separate lodge/cabin provides useful ancillary facilities including a fitted kitchen, walk-in shower/WC and additional room/office accommodation. Buyers should make their own enquiries regarding the permitted use of this accommodation.

Important information: The property is offered for equestrian use only and is subject to an existing restrictive covenant.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, IWestates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of IWestates estate agents.




























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