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Tamworth Road
Corley CV7 8AA

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A Rare Exceptional Equestrian Facility Set Within Approximately 11 Acres of Green Belt Countryside

Occupying an idyllic rural position within the Green Belt, this outstanding equestrian offers an exceptional opportunity to acquire a beautifully presented home alongside first-class equestrian facilities, all set within approximately 11 acres of well-maintained grazing land. Perfectly suited to professional riders, horse enthusiasts, breeders or those seeking the ultimate country lifestyle, properties of this calibre rarely become available.

The main residence combines modern comfort with timeless character. At the heart of the home is a stunning shaker-style kitchen, beautifully finished with premium granite worktops and a traditional Belfast sink, creating a practical yet elegant space for everyday family living. The welcoming living accommodation is centred around a magnificent inglenook fireplace, providing warmth, charm and a wonderful focal point that perfectly complements the property's countryside setting.

The accommodation has been thoughtfully arranged to maximise both space and

Completely separate from the main residence, ensuring privacy while offering outstanding practicality, is an impressive stable complex extending to approximately 3,526 sq. ft. This purpose-built facility has been thoughtfully designed with the serious equestrian in mind and incorporates 10 generous stables, each benefiting from automatic water feeders, together with a dedicated tack room, separate feed room, utility room and shower/wash-down room. The entire stable yard is protected by a comprehensive CCTV security system, providing peace of mind for both horses and equipment, while mains electricity and three strategically positioned external water taps make the day-to-day management of the yard effortless.

The surrounding 11 acres provide superb grazing land, ideal for keeping multiple horses, breeding stock or operating a private equestrian yard. The generous acreage offers excellent opportunities for rotational grazing and further enhancement, with potential for additional equestrian facilities such as a manège, horse walker or further agricultural buildings, subject to the necessary planning permissions.

The thoughtful separation between the house and the equestrian facilities creates the perfect balance between comfortable family living and the efficient running of an equestrian enterprise. Whether you are looking to accommodate competition horses, establish a boutique livery yard, breed horses or simply enjoy having your horses on your doorstep, this remarkable property is already equipped to support a wide variety of equestrian pursuits.

Combining a beautifully presented home, approximately 11 acres of Green Belt land,

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selling quality
property since 1995





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Dimensions

GROUND FLOOR

Entrance Hallway

Kitchen

5.13m x 2.69m

Living Room

5.18m x 2.97m

Utility Room

1.88m x 1.80m

Bedroom

4.04m x 2.39m

Bedroom

4.09m x 2.67m

En-Suite

0.91m x 2.41m

Bathroom

1.80m x 1.80m

TEN STABLES

Tack Room

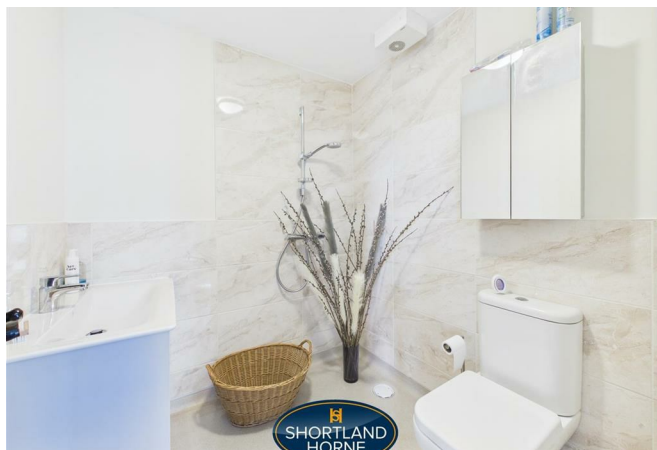
3.56m x 3.66m

Utility Room

2.64m x 3.66m

Shower

2.95m x 3.66m



Floor Plan



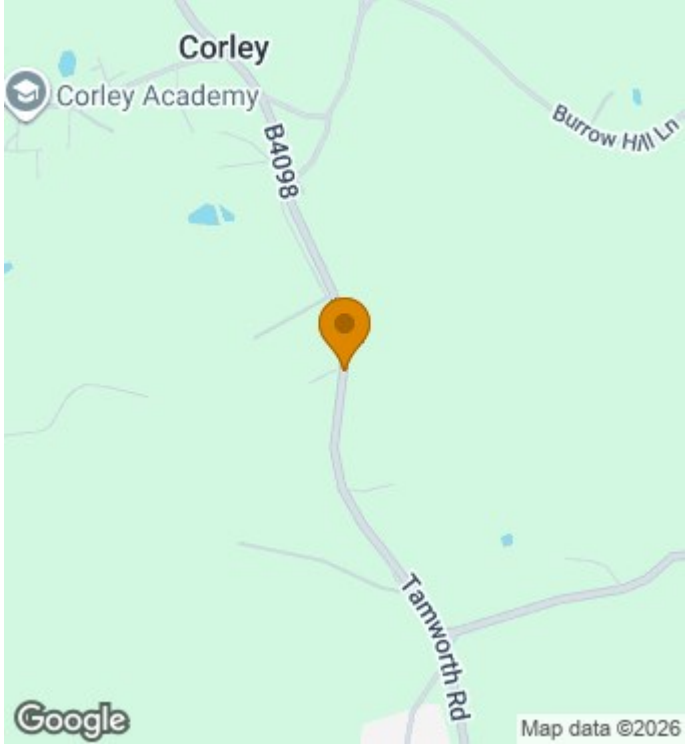
Approximate total area[®]
3526 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Location Map



Total area: sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

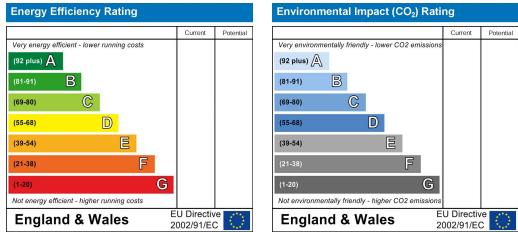
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

EPC



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