

Monthly Rental Of £2,000.00

2 Bedrooms | 1 Bathroom | 13.71 Acres

Stable Cottage with Equestrian Facilities, Shellbrook Hill, Sodylt, Ellesmere SY12 9EW

BOWEN

PROPERTY SINCE 1862

Stable Cottage with Equestrian Facilities, Shellbrook Hill, Sodylt, Ellesmere, SY12 9EW

General Remarks

Refurbished August/September 2026 Two-bedroom cottage with nine stables and equestrian facilities, set in the North Shropshire countryside near Ellesmere. Council Tax Band 'C', EPC 47|E. Rent excludes the holding deposit, security deposits and permitted payments.

General Remarks: Stable Cottage enjoys a rural setting between Overton On Dee and St Martins and benefits from some excellent equestrian facilities. The cottage sits close to the stable yard, away from the main residence, with views over the surrounding countryside. Having been fully refurbished in August/September this year the accommodation is arranged principally on the first floor.

Location: Stable Cottage enjoys a rural setting between Overton-on-Dee and St Martins and benefits from excellent equestrian facilities. The cottage sits close to the stable yard, away from the main residence, with views over the surrounding countryside. Approximate distances: Overton On Dee 2.4 miles | St Martins 3.2 miles | Ellesmere 6 miles | Oswestry 8.6 miles | Wrexham 9 miles | Chester 24 miles

Ground Floor Entrance Hall: 15' 6'' x 6' 10'' (4.72m x 2.09m) Ample space for boots and coats with room for secure tack storage if required. Radiator.



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Old Town Hall The Square Ellesmere Shropshire SY12 0EP

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Stairs to First Floor Landing Area: Radiator, Airing cupboard.

Lounge: 16' 8'' x 12' 7'' (5.09m x 3.83m) 'Clearview' wood burning stove, radiator. Views over open countryside.

Kitchen: 12' 3'' x 8' 3'' (3.74m x 2.52m) Newly fitted kitchen including a range of wall and base units with inset 1.5 bowl stainless steel sink and drainer with tiled splashbacks. Electric oven and hob with extractor fan above. Integrated refrigerator/freezer, freestanding dishwasher is provided and there is space for a washing machine. Window overlooking the stable yard.

Bedroom One: 16' 11'' x 14' 8'' (5.15m x 4.46m) Dual aspect windows. Walk-in wardrobe and radiator.

Bedroom Two: 16' 8'' x 7' 8'' (5.09m x 2.33m) Dual aspect windows, one overlooking the stable yard. Radiator.

Shower Room: 9' 8'' x 7' 6'' (2.94m x 2.29m) Suite comprising large shower cubicle with electric shower and tiled walls, pedestal wash hand basin with tiled splashback and low level flush WC. Radiator, partly panelled walls and skylight.

Garage: 15' 6'' x 9' 5'' (4.72m x 2.86m) 'up and over' door to the front, power and lighting laid on.

Parking: There is horsebox parking, two car parking spaces and a single car garage with power connected adjacent to the cottage.

Equestrian Facilities: The letting includes sole use of the equestrian facilities and yard, comprising nine stables. Five stables are arranged around the main courtyard, alongside a large open-fronted store and a very secure purpose-built tack room with internal timber cladding, a sink and fitted units and adjoining feed room. There is also a rug room with a plumbed-in washing machine and a separate hot shower wash box, created from a converted stable. The remaining four timber stables are situated to the rear, accessed from the main courtyard. One is sufficiently spacious to be used as a foaling box or for additional storage. Stable fittings include automatic drinkers, feed troughs, hay racks and rubber floor matting.

Manège and Horse Walker: 177' 2'' x 108' 3'' (54m x 33m) The outdoor manège has a silica sand and fibre surface, dressage mirrors at one end, and a distinctive setting enclosed by a low perimeter wall and railings with a wonderful view beyond. There is a bank to the two other sides. The four-horse walker is situated on the far side of the yard and has rubber sides and flooring.

Muck Heap : An accessible muck clamp serves the yard which is set on a concrete base. The tenant will be responsible for removal of muck from the clamp as and when required.

Grazing: Shared grazing is available within the property's approximately 13.71 acres, alongside the landlord's small flock of rare breed sheep. A mutually agreed rotational grazing arrangement will be established at the outset. Turnout is weather dependent and will be very limited during the wettest periods, usually February and March.

Services - Stable Cottage: Mains Electricity Mains water (Sub-metered and invoiced by landlord) Private drainage via a septic tank Oil-fired central heating and hot water Internet: Ultrafast broadband available up to 900 Mbps (Ofcom broadband checker) Mobile Coverage: Variable outdoor (Ofcom) Prospective tenants are advised to make their own enquiries regarding services, connectivity and associated costs prior to agreeing terms for the tenancy

Services to Stable Yard: Mains electric and water serving the stable yard will be sub-metered and invoiced by landlord

EPC Rating 47|E Council Tax Band 'C':

















Shellbrook Cottage, Sodylt Bank Ellesmere, SY12 9EW



Total Area: 97.3 m² ... 1048 ft² (excluding garage)

All measurements are approximate and for display purposes only

Letting Terms: Stable Cottage and the Stable Yard are offered under two separate agreements, subject to contract and satisfactory referencing. The total rent is £2000 per calendar month, payable monthly in advance, comprising: Stable Cottage: £925 pcm, under an Assured Periodic Tenancy Agreement. Stable yard: £1075 pcm, under a Licence to Occupy. This includes nine stables and use of the equestrian facilities and grazing as described. Electric & water to the stable yard will be sub-metered and invoiced by landlord in addition to the rent.

Security Deposits: Stable Cottage: £1067.00 approximately five weeks' residential rent. Stable yard: £2150.00 equivalent to two months' stable yard rent. Total security deposits: £3217.00 The property is available immediately, subject to contract and satisfactory referencing. The landlord would prefer a long-term letting. Once terms have been agreed, a holding deposit equivalent to one week's rent £213.00 for Stable Cottage will be requested to reserve the property and mark it 'Let Agreed'. This will be credited towards the first month's residential rent when the tenancy commences.

Tenure: We are informed that the property is freehold.

Local Authority: Shropshire Council, Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ Tel: 0345 678 9000

Viewings and Further Information: For further information or to arrange a viewing please contact the Ellesmere office.

Further Information: Bowen is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The Dispute Service Limited). Bowen is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.

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