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 Buswell  
Independent Family Estate Agents

# Hartley

Offers In Region Of £650,000

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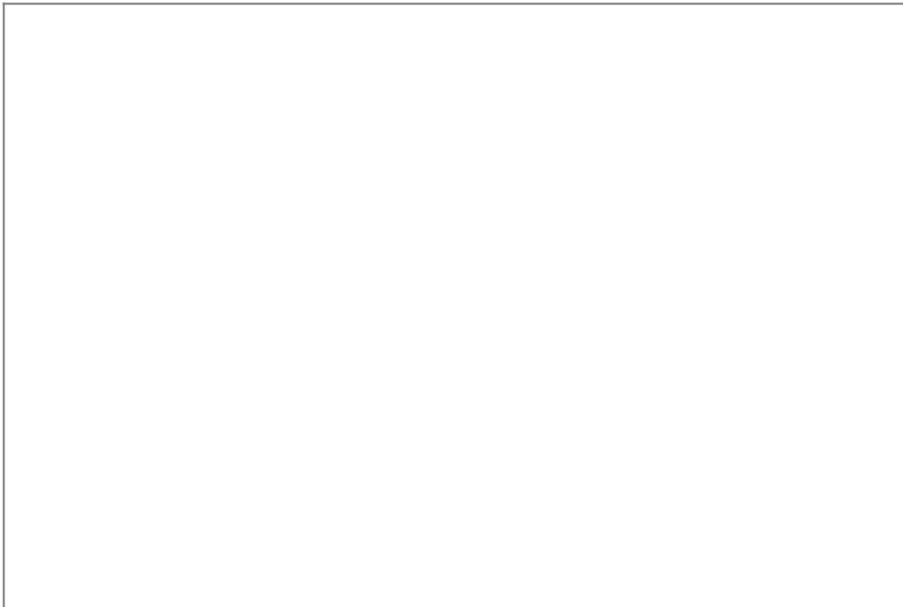
An exceptional opportunity awaits with this immaculate six-acre equestrian space, presenting a superb setup for horse owners seeking outstanding facilities in a desirable location.

The land is meticulously maintained, featuring post and rail paddocks, each thoughtfully equipped with water supply and electric fencing, ensuring optimal conditions for horses year-round. At the heart of the equestrian facilities is a high-quality new sand school, providing an ideal surface for training and exercise.

The substantial stable block offers practical and comfortable accommodation for horses. It is equipped with electricity, largely generated by solar panels mounted on the stable roof, and further supported by a backup fuel-ran generator, ensuring reliable power. This is complemented by a dedicated tack room for equipment storage and a spacious hay barn for feed and bedding. Furthermore, the property has ample off-road parking, with extensive space to accommodate horse boxes and trailers, ensuring ease of access and manoeuvrability.

Additionally, the property includes a versatile annexe, currently permitted for occupancy for up to 60 days per year, offering a useful on-site base. This annexe features an open-plan kitchen, dining, and living room complete with a cosy log burner, alongside a comfortable double bedroom and an en-suite. This also presents an exciting prospect for potential permanent residency, subject to obtaining the necessary planning permissions, providing a future owner with significant scope to develop the property further.





- 6 ACRE EQUESTRIAN FACILITY
- HOLIDAY ANNEX
- NEWLY FITTED SANDSCHOOL
- BEAUTIFUL RURAL LOCATION
- IMMACULATELY MAINTAINED
- STABLE BLOCK WITH SOLAR PANELS
- DRIVEWAY AND AMPLE PARKING
- ACCESS TO BEDGEBURY FOREST

