



Oak Tree House  
Abermule, Powys



# Oak Tree House

Llanmerewig, Abermule,  
Powys, SY15 6NR

A superbly presented country property, set within approx. 10 acres, with great equestrian appeal in a stunning elevated location in the county of Powys.

- A superbly equipped equestrian property
- Extraordinary views of unspoilt countryside
- An immaculately presented home, fully refurbished to the highest standard
- Set amongst fantastic riding country, with quiet outriding
- Traditional timber stable range, tack room, wash box
- High quality all-weather outdoor school
- Well fenced pasture with individual turnout, automatic water supply
- Double garage with electric vehicle charging point
- Ancillary home office/entertainment room.
- Mature gardens including well-kept lawns, beds, borders and patio.

## Distances (Approx. Miles)

Newtown 3.5 m | Welshpool 13.5 m

Craven Arms 24m | Shrewsbury 29m | Ludlow 33 m

Birmingham 77m



## Situation

Set amongst picturesque, unspoilt rolling countryside, Oak Tree House offers an immaculately presented fully refurbished home equipped with exceptional equestrian facilities at home which are suited to both the amateur and professional rider. The property set in approximately 10 acres of pasture and is surrounded by fantastic, quiet outriding; whilst remaining within easy access to multiple equestrian venues, the appeal to prospective equestrian property owners offer is second to none both inside this beautiful home and externally. The elevated position provides fantastic views across the Mid Wales Countryside and whilst it is rural, the location of this property allows for easy access to the major rail and motorway networks, with Birmingham, Manchester and Liverpool airports all within an hour and a half. This is a rare opportunity to purchase a property with such appeal for equestrian and lifestyle within mid Wales.

## Description

The property is entered via the reception hall, with limestone flooring with under floor heating. Storage. There is a utility and boot Room with continued limestone flooring and under floor heating, overhead and base units, with views to the stabling. The property enjoys a ground floor shower room with WC, basin, and cubicle. Leading on, the sitting room has windows overlooking the land and arena. This has oak flooring with under floor heating, and an original stone fireplace with log burner fitted. The stairs from here lead to the first floor.





The kitchen provides a fantastic living space and is tastefully appointed with modern fittings. Overhead and base units with quality granite work surfaces and a double Belfast style sink, integrated oven, induction hob and dish washer. There is a central island with granite surface. The patio doors lead to the private garden. Limestone flooring continues with under floor heating. There is plenty of space for dining furniture.

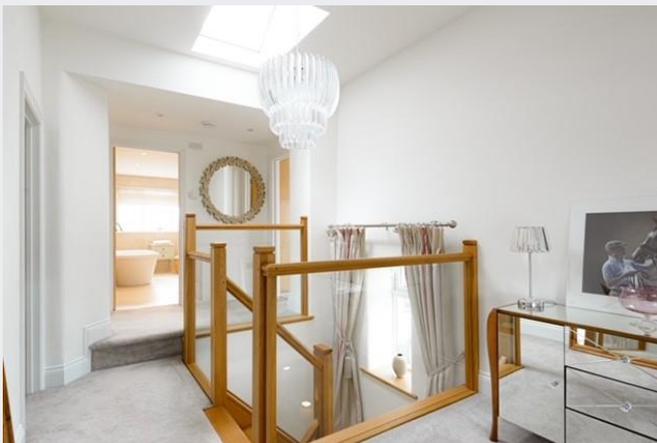
The front sitting room is a spacious and light area with bifold doors to the patio terrace overlooking the gardens and land. This provides an excellent opportunity for entertaining at home and has provides a fantastic setting for celebrations. There are further patio doors and window to the side aspect with wonderful views. The limestone flooring continues with under floor heating.

From the stairs, the first-floor landing provides an excellent reading area with the Oak and glass staircase, and a skylight window.

Master bedroom – With full height, front aspect windows with beautiful views across the hills and Welsh vale, overlooking the grounds and land. There is a side aspect window and fitted wardrobes.

Ensuite shower room – With double shower cubicle, WC, double basin set in vanity unit. Fully tiled. Window with view to the rear aspect. Bedroom two – Windows to side and rear aspects overlooking the stabling, land and arena.

Bathroom – Rear aspect window with views. Fully tiled, with a roll top bath, WC, shower cubicle and basin set in vanity unit. Bedroom three – Window to the front aspect with views featuring exposed stone.



## Outside

The property lies within approximately 10 acres consisting of pasture, gardens and buildings and, is approached via a well-maintained driveway which leads to a spacious turning and parking area.

## Externally

There is a double garage with electric vehicle charging point and an office/entertainment room. The formal gardens offer lawns, beds, borders and patio.

## Equestrian facilities

There is a range of bespoke timber stables, providing five individual stables with rubber flooring, good ventilation and automatic water drinkers. There is a solarium and tack room with hot water supply. There is an all-weather outdoor arena with a top-quality Martin Collins sand and fibre surface to the rear of the stable block. All of the paddocks have automatic water supplied.

As well as being surrounded by superb out-riding, the property is within easy reach of multiple venues, being within half an hour of Radfords Equestrian (22miles) Bow House Equestrian (17 miles) an hour and a half are Kelsall Hill Equestrian (53miles) and Rodbaston Equestrian (64miles) with Southview Equestrian (64miles). In under two hours are Aintree Equestrian (67 miles), Bold Heath (65 miles), Solihull Equestrian (63 miles), Field House Equestrian (65 miles), all offering indoor and outdoor arenas and hosting affiliated and unaffiliated Shows.





### Services

Mains water & electricity.  
Private drainage via septic tank.  
Double glazed throughout.

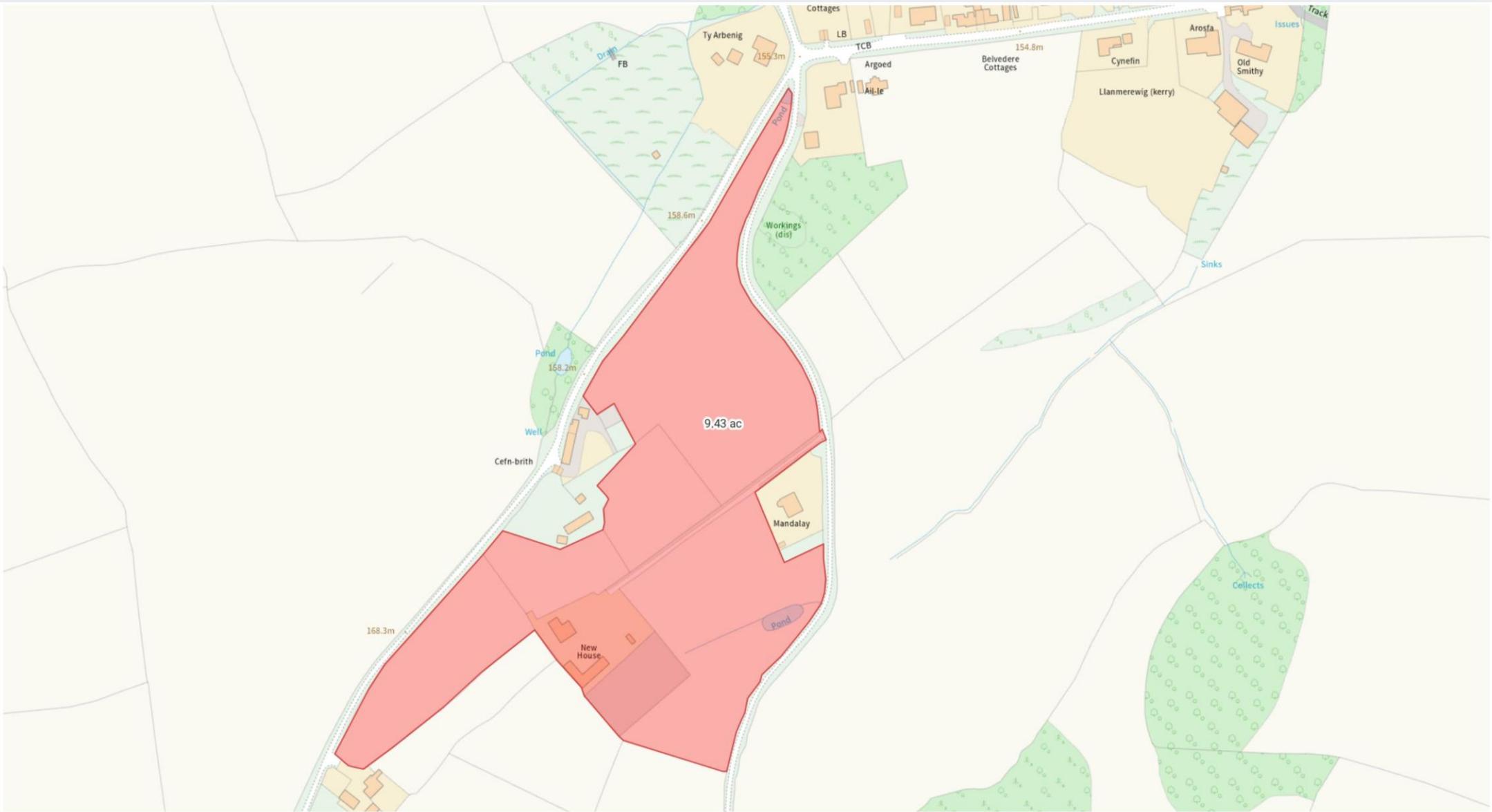
### Local Authority

Powys County Council

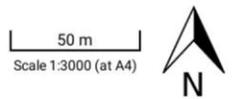
### Viewings

Strictly by prior appointment with the sole agents Jackson  
Property on 01743 709249.





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