



The Conery Farm
Bronington, Shropshire.





The Conery Farm

Conery Lane, Bronington,
Whitchurch, Shropshire, SY13 3EZ.

A superbly presented, first class Equestrian Property / Competition Yard; set in a private yet accessible rural location nr Bronington, Shropshire.

- **4dble Beds, 3 Bath, Kitchen, Utility, Dining Room, Lounge, Orangery, Office, Cloak / Boot Room.**
- **First Class Equestrian Facilities inc. up to 35 stables (2Main Yards), Foaling Boxes, Tack & Feed Rooms, Wash Bay, Solarium, CCTV.**
- **Hay Barn, Young Stock Pens, Range of Traditional Outbuildings (scope for alternative use, sub to PP).**
- **60m x 30m "Prowax" Andrews Bowen Manege (as used at 2012 Olympics)**
- **Covered Horse Walker, Grass Jumping Area with Derby Bank, Sand Lunge Pen.**
- **Grooms Day accommodation, Kitchen, Lounge, Toilet, CH.**
- **Spacious, well planned layout with ample Horse Box parking / turning space.**
- **10 acres, 9 flat P & R fenced Paddocks + 1 Stallion Paddock.**

Whitchurch 4m / Shrewsbury 23m / Chester 22.9 m / Birmingham 58m / Manchester 52m



Description

The Conery has recently undergone a comprehensive programme of refurbishment and upgrading both internally and externally to provide a truly first class equestrian property, which has been meticulously planned for the professional equestrian user. The property is currently run by the vendors as a thriving Sports Horse Competition yard from where numerous horses, trained on site have qualified to compete at the London Olympic Games.

Situation

The Conery is set in delightful & quiet rural area yet has good accessibility being approximately ½ m off the A495 at Bronington, down a country lane. Located about four miles outside the market town of Whitchurch which provides a wide range of excellent amenities including restaurants, shops, schools, churches and supermarkets. The major centres of Shrewsbury, Chester and Stoke-on-Trent are within easy reach, with the A41, A495 and A49 close by providing good communication links and the M6 motorway (Junction 16) just beyond Nantwich via the new Barthomley-Hough link. Intercity trains run to London from Crewe Station (19 miles).

Locally, Hanmer and Penley both enjoy excellent well reputed junior and secondary schools. Also within the area are Ellesmere College, the Shrewsbury School and High School for girls, as well as The Kings School, Chester. The area is renowned for its sporting pursuits with a large number of shoots and golf courses nearby.

The local area has a buoyant equestrian community; Tushingham Equestrian Centre (6miles) hosts various competitions, as well as several other Equestrian Centres having competitions for all equestrian disciplines within easy reach of The Conery. Hunting is with the Wynnstay, Cheshire or North Shropshire. Racing venues are at the nearby Bangor-on-Dee Racecourse (8miles) & Chester Racecourse (24miles).

Accommodation

The accommodation is laid out over three floors. At Ground Floor level the House is entered via double glazed French Doors into a delightful **Orangery** style **Entrance Hall** with a **Boot / Cloakroom & Office** off. Double glazed doors lead through to **Dining Room** with wood flooring & a feature Inglenook fireplace housing a multi-fuel burner. The **Kitchen** has a range of base and wall mounted units & appliances, Oak work surfaces, tiled splash backs, tiled flooring & dual aspect windows to the garden & paddocks. A useful **Utility Room**, with space & plumbing for Washing / Drying Machine is accessed off the Kitchen with a side door to the Stable yard. The **Lounge** has a large Inglenook fireplace housing a Clearview multi-fuel burner & dual windows to the Garden.

Stairs lead to the **First Floor Landing** with doors off to **Double bedrooms One & Two** both enjoying rural views across the properties land & exposed ceiling timbers. There is a spacious **Family Bathroom** with wooden flooring, Claw Foot Bath, Walk in Shower & heated towel rail.

Stairs from the first floor landing lead to the **Second Floor Landing**, where the accommodation can be laid out to provide **Bedrooms Three & Four**, one with an **En-suite Bathroom** or alternatively a Large **Master Bedroom** with **En-suite Bathroom** & a large **Dressing Room**.





Outside

The property is approached down the quiet country lane (Conery Lane). There are several entrances / access points to the Conery providing good Vehicular and Pedestrian access, as well as a large concrete parking area outside the properties gates.

Gardens surround the house to three sides & are largely laid to lawn with well stocked borders & a perimeter hedge.

Equestrian Facilities & Outbuildings

The Stable Yards, Equestrian Facilities & Outbuildings have benefitted from the vendors meticulous planning and investment to provide a spacious, well laid out & highly successful competition yard.

Main Stable Yard

A "U" shaped Stable Block with some **23 loose boxes** (approx 3.45m x 3.4m), including 2 larger corner **Foaling Boxes** (3.5m x 4.7m) & a **Tack Room**. The stables are built of timber construction on a concrete base, under a pitched roof with canopy & there are various taps, drains, lighting, hooks around the yard; a concrete walkway surrounds a central raised garden feature with **Mounting Block** to one end, all aiding usability.

Traditional Outbuildings / 2nd Stable Yard

A secondary Stable Yard constitutes a square perimeter arrangement of three detached **Traditional Red Brick Buildings** that have particular scope for a range of alternative uses (Sub to the required planning permissions & conversion). An L Shaped block provides a further **7 stables, Feed Room** & a large **Tack Room** with space and plumbing for Washing & Drying Machines, storage heaters.

A detached **Double Garage / Storage Shed** (11.8m x 5.4m) with concrete flooring, vaulted ceilings with exposed timbers, two sliding doors & three windows has obvious scope for a change of use (sub to planning permission). There is a lean to brick **log store** to its rear (5.19m x 2.7m). This building has been recently re-roofed & a new concrete floor laid.⁵





A detached **Staff Day Room** providing Grooms Accommodation, including Kitchen, Lounge, Hallway, two Rest Rooms, internal WC plus attached yard Shower facilities, Male and Female WC's.

A particular feature of this property is the recently installed, top of the range **Andrews Bowen "Prowax" 60m x 30m Manège** (this surface is being used in The London 2012 Olympic Games). There is a timber Hut viewing area / Storage Shed & a grass jumping area with mini **Derby Bank**.

A **Sand Lunge Pen** with high galvanized mesh perimeter is situated just off the manège.

Five Horse covered Monarch Horse Walker

Electric operated, concrete flooring, rubber lined inner.

Detached Storage Building (14.5m x 7.28m)

Timber construction, with pitched roof, concrete flooring & currently having a large loose box to the rear & vehicle store to the front.

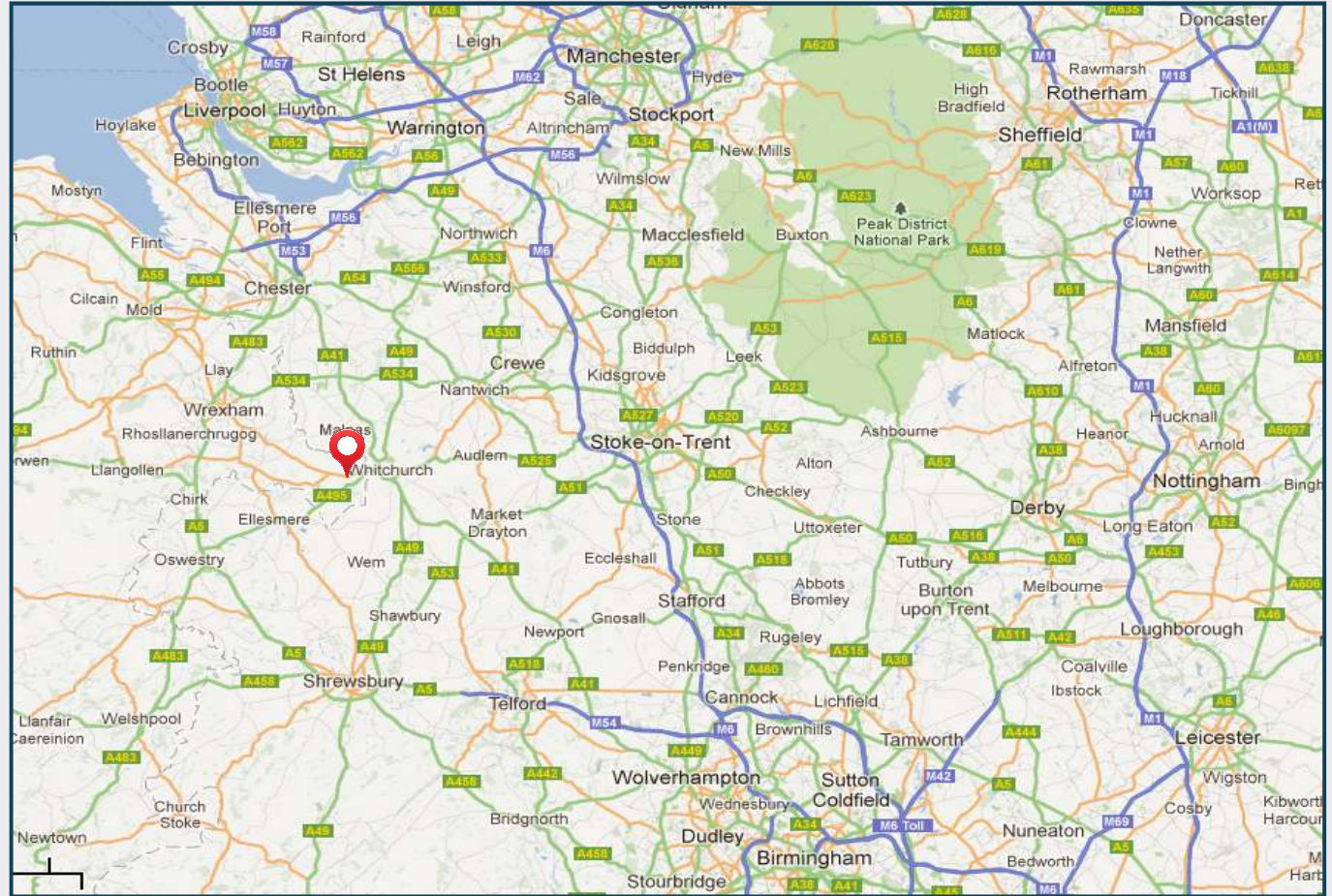
A Dutch Hay Barn (23.7m x 13.3m)

Concrete floor, steel frame and corrugated sheet cover offers a large space for Hay / Straw / Feed / Vehicle Storage & currently houses handling **Stocks** & has a lean to section with a further **4 Young Stock Pens** with concrete blockwork partitions and large gated fronts.

Land

The property lies within a ring fenced site of approximately **9.21 acres**. The land is flat & well sheltered by the surrounding woodland. It is currently split into 8 smaller post and rail fenced paddocks plus one large paddock, furthermore there is a small Stallion turn out pen with double height post and rail perimeter fencing.

There is a bridle path connection at the gates of the property offering easy access to miles of excellent out riding & exercise areas including an approximate 2mile canter track on old peaty turf. All of which mean The Conery is superbly set up to appeal to a wide range of Equestrian Users.



Local Authority

Wrexham County Council.
Council Tax Band G.

Services

Mains Electricity & Water.
Private Drainage via Septic Tank.
Oil Fired Central Heating.
Double Glazed Windows throughout.

Directions

Heading South from Chester following the A41 on the Whitchurch bypass, turn right on to the A525 Wrexham Road, after about 1 mile turn left on to the A495 towards Ellesmere, enter the village of Bronnington and after approximately half a mile on the left hand side there is a layby and turn left into Conery Lane. Proceed down Conery lane for approximately half a mile and The Conery will be situated on your right hand side. There is ample car parking situated at the entrance gates of the property.

Viewing

Strictly by prior appointment with the Sole Agent Jackson Equestrian on 01928 740 555.



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