



Corner Farm  
Burlton | Shropshire





# Corner Farm

Petton, Burlton

Shrewsbury, Shropshire, SY4 5TG

A superb equestrian property with family home and ancillary accommodation, set in a highly desirable location, suitable for private or commercial use.

- Immaculately presented accommodation
- 3-bed barn conversion, kitchen/dining, utility, W/C, family bathroom, living room, master/ensuite
- 1-bed annex/holiday let, open plan living/kitchen, bedroom, shower
- An array of useful buildings and equestrian facilities with a total of 22 stables
- Main barn consisting 9 internal stables, wash/grooming box, secure tack room/kitchenette, w/c
- Further Dutch barn including 7 internal stables, lean-to providing 6/7 further stables
- Workshop/vehicle store with scope for a range of uses
- Approx. 19 acres of flat, mature pasture split as fenced paddocks
- Superb outriding, perfectly situated for equestrians
- EPC rating D

## Situation

Corner Farm is situated in an attractive unspoilt rural location in the heart of the Shropshire countryside. Whilst enjoying the peace and tranquillity of its location it is only approximately 7 miles from the North Shropshire lakeland town of Ellesmere, which has excellent local shopping, recreational and educational facilities.



The smaller villages of Burlton (2 miles), Cockshutt (2 miles) and Baschurch (3 miles) are also close by, providing a range of amenities. For those wishing to commute, the county town of Shrewsbury is approximately 10 miles away which has a more comprehensive range of amenities of all kinds.

As an equestrian property, Corner Farm is particularly well located. The superb outriding from the property around the immediate network of quiet country lanes and bridleways sets the property apart. Being only a short distance from highly regarded venues such as Radfords (Llanymynech BE), Walford, Hadley, Tushingham, Bolesworth, Somerford Park and Kelsall to the North, makes this property a desirable base for both amateur and professional equestrians. The property is especially well situated for sporting enthusiasts, being set in some of the most challenging Wynnstay country, whilst remaining within easy reach of popular packs including the South Shropshire and United. There are a number of highly regarded veterinary practices locally.

### Description

Formerly part of a dairy holding, Corner Farm has evolved to form what is now a fantastic equestrian property with a recently converted barn providing an excellent family home with ancillary accommodation.

The house consists of a single storey barn conversion which enjoys the privacy of a gravelled, enclosed courtyard setting. Entering via the boot room/utility with base units, sink, storage/cloakroom. There is a family shower/ w/c located immediately from the utility.





The kitchen is a spacious room with hardwood work surfaces, base units and ceramic sink. There is a window to the courtyard. Leading onto the living/dining room with French door and window to the courtyard. From there via the hallway to the first bedroom, which has a Velux window. The family bathroom consists of a roll top bath, w/c and wash basin. The second bedroom has a view to the front of the property. The master bedroom is a spacious room with dual aspect windows, built in wardrobe storage and an ensuite shower room with large shower, w/c and wash basin.

### 1-bed guest accommodation

Entered via double French doors into a large open plan living/kitchen with base units, electric hob/oven and a spacious sitting area leading through to the hallway. The bedroom is large with a window to the front to the property. Leading on to the shower room with a large shower, w/c and wash basin.

### Equestrian facilities

The property is entered via double gates from the lane, into an extensive tarmacked parking area, suitable for lorries. Ahead is gated access to the courtyard and enclosed accommodation.



The equestrian facilities consist of an impressive set of former agricultural buildings, ideally laid out and converted into stabling within. The main barn has 9 internal stables, a wash/grooming stall, a spacious tack room with plumbing and electricity for appliances, w/c, and storage.

The adjacent Dutch barn has been laid out internally to house a further 6 regular stables and a larger foaling box, currently split for dual pony stabling. Adjacent to this is a lean-to building, housing six further open fronted stables and a further box currently utilised as the feed room with an overhung roof to the front.

There is a large vehicle store/workshop which would equally be useful as bedding and fodder storage.

The driveway leads around via a hardcore track to the pasture and outdoor manège, measuring approx. 25m x 40m with flood lighting. The surface consists of silica sand and rubber and rides well for flat work and jumping use.

There is a Monarch 5 horse covered walker on site which is not included in the sale (unless otherwise negotiated separately).

### Land

In all about 19 acres predominantly down to grass pasture with a useful central access track to the individual paddocks. There is an additional access gate to the west onto the Weston Lullingfields lane.

### Services

Mains electricity and water

Oil central heating

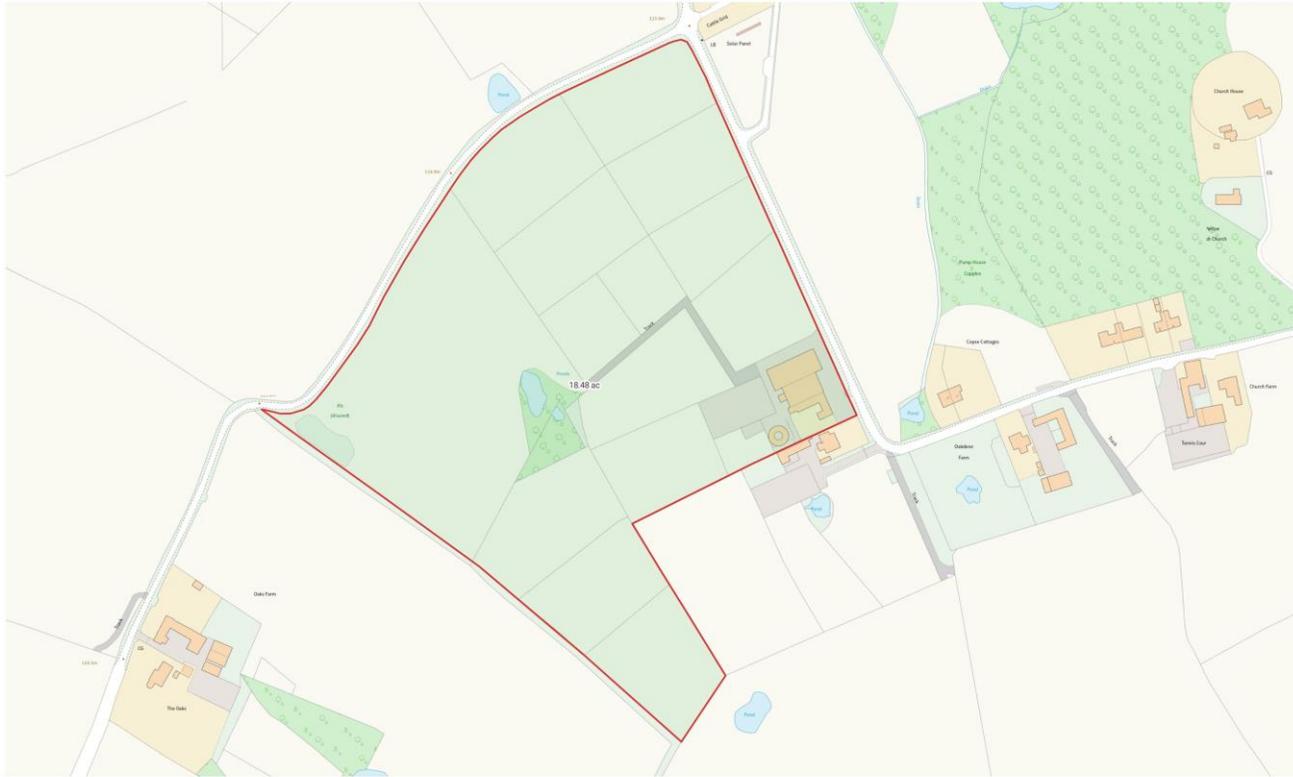
Private drainage via septic tank

Double glazed throughout

EPC rating D

Shropshire Council





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50 m  
Scale 1:2000 (at A3)

### Tenure

Freehold

**AGENTS NOTE:** the property is currently tenanted and is formally offered with vacant possession from the beginning of January 2023, however vacant possession of the property may be available prior to this.

### Directions

From Shrewsbury, via the Ellesmere Road, take the left turning for Ellesmere at the bridgewater Arms junction. Continue for five miles passing the Burlton pub. Take the next left for Petton, continuing for one and a half miles past Petton Church. The property will be found on the left after a sharp right bend.

### Viewings

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



**Ground Floor**  
Approx. 166.2 sq. metres (1788.8 sq. feet)



Total area: approx. 166.2 sq. metres (1788.8 sq. feet)



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