



## Lloyd Farm

Market Drayton, Shropshire/Staffordshire Borders



# Lloyd Farm

Hales, Market Drayton,  
Staffordshire, TF9 2PS.

Superbly equipped, 53acre, Equestrian Farm  
in glorious & accessible rural location on  
Shropshire / Staffordshire borders.

- Well-appointed and spacious traditional Farmhouse - 6 beds, 4 baths, 5 reception rooms. Mature landscaped gardens.
- 4 bed residential barn conversion.
- Top of range equestrian facilities & extensive range of outbuildings.
- 66m x 27m Indoor Arena, secondary indoor school (11m x 27m)
- 62m x 25m floodlit Manege, covered Horse Walker
- 27 stables (scope for many more), tack, feed, wash rooms, solarium.
- Young stock barn, hay barn, vehicle/equipment shed, vet & farrier barn, stores, garage.
- Multiple entrances, vehicle and car parking areas.
- Currently run as Livery / Event yard.
- Approx. 53 acres, predominantly flat pastureland.

Market Drayton 4m | Newcastle under Lyme 13m |  
Whitchurch 15m | Stafford 15m | Nantwich 15m | Stoke on  
Trent 15m | M6 J15 10m | Birmingham 46m | Manchester  
50m



## Situation

Lloyd Farm occupies a delightful, slightly elevated rural location on the Shropshire / Staffordshire borders; it enjoys a high degree of tranquillity in amongst the glorious surrounding rolling countryside.

The property is also conveniently situated to access a good range of services and communications. Local amenities are available from Loggerheads, Norton in Hales or Market Drayton with the nearby towns of Stafford, Whitchurch, Eccleshall, Nantwich, Crewe, Shrewsbury or Newcastle under Lyme providing a wider variety of shops, amenities, leisure facilities & an excellent variety of schooling options within the private and public systems.

The motorway network via junctions 14 & 15 (10m) enable daily commuting to the Midlands or North West. Main line rail services to London (1hr 20 mins) can be found at both Stafford (15m) & Crewe (19m).

## Description

Lloyd Farm offers a rare mix of superb residential accommodation together with first class equestrian facilities and outbuildings, all set within the properties 53 acres. The spacious farmhouse, arranged over 3 floors plus a cellar, is well presented & proportioned, having a high specification of fittings & attractive period features, all providing excellent modern family accommodation with good scope for entertaining. The farmhouse is thoughtfully detached from the equestrian yard and has landscaped formal gardens to three sides with some patio areas.

The equestrian facilities and outbuildings provide a top of the range facilities; the yard is currently run as a livery yard, but it would easily lend itself to a range of equine uses. A particular feature is the recently



constructed 66m x 27m indoor arena, together with the floodlit 62m x 25m outdoor Manege. Accounts for the Livery Yard will be available to seriously interested parties post viewing & the property is available to be purchased with or without vacant possession of the liveries.

The residential accommodation and equine facilities are outlined further below.





## Lloyd Farmhouse

### Ground Floor:

The farmhouse is entered through the **Entrance Hall** with solid oak door & slate floor, into the **Reception Hall** with exposed timbers, quarry tiled floor, open fireplace, stairs to first floor & doors off to:

**Study /Library** with windows overlooking the front and side elevations, two bookcases & trap door access to the **Cellar**, housing the house boiler and providing good dry storage space.

**Dining Room** with a Chinese theme, windows overlooking the front and side elevations, **open fireplace & the house's original front door**.

**Family Room** with a range of built in cupboards, some with glazed display panels, attractive spiral staircase to first floor, an opening through to the Kitchen & double half glazed doors through to

**Sitting/Garden Room**, a most attractive room infused with large amounts of natural light, vaulted ceilings, exposed beams & French doors leading out to the landscaped gardens.

**Kitchen / Breakfast Room**, a beautifully appointed room with a spacious open plan layout to an Orangery styled extended breakfast area and to the other direction the Family Room. The kitchen has a comprehensive range of base cabinets by David Orton of Shrewsbury, including dual ceramic sinks with mixer tap, granite work surface. There is an Aga and a central work island comprising base cabinets with granite work surface incorporating a small sink with mixer tap, Smeg electric oven, LPG hob and extractor. Space and plumbing for integral dishwasher. Furthermore there are discrete sunken spotlights and a tiled floor.

**Breakfast Area** with largely glazed roof, elevations & French doors to Gardens, maximises natural light in & offers views out to the surrounding Gardens. There is a door off to

**Rear Entrance Hall** with a stable door to the rear garden, tiled floor, window overlooking side elevation & access to a **Cloakroom** with WC, wash basin & **Utility** with range of base & wall cabinets, two sinks, space & plumbing for 2 washing machines & tumble dryer.





### First Floor:

**Galleried Landing** with dual stairs from Family Room & Reception Hall, window overlooking the side gardens, built in storage / airing cupboards with two back up immersion heating tanks & multiple doors to the **Master Bedroom** with fitted oak wardrobes and cupboards, luxuriously appointed en-suite **Bathroom** (Jacuzzi bath) & **Dressing Room**, a further **3 double Bedrooms**, **1 en-suite** & a **Family Bathroom**.

**Second Floor** with stairs from the first floor landing onto an extensive open Landing Area providing versatile space, potentially a **Games or Sitting or additional Bedroom**. It has two central open archways & multiple windows to two elevations from which to enjoy the superb views. There is a small room off, that has loft access & plumbing for facilities if conversion was of consideration.

There are further **two double Bedrooms**, both providing vantage points to enjoy the superb views of the surrounding countryside & a further **Bathroom**.



## Grooms Accommodation

A residential barn conversion (floor plan below right), converted for grooms or staff accommodation at first floor level. The accommodation comprises 3/4 bedrooms, bathroom, kitchen / diner, living room, wc & utility. There are windows looking down to the foaling unit below, as well as across the stable courtyard, plus a CCTV monitoring system is also in place.

## Outside

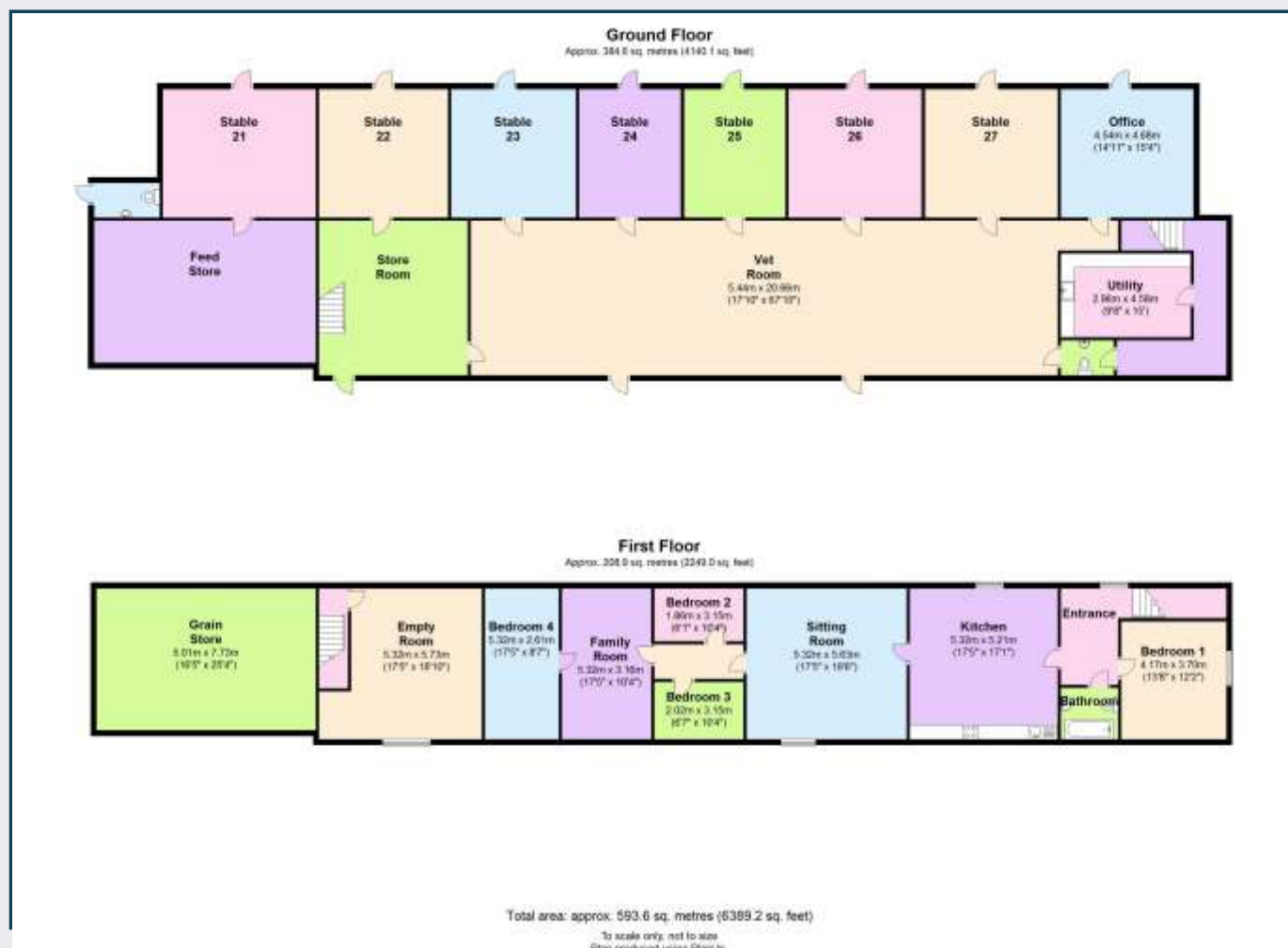
The property has four separate gated entrances & the farmhouse is conveniently separated from the yard and equestrian facilities. The farmhouse is approached over a gravel driveway leading to a good vehicular parking sweep, with detached garage. Landscaped gardens surround the property to three sides, with garden stores, log stores & a greenhouse. There is pedestrian access to the courtyard stabling, land and equestrian facilities.

## Equestrian Facilities / Outbuildings

(refer to Site Plan on Page 10)

The onsite equestrian facilities are of an exceptional standard, resulting from considerable strategic investment by the vendors to produce first class facilities & yard. The yard is currently set up to run as a Livery Yard, but it has previously been used as an equestrian stud farm; it could easily be tailored for use across a broad range of disciplines.

The livery yard & facilities hire website is: [fssporthorse.co.uk](http://fssporthorse.co.uk)





## Summary of the equestrian facilities and outbuildings:

- 27 Stables (scope for many more), tack, feed, wash rooms, solarium, stores.
- 66m x 27m Indoor Arena, modern construction, softtrack (silica sand/wax) surface.
- Floodlit outdoor Manege, 62m x 25m, silica sand and rubber surface.
- Covered Claydon 5 Horse Walker, rubber floor matting.
- Secondary Indoor School, 12m x 27m, chopped rubber surface.
- Open fronted barn for Vehicle / Implement storage (9.4m x 27m).
- Hay / bedding barn & Lean to young stock barn (ex.measurements – 45m x 31m).
- Vets & Farriers barn
- **Livery store areas, yard WC's.**
- Three gated entrances to yard, spacious lorry parking / circulation.

## Land

(see Land Plan on Page 11)

In all about 53 acres. The paddocks are predominantly flat but some have a gentle gradient to them. Some paddocks have mains electric and all have automatic water drinkers connected plus some have been further subdivided for the use of the livery clients.



## Site Plan Reference Numbers:

(Page 10)

1. Lloyd Farmhouse.
2. Garage and Store.
3. Front and Stable yard (x6).
4. Stables (x4), Wash box, Solarium, Rug Room.
5. First Floor: 3 / 4 Bed Grooms Accommodation.  
Ground Floor: Stabling (x8), Tack & Livery Stores.
6. Hay Barn & Young Stock Barn.
7. Stabling (x8) & Vets/ Farriers Barn.
8. Horse Walker (covered).
9. Indoor Arena (65 x 27).
10. Indoor School & Implement/ Vehicle Store Barn.
11. Outdoor Ménage (65 x 25).
12. Muck heap.
13. Hard standing parking.



8m

The Lloyd

Pond

The Lloyd Farm

1

3

4

7

8

11

2

5

6

9

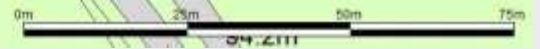
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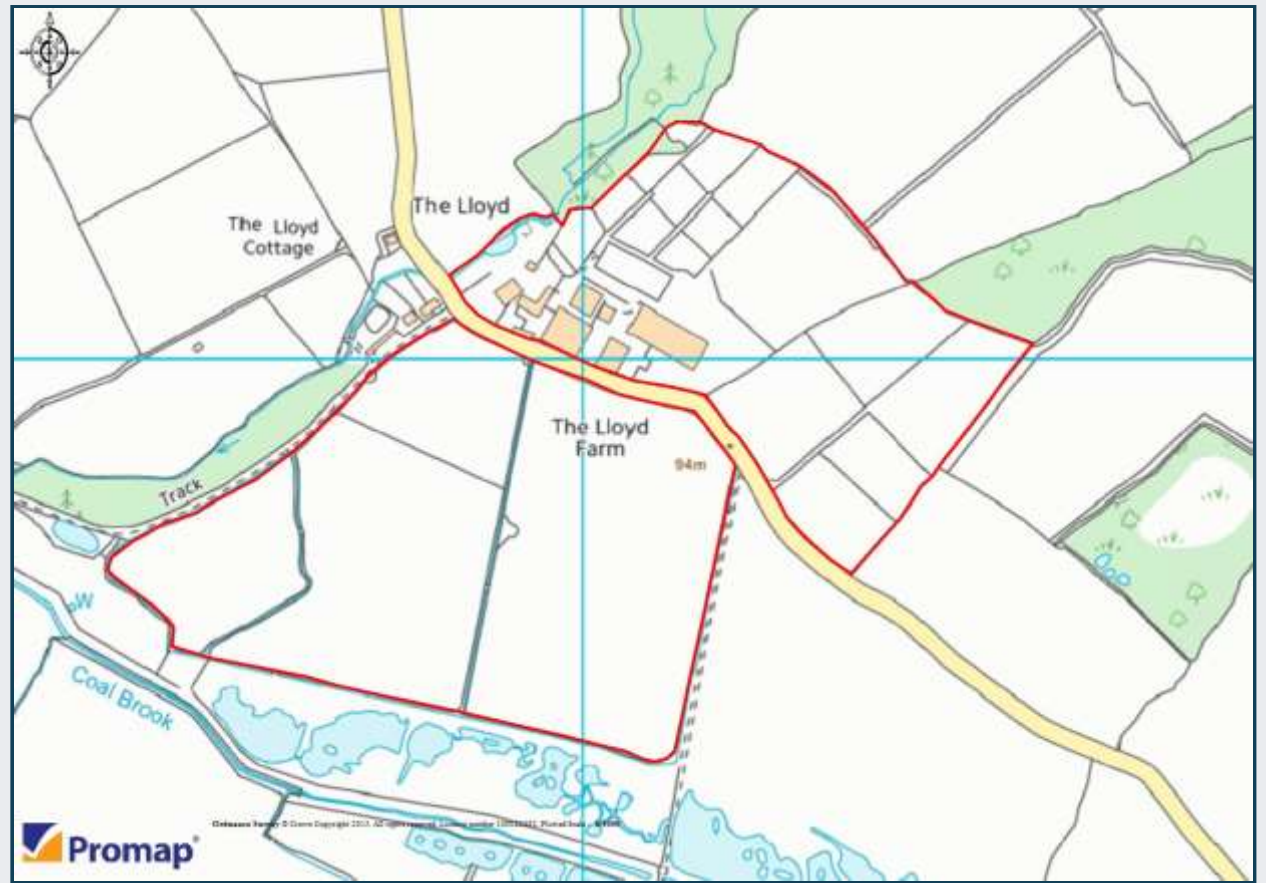
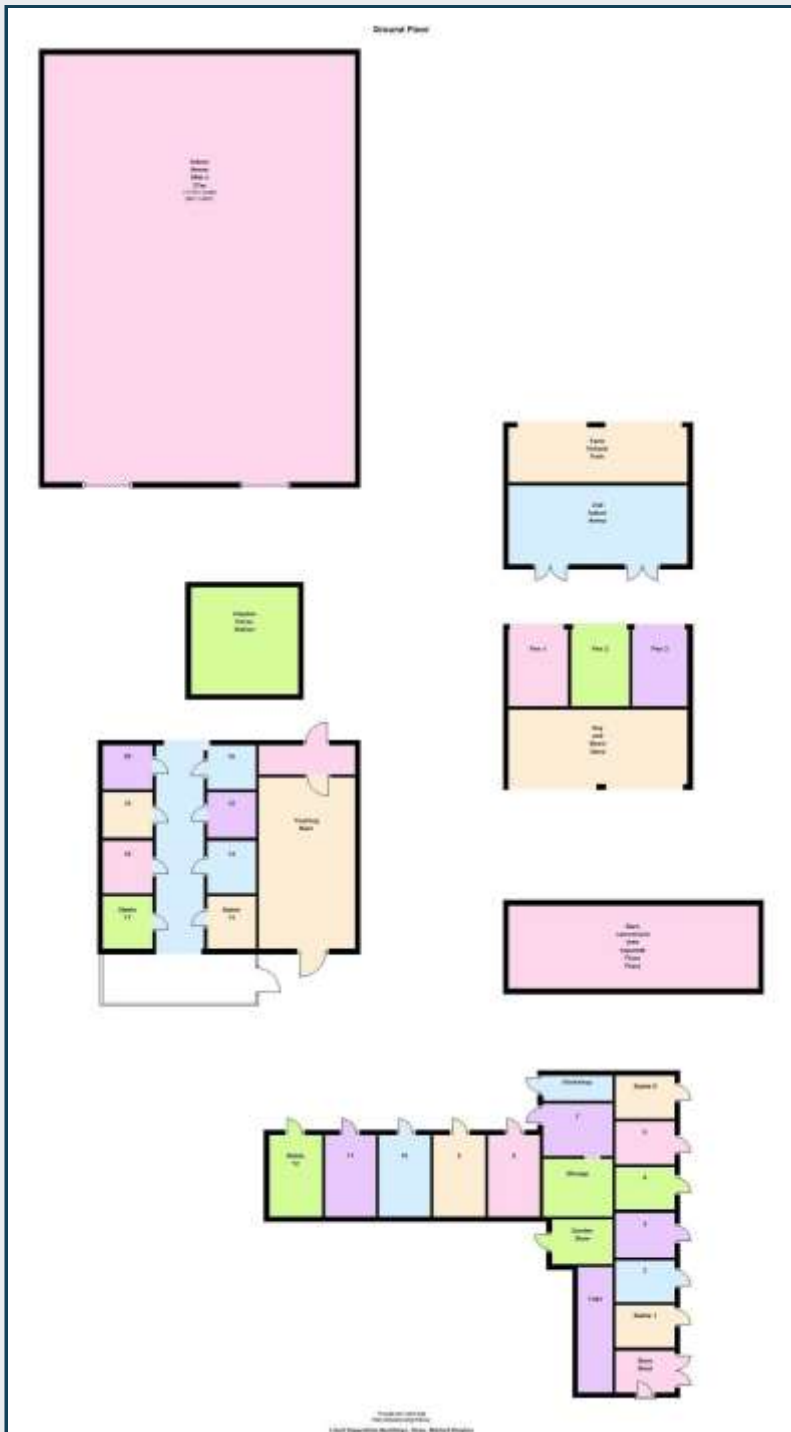
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13



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Tenure  
Freehold

### Services

Mains water to house, Bore hole water to yard.  
Mains electricity.  
Private drainage via septic tanks.  
Oil fired central heating, LPG hob and electric Aga.

### Local Authority

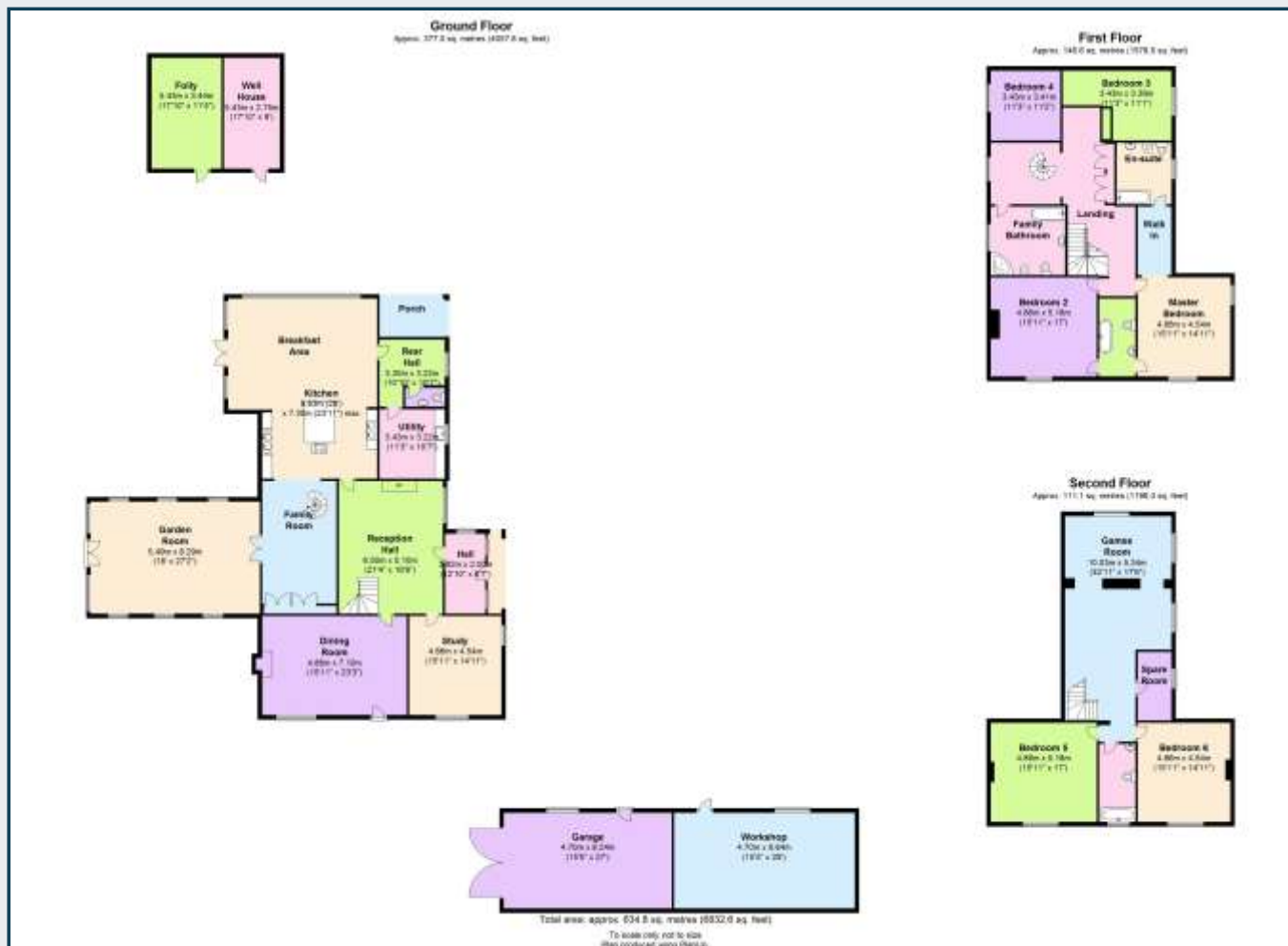
Newcastle under Lyme BC  
01782715500  
Council Tax Band F (2,155.23 – 2015/16)  
Stud Farm Rates Payable £6,360 (2015/16)

EPC - E

### Directions (TF9 2PS)

#### From M6.

Leave the M6 motorway at Junc 15 onto the A5182.  
Continue on this road to the junction with the A53. Turn left onto the A53, signposted Market Drayton. Stay on the A53 and go through the villages of Baldwins Gate and Loggerheads. Once through Loggerheads proceed for approx 1 mile then take the left hand turning (at crossroad) signposted Chipnall and Hales. Follow the road to a T-junction with the village church on your left hand side. Turn left, continue down the hill and Lloyd Farm is on the left hand side.



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