Somerwood Stud

Rodington, Shrewsbury, Shropshire SY4 4RF

BRUTON KNOWLES



- Beautiful Equestrian Establishment
- Attractive Principal Residence
- Annexe and Additional Staff Accommodation
- Established Boutique Holiday Cottage

For Sale

brutonknowles.co.uk

Somerwood Stud, Rodington, Shrewsbury SY4 4RF

Guide Price £1,750,000 Freehold

BRUTON KNOWLES

Introduction

An outstanding opportunity to acquire an exceptional high-performance equestrian establishment, combining first-class professional facilities, an attractive family home and excellent income potential.

An established and highly regarded stud farm, with a proven history of producing quality competition and racehorses. It offers an impressive range of immaculately presented equestrian facilities, finished to an exceptional standard for professional use.

A beautifully appointed principal residence provides a wonderful family home, complemented by a separate annexe, staff accommodation and an established holiday let set within a detached barn conversion.

Extending to approximately 20.95 acres, the land comprises sheltered, well-fenced paddocks with mature hedgerow boundaries and water supply.

Equestrian facilities include a superb 60m x 20m manège, all-weather two-furlong canter track, four-horse walker and a range of high-quality ancillary facilities.



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The Principal Residence

Somerwood Stud is an exceptional and well-established equestrian property, set in a sought-after position close to Shropshire's county town, Shrewsbury. Renowned for breeding successful point-to-pointers and quality competition horses, this impressive establishment offers a rare opportunity for the discerning equestrian professional, breeder or competitive amateur to acquire a fully equipped and highly functional yard, perfectly complemented by an elegant country residence. Extending to approximately 20.95 acres, the property combines outstanding stabling, training and breeding facilities.

The principal residence provides beautifully appointed yet practical accommodation, ideally suited to modern family living whilst offering a convenient connection between home and yard.

A welcoming conservatory, with fitted units, leads through to a practical utility area. A particularly attractive sunroom, featuring French doors opening onto the beautifully landscaped gardens, provides an appealing connection between indoor and outdoor living.

At the heart of the home lies a charming farmhouse-style kitchen/breakfast room, fitted with modern units and granite worktops, complemented by a four-oven AGA with companion and a NEFF electric oven perfect for both everyday living and entertaining. A delightful morning room with a woodburning stove enjoys views across the gardens. Additionally, there is an elegant drawing room and formal dining room with a feature fireplace.



A rear porch and additional entrance enhance the practicality of the home along with a ground floor shower room and WC.

The first floor provides well-appointed accommodation, including a double bedroom with ensuite shower room and far-reaching views, a further double bedroom, and an impressive principal suite comprising a spacious bedroom, dressing room and a luxurious ensuite bathroom with a freestanding granite bath and bespoke Shropshire made vanity unit with Corian top.



















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Equestrian Facilities

Somerwood Stud is exceptionally well equipped for the lifestyle buyer, breeder or producer, with facilities designed to support performance horses from youngstock through to competition level.

Key features include:

- Within the traditional buildings there is a range of stabling along with additional accommodation including a drying room, secondary kitchen, and a self-contained flat and office area with kitchenette, bedroom and shower room, offering excellent versatility for staff accommodation, home working, or additional income and a beautiful tack room.
- Two modern portal framed American Barns provide large high-quality stabling. The principal barn comprises four stables and a foaling box, a set of stocks, feed room, a two bay wash area with a hot and cold horse shower and 24/7 Horselights which provide white lights during the day and red lights at night. The additional open fronted barn features five large mare and foal boxes and a feed room. There is space within the main barn for additional stabling and scope to reconfigure the stabling with the secondary barn to provide additional stabling if required.
- Superb all-weather sand and rubber 60m x 20m manège provides excellent schooling conditions, complemented by a decking area and an impressive Crown Pavillion viewing gallery with electricity, ideal for training, clinics or client viewing.
- Monarch four horse walker.
- A two-furlong all weather canter track offers an invaluable facility for fittening work.
- Permanent lunge pen with sand and carpet surface.

The yard is centred around a spacious lorry park with electric hook-up. There is planning permission for further expansion, including a new barn and indoor school.

IMPORTANT NOTICE: These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. Details Prepared and Photographs taken **June 2026**

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Equestrian Facilities

The paddocks are immaculately maintained, enclosed by post and rail fencing, and benefit from water supply, mature hedging and oak trees, providing excellent shelter and grazing.

Somerwood Stud presents a rare and compelling opportunity to acquire a highly regarded equestrian property with proven credentials in breeding and producing quality horses. With comprehensive facilities, excellent accessibility, and a beautifully appointed home, it is ideally suited to the professional rider, event competitor or stud enterprise seeking a turnkey operation in an exceptional rural setting.



Rights of Way, Wayleaves and Easements

The sale is subject to all rights of way, water, light, drainage and other easements, quasi-easements and wayleaves and all other like rights, whether mentioned in these particulars or not.

Sporting, Timber and Mineral Rights

All minerals, timber and sporting rights are included in the freehold sale, as far as they are owned.







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Annexe, Gardens and Grounds

Annexe and Holiday Let

Adjoining the house, the annexe provides highly flexible accommodation, ideal for family, staff or visiting riders. Accessible both internally and via French doors, it includes a kitchen, sitting room, and a first-floor double bedroom with ensuite shower room.

The holiday let comprises a detached two bedroom barn conversion which was converted in 2022 and is finished to an exceptional standard. The property is currently operating as a successful Airbnb known as The Four Boxes, this offers an attractive income stream or further flexibility for guest or client accommodation.

Garden and Grounds

The gardens have been thoughtfully landscaped, centred around an attractive ornamental statue (the statue is not included in the sale) and planted with borders of catmint and Russian sage, creating a tranquil and visually appealing setting. Two elegant Crown Pavilions, currently used as an office and summer house, provide additional flexible space with views over the gardens and yard.

Gravel pathways lead seamlessly from the house to the equestrian facilities, ensuring a highly functional yet attractive layout.

Services and Additional Information

- Mains water, electricity, gas and drainage are connected. Solar panels on a FIT
- Starlink Broadband
- 24 hour CCTV in operation
- The property is not elected for VAT





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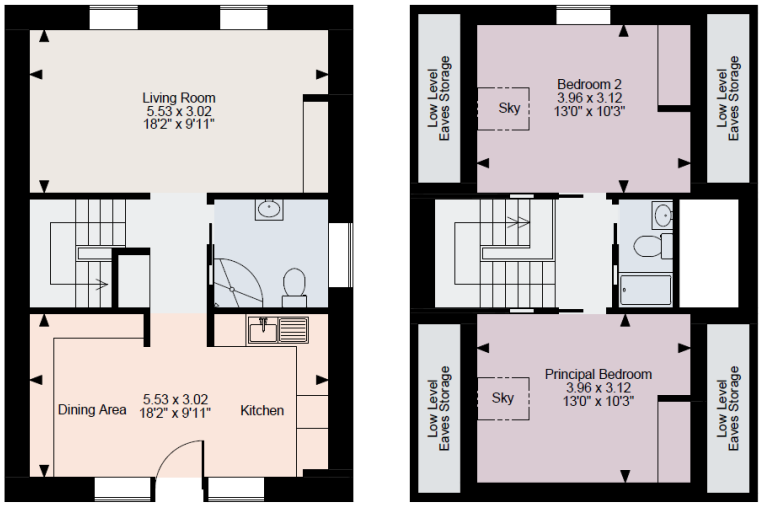
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Somerwood Stud, Rodington, Shrewsbury
Main House gross internal area = 2,699 sq ft / 251 sq m
Annexe gross internal area = 472 sq ft / 44 sq m
Total gross internal area = 3172 sq ft / 255 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊏⊐ Denotes restricted head height
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The Four Boxes (Holiday Let)
Main house gross internal area = 829 sq ft / 77 sq m

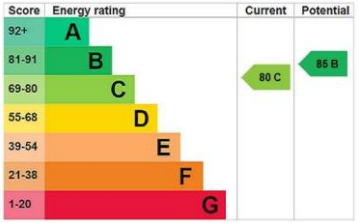


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EPC **Property** Rating C



The Four Boxes Rating C



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Sale Plan and Boundaries

The boundaries are assumed to be correct and interested parties are deemed to have full knowledge of the boundaries. The sale plan, photographs, and ordnance survey extract have been provided for guidance only. Bruton Knowles are not under any obligation to define where boundaries are or verify their location in accordance with the title plan.

Council Tax

Band D

Local Authority

Telford & Wrekin Co-operative Council

Tenure

Freehold

Tenure and Legal Costs

Freehold with vacant possession on completion. Each party is responsible for their own legal and professional fees.

Method of Sale

The property is offered for sale as a whole via Private Treaty.

Health and Safety for Viewers

Given the potential hazards of stock and other hazards, we ask you to be as vigilant as possible for your own personal safety when making your inspection.



Viewing

Viewings are strictly available by appointment only.
Please call Bruton Knowles to arrange.

Subject to Contract – November 2026

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Location

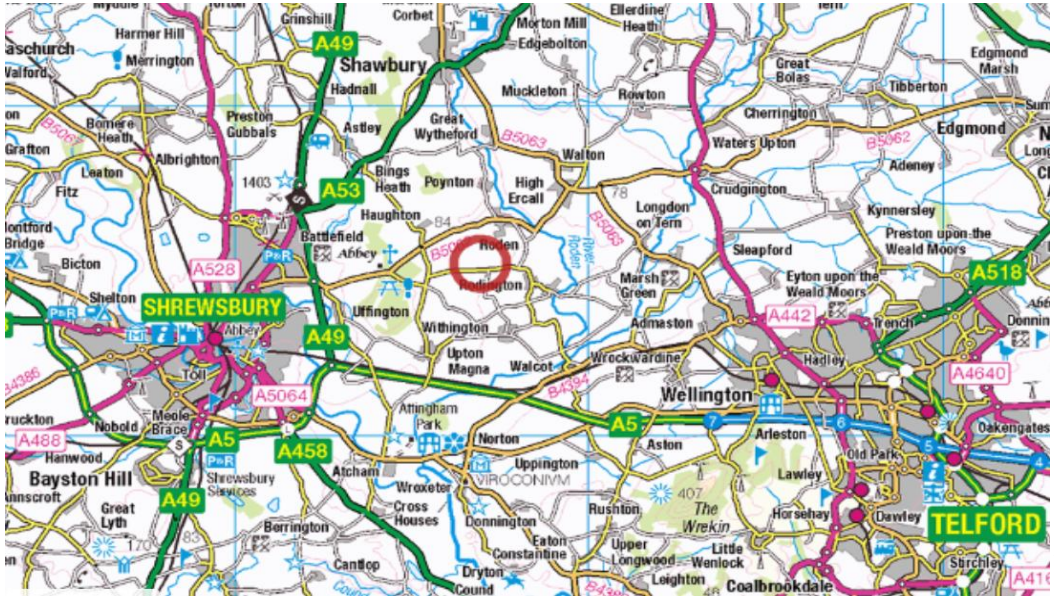
Somerwood Stud enjoys a wonderfully balanced position within the beautiful Shropshire countryside where unspoilt countryside and a strong equestrian heritage combine to create an exceptional setting. The surrounding landscape is characterised by rolling pasture, mature hedgerows and quiet country lanes, offering superb opportunities for hacking directly from the property, with access to an established network of bridleways and varied terrain ideal for conditioning and everyday riding alike.

The location is particularly well suited to the demands of the modern equestrian, with a number of highly regarded competition and training venues within comfortable reach. Kelsall Hill Equestrian Centre (approx. 30 miles) and South View Equestrian Centre (approx. 32 miles) provide regular affiliated competition and schooling, while Somerford Park (approx. 45 miles) and Ason-le-Walls (approx. 60 miles) offer excellent access to the eventing circuit, making this an ideal base for both aspiring and established riders.

Beyond its equestrian appeal, the area offers an excellent quality of life, with the historic county town of Shrewsbury (approx. 7 miles) providing a comprehensive range of independent shops, restaurants and cultural amenities, together with a mainline railway station. The nearby A5 ensures swift connections to the M54 and wider motorway network, enabling ease of travel to competition venues and major centres across the country.

The area is also well served by a number of highly regarded schools, including Prestfelde School (approx. 8 miles) Packwood Haugh School (approx. 16 miles), Shrewsbury School (approx. 10 miles) and Ellesmere College (approx. 14 miles), further enhancing the appeal of this well-rounded location.

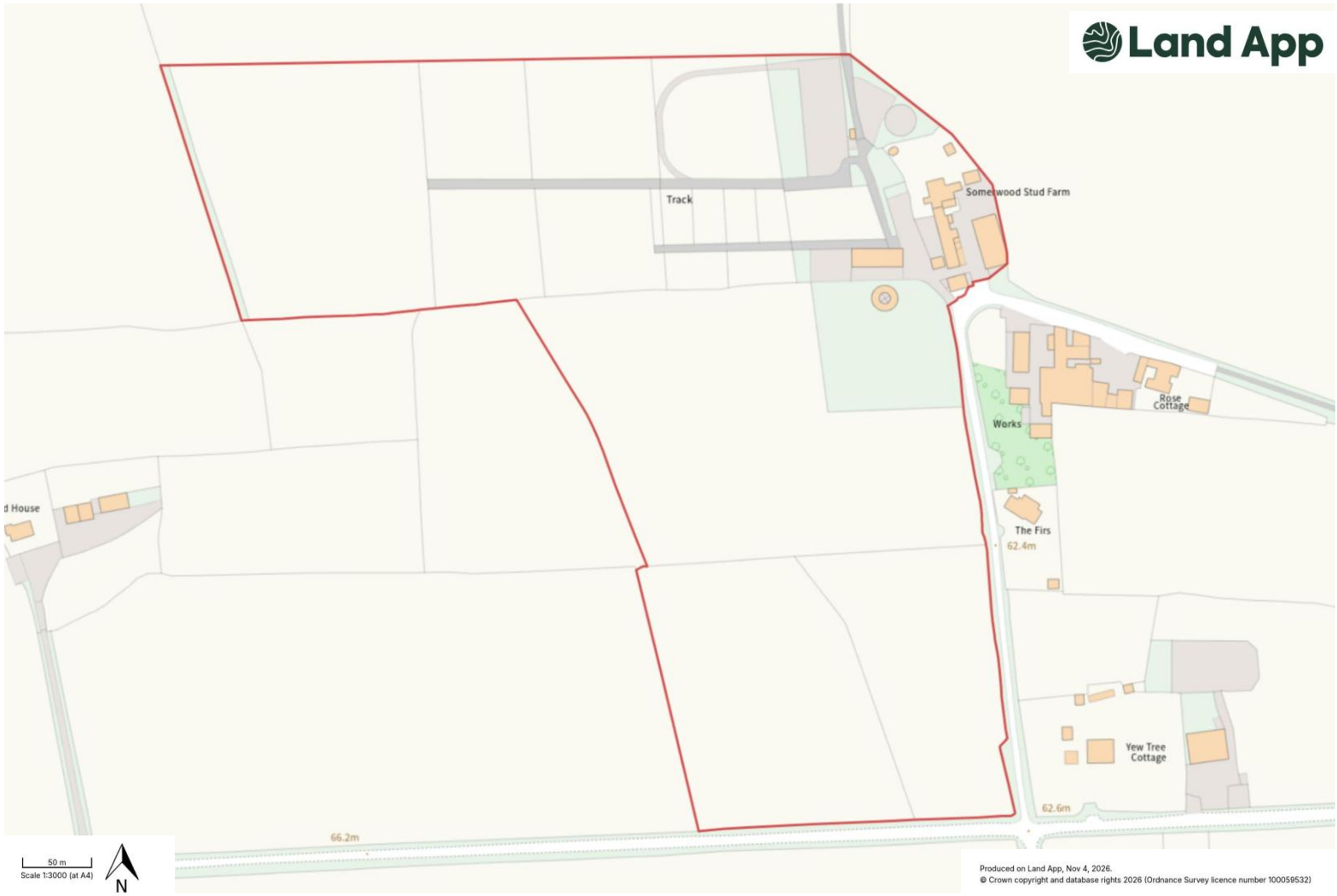
Combining peaceful rural surroundings with excellent accessibility and proximity to leading equestrian venues, Somerwood Stud offers a lifestyle of both refinement and practicality, ideally suited to the professional rider, producer or those seeking a first class equestrian base within a thriving countryside setting.





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