



Lloyd Farm

Hales, Market Drayton, Staffordshire TF9 2PS



LARCH
PROPERTY

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Hales
Market Drayton
Staffordshire
TF9 2PS

**An exceptional 53-acre
equestrian property with
outstanding facilities,
surrounded by superb
and well-connected rural
setting on the Shropshire/
Staffordshire borders.**





Accommodation In Brief

- Well appointed and spacious traditional 6-bedroom farmhouse.
- Large reception hall, study/library and access to cellar, drawing room.
- Kitchen/breakfast room with rear entrance hall leading to boot room, wc and large utility room.
- Large dining room with double doors leading to the patio.
- First floor includes the principal suite, dressing room, ensuite bathroom and a large family bathroom serving two more double bedrooms
- The second floor has two double bedrooms, bathroom, kitchenette and large open living space.
- Mature gardens surround the property
- Annexe barn includes principal suite, large family bathroom, large living area, kitchen and second bedroom with its own separate shower room.
- Equestrian facilities, extensive range of outbuildings, indoor/ outdoor arena, horse walker, 27 stables, young stock barn and all set in approximately 53.68 acres.
- Exceptional facilities for professional, commercial and/or private use.

Description

Lloyd Farm presents a rare opportunity to acquire a substantial country residence combined with exceptional equestrian facilities, all set within approximately 53.68 acres of land.

The farmhouse offers spacious and well-proportioned accommodation arranged over three floors, in addition to a cellar. The property is finished to a high specification throughout, blending attractive period features including high ceilings and traditional oak beams with modern fittings to create an elegant and comfortable family home. The whole property has recently had bespoke Accoya softcoat double glazed windows fitted throughout. The layout provides excellent versatility, with ample space for both everyday living, multi-generational living and entertaining.

The farmhouse, being grade II Listed, is thoughtfully positioned away from the equestrian yard, ensuring privacy, and is complemented by landscaped formal gardens to three sides, including a selection of patio and decked areas ideal for alfresco dining and entertaining.

The farmhouse opens via a solid oak door into an Entrance Hall with slate flooring, leading through to a characterful reception hall featuring exposed timbers, quarry tiles, an open fireplace, and stairs to the first floor. From here, doors lead to the principal ground floor rooms.

The study/library enjoys dual aspects with built-in bookcases and access to a useful cellar, housing the boiler and offering dry storage. The formal dining room is light with traditional beams and includes an open fireplace and retains the home's original front door.

A well-appointed family room provides extensive built-in storage, a spiral staircase to the first floor, and open access to both the kitchen and the bright dining room. The latter is a standout space with vaulted ceilings, exposed beams, and French doors opening onto the decked area and landscaped gardens.

The kitchen/breakfast room is a spacious, open-plan hub, fitted with bespoke cabinetry, granite worktops, dual ceramic sinks, an Aga, and a central island with additional hob and sink. It flows seamlessly into an orangery-style Breakfast Area, featuring a glazed roof and French doors that maximise light and garden views.





To the rear, the entrance hall with stable door leads to the garden and provides access to a boot room, WC and a well-equipped utility/boot room with ample storage, multiple sinks, and space for laundry appliances.

The first floor is arranged around a spacious galleried landing, accessed via staircases from both the reception hall and the family room, with a window overlooking the side gardens and built-in airing cupboards housing twin immersion tanks.

The principal suite comprises a generous master bedroom with a dressing room and a luxuriously appointed en-suite bathroom featuring a Jacuzzi bath. There are three further double bedrooms, one of which benefits from its own en-suite, alongside a well-appointed family bathroom serving the remaining accommodation.

Stairs rise from the first floor to an extensive open landing area, offering highly versatile space suitable for use as a games room, sitting area, or additional bedroom. This light-filled space features two central open archways and multiple windows to two elevations, showcasing superb countryside views. A small storeroom leads off the landing, with loft access and existing plumbing, presenting potential for further conversion.

The second floor also accommodates two additional double bedrooms, both enjoying elevated views of the surrounding landscape, along with a further bathroom.

Annexe barn

The annexe barn is beautifully converted into living accommodation with traditional oak beams throughout. On entering up the stairs to the right you step into the large spacious kitchen with central island. Off the kitchen you walk through into the sitting room with its traditional beams and barn windows. Moving onto in the principal suite again with the traditional beams, high ceilings giving the feeling of space. The family bathroom includes a large double shower and is light and airy.

On the other side of the barn is the second double bedroom with large oak beams and a traditional round window allowing plenty of light. Next door to the bedroom is its own shower room.

Gardens

The property benefits from four separate gated entrances, providing excellent access and flexibility for both residential and equestrian use. The farmhouse is thoughtfully positioned away from the yard and equestrian facilities, ensuring a high degree of privacy.

Approached via a gravel driveway, the farmhouse enjoys an attractive vehicular turning circle and ample parking, together with a detached garage.

The landscaped gardens surround the property on three sides and are well maintained, with mature shrubbery and incorporates a range of features including garden stores, log stores, and a greenhouse. The outdoor space provides an ideal setting for both relaxation and entertaining.

There is also convenient pedestrian access from the farmhouse to the courtyard stabling, land, and wider equestrian facilities.

Equestrian Facilities and Outbuildings

- 27 Stables (scope for many more), tack, feed, wash boxes, solarium, stores.
- 66m x 27m Indoor Arena, modern construction, softtrack surface.
- Floodlit outdoor Arena, 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 WCs.
- Three gated entrances to yard, spacious lorry parking / circulation.





Land

The land is all down to grass and is very well drained, allowing for all year-round turnout. The land surrounding the house and equestrian facilities is professionally fenced with post and rail and divided into paddocks, all with a water supply. The land opposite the road is also well fenced and connected to a water supply.

There are no footpaths crossing the property and the area is perfect for hacking, with endless country road and bridal ways near Bishop's Wood.

Location

Lloyd Farm occupies a delightful, slightly elevated position on the Shropshire/Staffordshire borders, enjoying a high degree of privacy and tranquillity amidst attractive rolling countryside.

Despite its peaceful rural setting, the property is well placed for access to a comprehensive range of amenities and communication links. Day-to-day facilities can be found in the nearby villages of Loggerheads and Norton in Hales, as well as the market town of Market Drayton. A wider selection of shops, leisure facilities, and services are available in the surrounding towns of Stafford, Whitchurch, Eccleshall, Nantwich, Crewe, Shrewsbury, and Newcastle-under-Lyme.

The area is also well served by a strong choice of both state and private schooling.

For commuters, the motorway network is readily accessible via Junctions 14 and 15 of the M6, providing convenient routes to the Midlands and the Northwest. Mainline rail services offering direct connections to London (with journey times of approximately 1 hour 20 minutes) are available from Stafford and Crewe

Distances in approx. miles:

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

Directions:

Postcode: TF9 2PS

What three words: readily.moats.armrests

From A41: Turn for Market Drayton at the Tern Hill roundabout onto the A53. Continue along this road crossing the Muller roundabout and onto the A53 crossing one further roundabout by the Gingerbread Man pub. Stay on the A53 for a further 4 miles until signposted Chipnall and Hales (there are 2 other turnings to Hales you want the 3rd one) where you will turn right. 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.

Property Information

TENURE: Freehold

EPC:

House Barn

Annexe

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.
Star Link internet available with up to 250mbs available.

LOCAL AUTHORITY:

Newcastle Under Lyme

COUNCIL TAX BAND: F

Stud Farm Rates Payable £6,360

AGENTS NOTES:

- Ariel photography is for identification purposes only. Its not to be relied upon.
- Further details of the livery business, including accounts, will be made available to genuinely interested parties following a viewing. The property is offered for sale with flexibility, either with the existing livery arrangements in place or with vacant possession.
- The farmhouse has recently had bespoke windows fitted throughout.

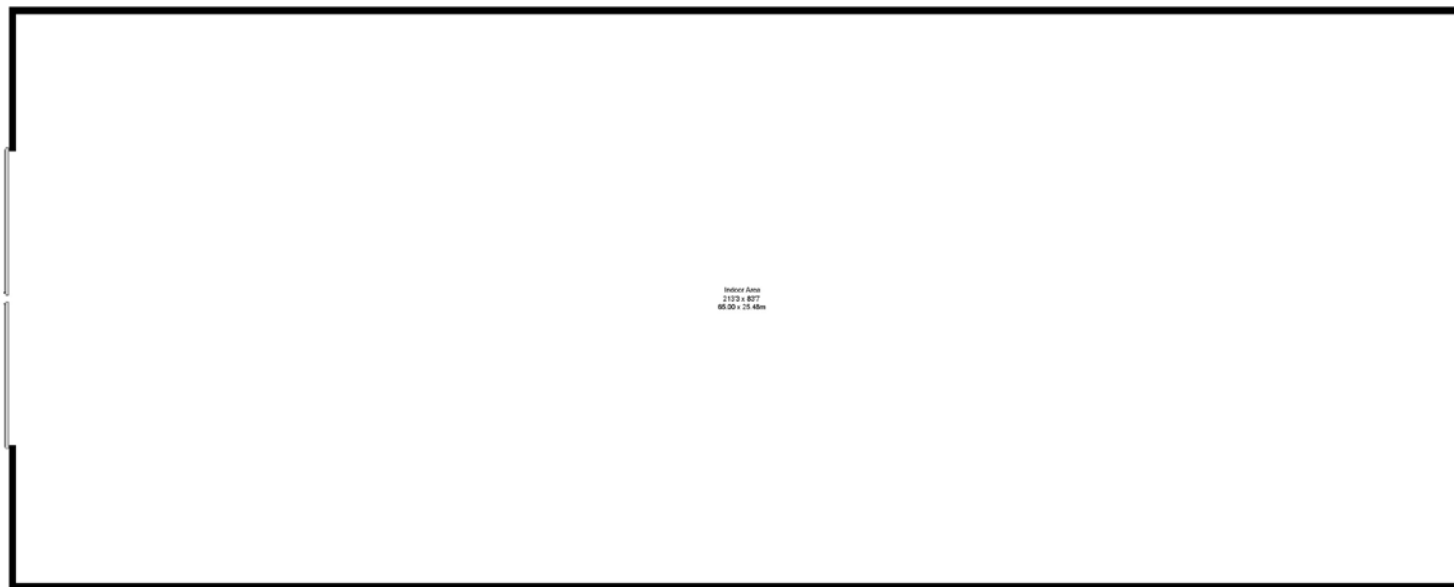
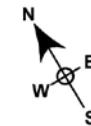




Floorplan

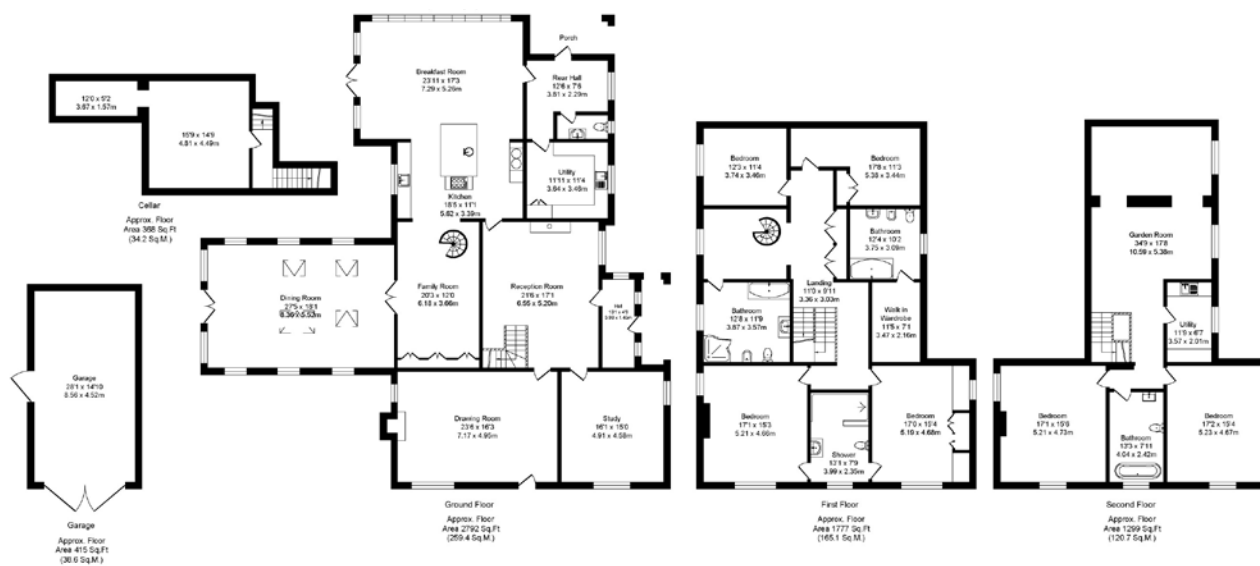
Total Approx: Floor Area 49,081 Sq ft (4559.7 Sq.M)





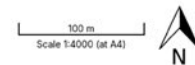
Indoor Area
 2133 x 827
 85.90 x 25.48m

Indoor Area
 Approx. Floor
 Area 17827 Sq. Ft.
 (1658.2 Sq. M.)





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Shropshire (Head Office)

Address: Franks Barn, Preston on Severn, Uffington, Shrewsbury, SY4 4TB

Contact Number: 01743 709249

Website: larch-property.co.uk

Email: info@larch-property.co.uk

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