



RACING STABLES AND STUD

FOR SALE

ERMYRN LODGE SHEPHERDS WALK EPSOM SURREY KT18 6DF

CENTRO

Think Property, Think Centro

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VIRTUAL TOUR - Please [click here](#)

SUMMARY

Highly specified and extensive Residential, Commercial and Equestrian facilities across the property, including:

- 6-Bedroom Family House, with mature garden, 2 garages and tennis court
- 4-Bedroom Trainer's House (recently refurbished)
- Two 2-Bedroom self-contained Staff Accommodation Bungalows
- Ermyn Lodge office
- Parade Ring
- Large ring exercise walker
- Lunge ring and pens
- Menage (Sand and Rubber)
- 27 loose box stables
- 15 birthing barn stables
- 6 barn stables
- 1 covered Monarch Walker 10.6m diameter
- Tack Room
- Birthing Barn
- Multiple tack, feed and store rooms
- Store Room
- Staff Room
- 5 Field Shelters
- 2 car ports
- 5 Furlong Polytrack gallop
- Owner's Lounge, kitchen and gym area
- Over 70 acres (28.32 hectares)
- 16 post and railed fenced turnout paddocks

DESCRIPTION

Our Clients purchased Ermyn Lodge in 2005, developing and completing the current immaculately presented main family home, as well as carrying out a comprehensive refurbishment of the stables, racing yard and its ground.

The property, along with its magnificent first-class equestrian training complex/stud are set in grounds of over 70 acres (28.32 hectares).

The main detached 6-bedroom family home is of brick construction beneath a pitched tiled roof and has been finished to a superb specification throughout. The house benefits from secure electronic gates, a double garage and a well-manicured mature garden with established flowerbeds and borders.

Ermyn Lodge has a long and prestigious history and further information can be found at <https://ermynlodge.com/>



The M25 (Junction 9) and A3 are easily accessible providing access to Central London, Guildford and both Heathrow and Gatwick Airports.



Accommodation

The Main House (Ermyn Lodge)

Total Internal Area: 6,748 sq ft (626.90 sq m)

Entrance hall | Formal Sitting room | Dining room | Study | Living/Dining room | Kitchen | Utility room | Boot room | WC/Cloakroom | Self-contained entrance to Lobby | Living room/kitchen | 2x Washroom/Shower/WC facilities | 2 Bedrooms (1 en-suite) | Double garage | 4 further Bedrooms (3 en-suite) | Bathroom with WC facilities | Lift

At the front of the house is a private secure driveway with electronically operated gates.

The premises benefits from a mature garden with established flowerbeds and borders | All weather tennis court

The Trainer's House (Paddock View)

The single storey property is brick built, beneath a pitched tiled roof, with far reaching views over the paddocks.

Total Internal Area: 2,564 sq ft (238.20 sq m)

Entrance hall | Living room | Utility room | Study | Kitchen | 4 Bedrooms (2 en-suite) | Bathroom with WC | Separate WC

Staff Accommodation (Bungalow 1)

Comprises a bungalow of traditional brick construction beneath a pitched tiled roof.

Total Internal Area: 912 sq ft (84.80 sq m)

Entrance Hall | Living room | Conservatory | Kitchen | 2 Bedrooms | Bathroom with WC

Staff Accommodation (Bungalow 2)

Comprises a bungalow of traditional brick construction beneath a pitched tiled roof.

Total Internal Area: 769 sq ft (71.40 sq m)

Entrance Hall | Living Room | Kitchen | 2 Bedrooms | Shower with WC

Ermyn Lodge Offices

The two-storey office is of traditional brick construction beneath pitched tiled roof.

Total Internal Area: 1,038 sq ft (96.40 sq m)

4 Offices | Kitchen facilities | Ladies/Gents WC facilities



The Main House (Ermyn Lodge)



Formal Sitting room



Entrance hallway with feature staircase and passenger lift



Conservatory



Kitchen



Living/Dining room



Bedroom

The Stables

The stable block is of traditional brick construction, beneath a pitched tiled roof and provides 27 loose box stables, and staff room.

The Barns

The barns are clearspan metal framed construction with timber clad elevations, providing good ventilation, beneath a profile cladded roof. There are 15 birthing barn stables, 6 barn stables, birthing barn, as well as multiple tack feed and store rooms.



Distances

Ashtead	1.0 mile
Epsom Downs	1.0 mile
Tadworth	2.0 miles
Leatherhead	2.0 miles
Epsom	3.0 miles
Banstead	4.2 miles

Central London	20 miles
Gatwick Airport	30 miles
Heathrow Airport	35 miles

*approximate distances





Parade Ring



Two 2-Bedroom Staff Accommodation Bungalows



Ermyne Lodge office



6 Stable Barn



Trainer's House (Paddock View)



Trainer's House - Open Plan Kitchen/Living Area

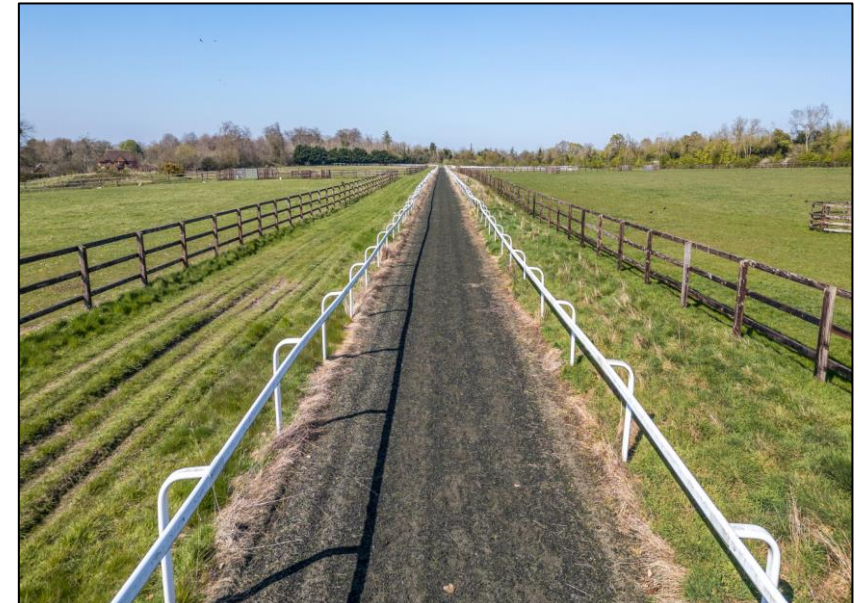


Birthing Barn

Land

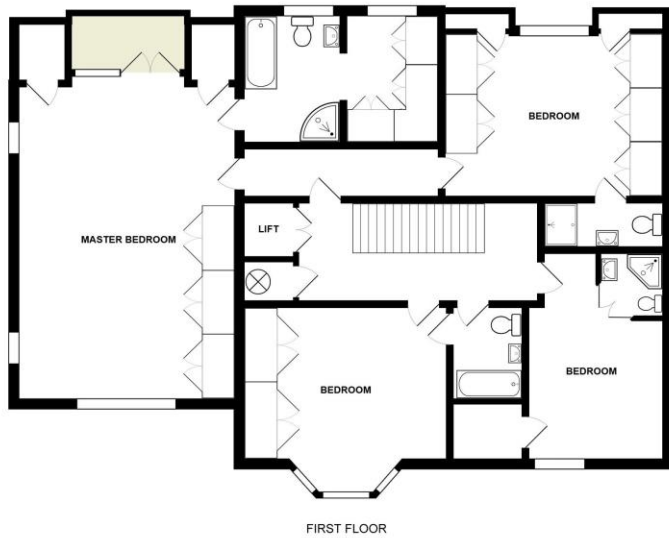
In all, there is over 70 acres, incorporating two separate parcels of land.

The mature grazing land is divided into 16 post and railed fenced turnout paddocks.



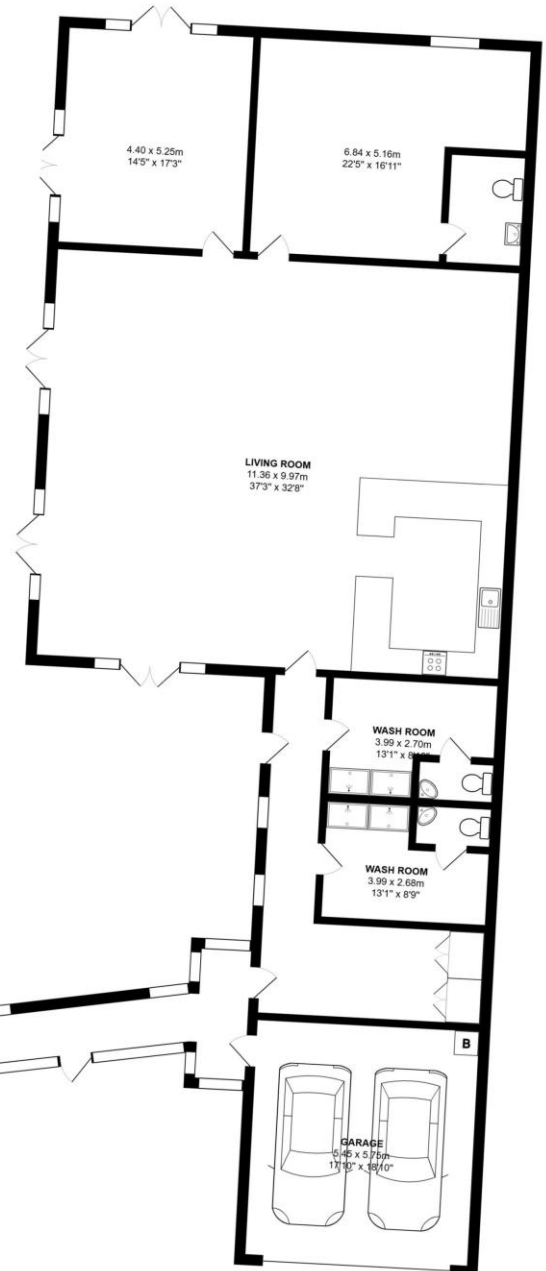
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Main House



For illustrative purposes only - NOT to scale

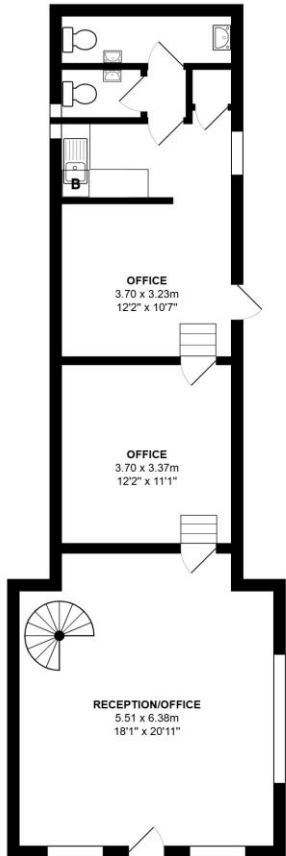
The position and sizes of doors, windows and other features are approximate.



Total Area: 626.9 m² ... 6748 ft²

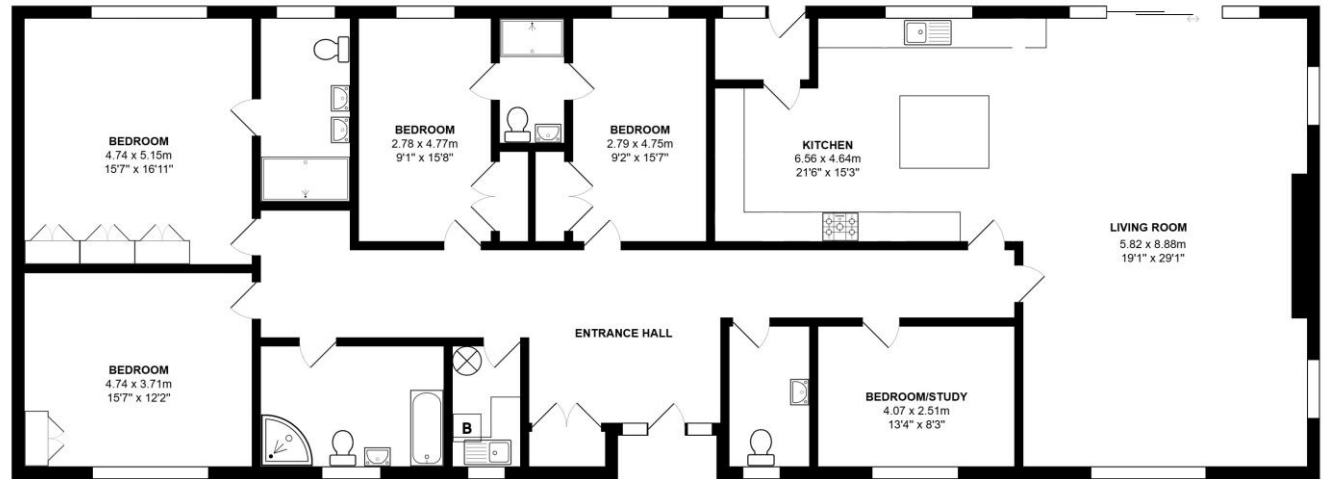
GROUND FLOOR

Site Office



Total Area: 96.4 m² ... 1038 ft²

Paddock View

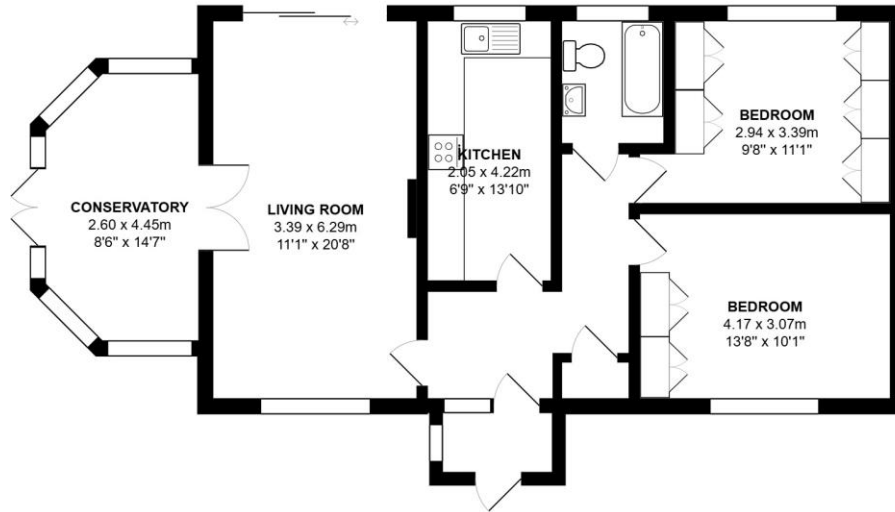


Total Area: 238.2 m² ... 2564 ft²

For illustrative purposes only - NOT to scale

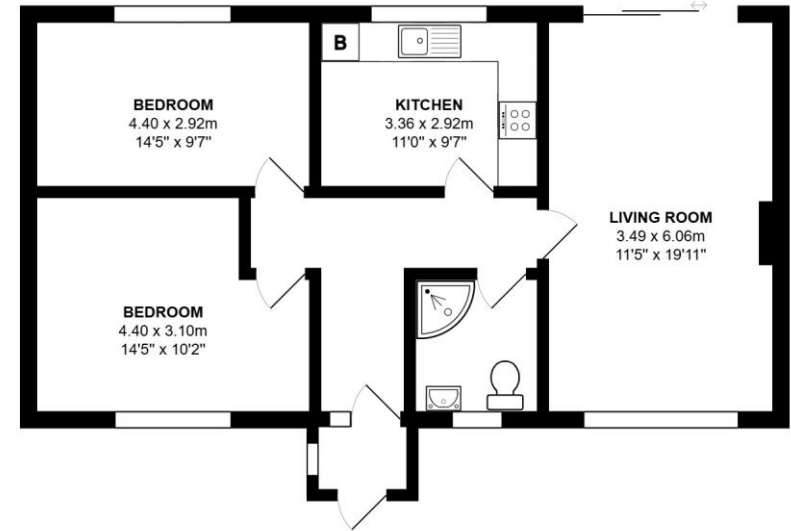
The position and sizes of doors, windows and other features are approximate.

Bungalow 1



Total Area: 84.8 m² ... 912 ft²

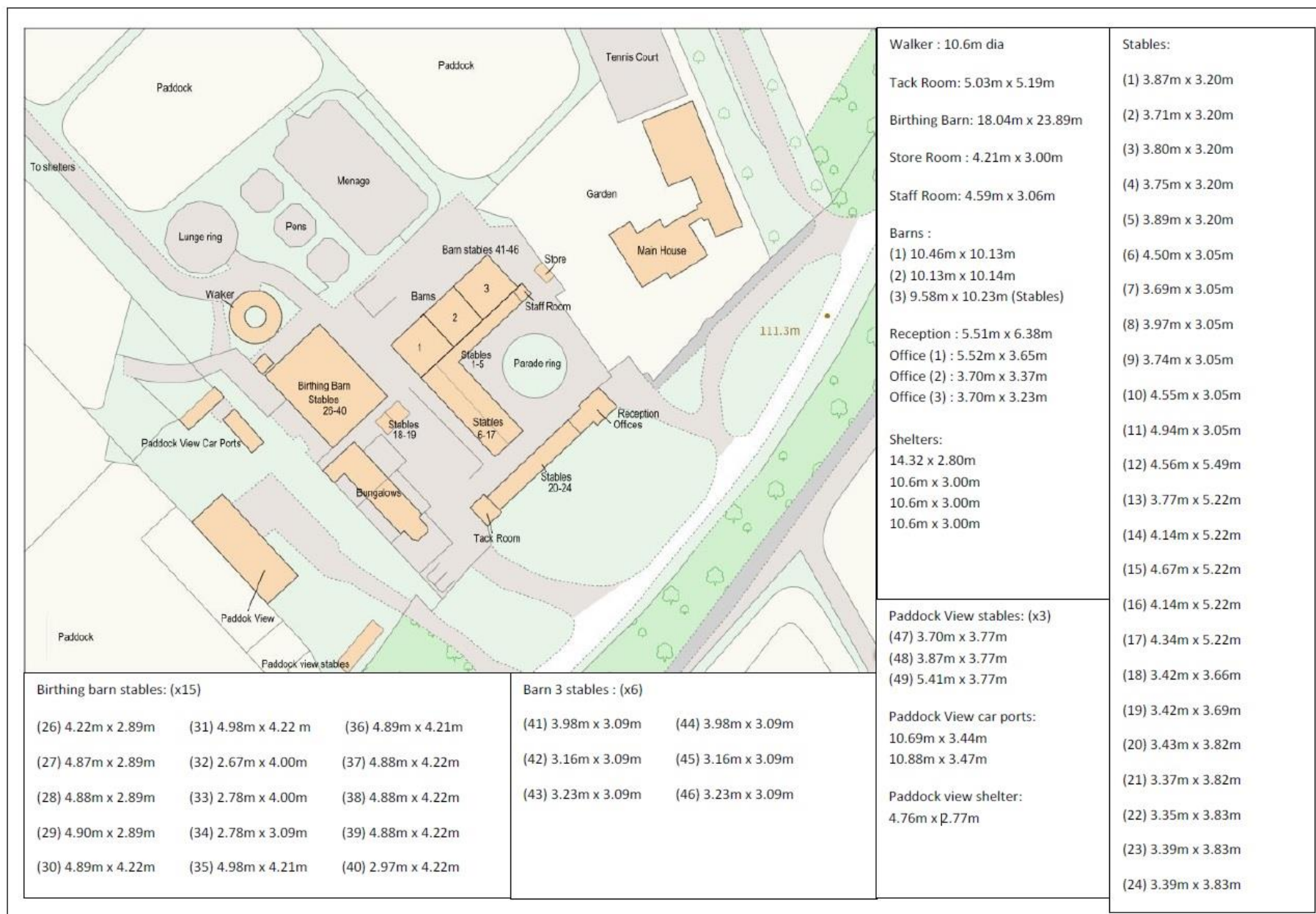
Bungalow 2



Total Area: 71.4 m² ... 769 ft²

For illustrative purposes only - NOT to scale

The position and sizes of doors, windows and other features are approximate.



Tenure

Freehold.

Price

Upon application.

VAT

The properties have not been elected for VAT.

EPCs

EPCs are available upon request.

Data Room

Further information in regard to this opportunity can be found [here](#).

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, the successful purchaser will be required to provide confirmation of the source of funding, along with two forms of identification prior to agreement of Heads of Terms.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this matter.

Services

- Mains electricity
- Mains water
- Mains gas
- Drainage all similar to a Klargester system

Notes

There is an extensive inventory of fixtures and fittings available to be purchased by separate negotiation.

Local Authority

Mole Valley District Council
9 Reigate Road, Dorking RH4 1SJ
01306 885 001

Viewings are strictly via prior appointment with Sole Agents:



Paul Harwood
paulharwood@centro.plc.uk

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Please note that all Viewers will be asked to provide proof of funding in advance of any appointment.

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OS Extract (for indicative purposes only)

