

# Exmoor Farmers Livestock Auctions Ltd

**TO LET**

## **7 Stable American Barn**

A versatile equine yard in Bratton Fleming, an ideal set up for a competitive rider. Comprising 7 stables, 2 lockable tack rooms and washdown area in an American barn style layout. Separate Hay/Storage building. Approximately 4.5 acres of turnout, 20m x 40m sand school arena and horse walker all included.



**Exmoor Farmers Livestock Auctions Ltd**

Cutcombe Market, Wheddon Cross, Minehead, Somerset TA24 7DT

Tel: 01643 841841 Email: [exmoorfarmers@btconnect.com](mailto:exmoorfarmers@btconnect.com)

[www.exmoorfarmers.co.uk](http://www.exmoorfarmers.co.uk)





## DESCRIPTION

An American barn style stabling block with 7 good sized (12ft x 12ft) stables, two internal lockable tack rooms, a spacious wash off area and the benefit of a horse walker and 40m x 20m sand school arena.

Storage in the form of an open-fronted two bay hay shed with the added bonus of turn-out in the form of three paddocks, extending to circa 4.5 acres, all being newly re-fenced with post and rails.

Mains electric and water supply to the stables.

This rare opportunity to rent a complete equine yard facility has come available and would suit a competitive person or breaking/schooling yard.



For further details please contact Exmoor Farmers. Expressions of interest are invited from individuals who would consider taking the yard as a whole, with options available for sub-letting for DIY livery.

The successful person will be required to fully repair and maintain the site, alternatively should we not find one suitable person then multiple usage would be considered and a share of maintenance would be payable as part of the rental.

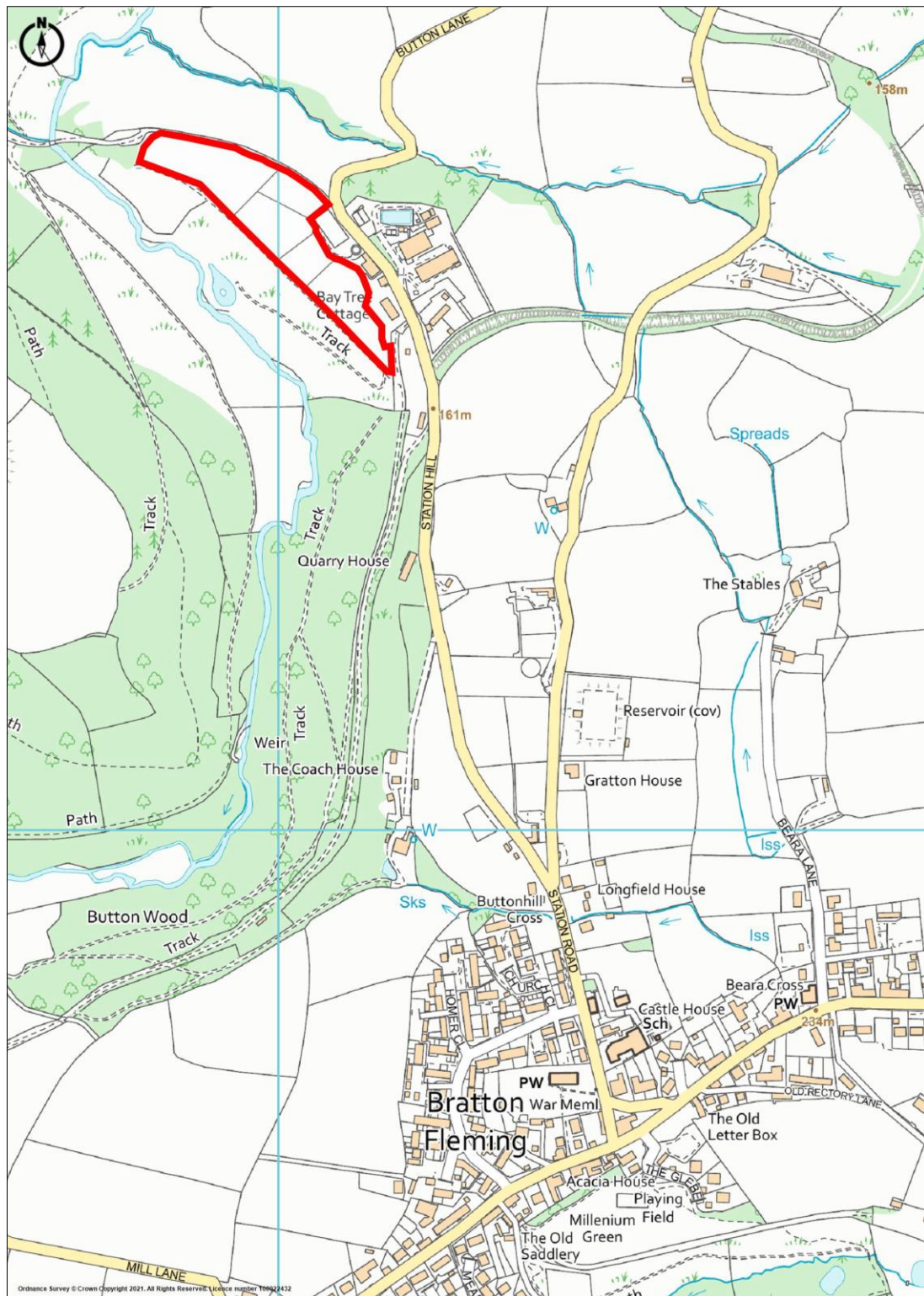


## LETTING

Available immediately with references required. To be let on a licence. Rent payable in advance. Maintenance to be agreed.

**Expressions of Interest to Gethin Rees: 01643 841841**

**Viewing strictly by appointment only**



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