



Aulden, Leominster

£875,000

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An Idyllic and Characterful Country Family Home, with 4 double bedrooms and attached fully self-contained 2 double bedroom annexe currently providing Airbnb income, all set in glorious gardens and basking in stunning views across open countryside.

Oak House: Rain Porch – Dining Room – Sitting Room – Conservatory – Kitchen/Breakfast Room – Walk-in Pantry – Sun Room – Downstairs WC – Boot Room – Laundry – Principal Suite with Ensuite Shower & Walk-in Wardrobe – Second Double Bedroom with Ensuite Shower – 2 Further Double Bedrooms – Family Bathroom

Oak Croft Annexe: 2 Double Bedrooms – Bathroom – First Floor Open Plan Living with Full Kitchen

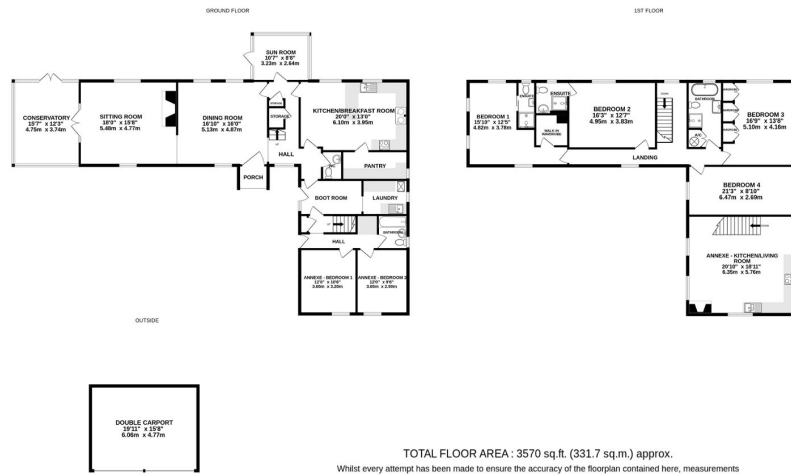
Double Gated In/Out Driveway – Ample Parking for Numerous Vehicles – Double Car Port – Twin Log Stores – Dining/Entertaining Stone Patio – Extensive Gardens with Cascading Pools – Wildlife Pond – Mini Orchard – Vegetable & Fruit Gardens

Oak House has traditional character with exposed brick, stone and beams throughout. The property enjoys a modern and flexible open flow feeling to its living spaces. The house has been updated with care over the last decade with many valuable additions. The triple glazing with picture windows framing the glorious panoramas provide lots of light throughout the property. There is engineered oak flooring throughout much of the main house. Other improvements include the installation of solar panels; a new stainless steel hot water cylinder system and in late 2021 a highly efficient oil-fired boiler.

The conversion of the annex in 2016 has provided valuable extra space. This is suitable for multi-generational living or continuing its current use as a successful holiday let. It has generated between £10,000 and £15,000 per annum over the last three years, and even incorporates an integral gable owl box, home to barn owl families.

Located in the quiet hamlet of Aulden with stunning views across open countryside reaching beyond the wooded rise of Westhope Common, the house is only 4 miles from the market town of





TOTAL FLOOR AREA: 3570 sq.ft. (331.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Extensive Characterful Country Home
- Uninterrupted Sweeping Countryside Views
- 4 Double Bedrooms; 2 Ensuites
- Attached 2 Bedroom Annexe/ Holiday Let
- Total Plot Approx. 3/4 of an Acre
- In/Out Driveway Offering Generous Parking

