



Yew Tree Farm

Aylton, Ledbury, Herefordshire, HR8 2RQ



COUNTRY & CLASSIC

Yew Tree Farm

Elegant, Detached Georgian Farmhouse
Featuring Five Spacious Double Bedrooms,
With 8 Acres of Prime Pastureland. Includes
Traditional Barns & Farm Buildings, Offering
Versatile Use & Annexe Potential. A Large
Dutch Barn with Adjoining Store Provides
Additional Storage. Beautifully Maintained,
Providing a Blend of Original Character with
Contemporary Comforts. With Five Ensuite
Bedrooms, It Presents an Excellent Bed &
Breakfast Opportunity, Complemented by an
Established Caravan & Motorhome Site For
Additional Income Potential. Sitting in a
Peaceful Rural Setting with Breathtaking Views
of May Hill, The Marcle Ridge & The Malverns.
Conveniently Located In the Village of Aylton,
near Ledbury

THE HOUSE – Ground Floor

- Large Light Kitchen with Feature Exposed Beams, French Doors to Terrace & Walled Garden. Bespoke Kitchen Units in Forest Green. Integrated Fridges, Freezers & Dishwasher. Bush Range Cooker with Induction Hob, Built in Electric Oven & Combination Microwave. Porcelain Tiled Floor with Underfloor Heating
- Sitting Room with Fireplace & Woodburner, Tiled Floor & Large Original South Facing Sash Window, Original Cornicing and Picture Rail
- Dining Room with Attractive Period Fireplace & Woodburner, Stripped Pine Floor & Original South Facing Sash Window
- Second Sitting Room/Snug/Office/6th Bedroom with Woodburner & Porcelain Tiled Floor, Large Storage Cupboard
- Utility Room with Access to Well & Back Door to Garden
- Downstairs Cloakroom
- Wonderfully Light & Airy Inner Hallway with Vaulted Ceiling, Porcelain Tiled Floor with Underfloor Heating
- Original Georgian Front Entrance Hall with Tiled Floor
- Half Glazed Oak Framed Rear Entrance Porch
- Cellar with Internal & External Access, Sink & Electric – Currently Set Up for Cider & Perry Production & Storage





Yew Tree Farm, Aylton, Ledbury , HR8 2RQ

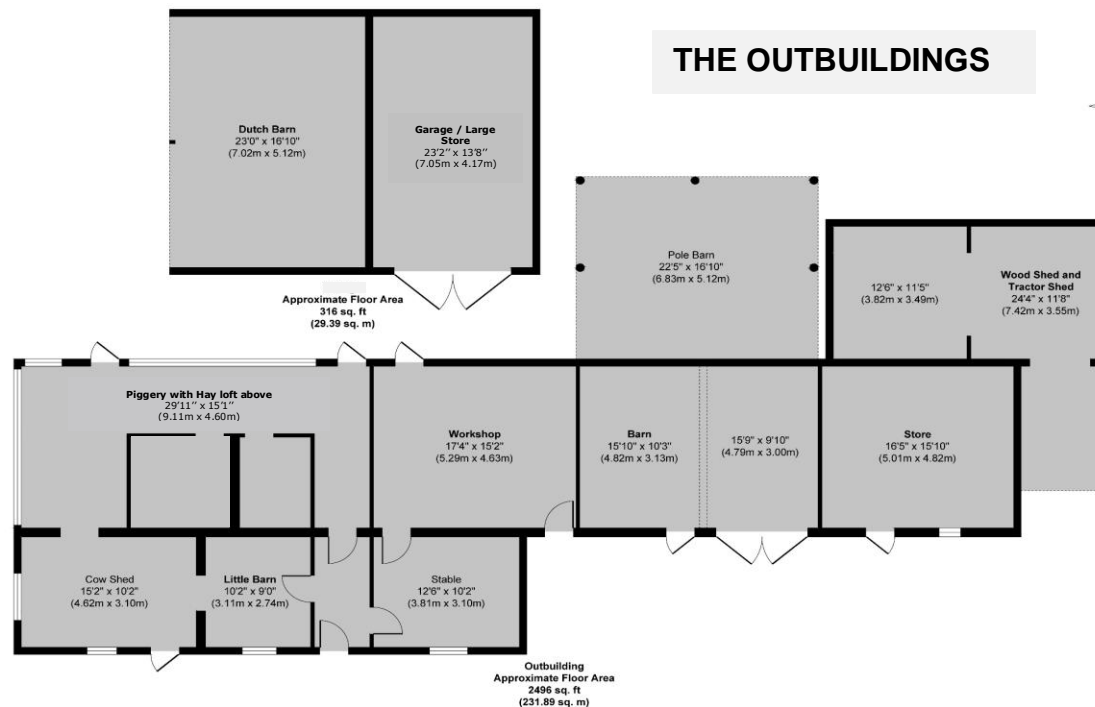


Approx. Gross Internal Floor Area
Cellar = 221 sq. ft / 20.59 sq. m
Main House = 3018 sq. ft / 280.00 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ©William Benton-Fife Photographer. Unauthorised reproduction prohibited.

Yew Tree Farm, Aylton, Ledbury , HR8 2RQ

THE OUTBUILDINGS



Approx. Gross Internal Floor Area
Outbuildings = 3200 sq. ft / 297.37 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY. MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
©William Benton-File Photographer. Unauthorised reproduction prohibited.





THE HOUSE – First Floor

- Beautiful Restored Elm Staircase Leads to Two Large Light Landings with South Facing Sash Windows Providing Wonderful Views
- Main Bedroom, South Facing with Sash Window & Original Wood Floor, Ensuite Bathroom with Separate Shower & Dressing Room
- Second Double Bedroom with Vaulted Ceiling & Attractive Ensuite Bathroom with Separate Shower
- Third Double Bedroom with Ensuite Shower on First Floor, South Facing with Large Sash Window & Views

THE HOUSE – Second Floor

- Two Further Very Pretty Double Bedrooms on Second Floor both with Ensuite Showers, Sash Windows & Original Feature Beams

THE OUTBUILDINGS (3,200 sq ft)

- **LARGE BARN** • Original Brick & Timber Frame Barn with Central Carriage Doors, Original Flagstone Flooring comprising
 - Large Store Room to one side
 - Large Workshop to the other with Doors to Front & Back with Light & 3 Phase Electric
- Tractor Workshop and Log Store
- Pole Barn to Rear
- **STABLING AND LIVESTOCK HOLDS** - Brick Built with Original Brick Flooring comprising
 - Original Stable & Stores
 - Original Cowshed
 - Piggery with Hay Loft above
- Large Dutch Barn Offering Excellent Storage for Horsebox or Motorhome
- Large Store / Garage with Light and Electric
- Detached & Portable Chicken House
- Large Barn Used as Lambing Shed & Store with 3 Phase Electric Available, Offering Vast Footprint with Versatility for Further Development



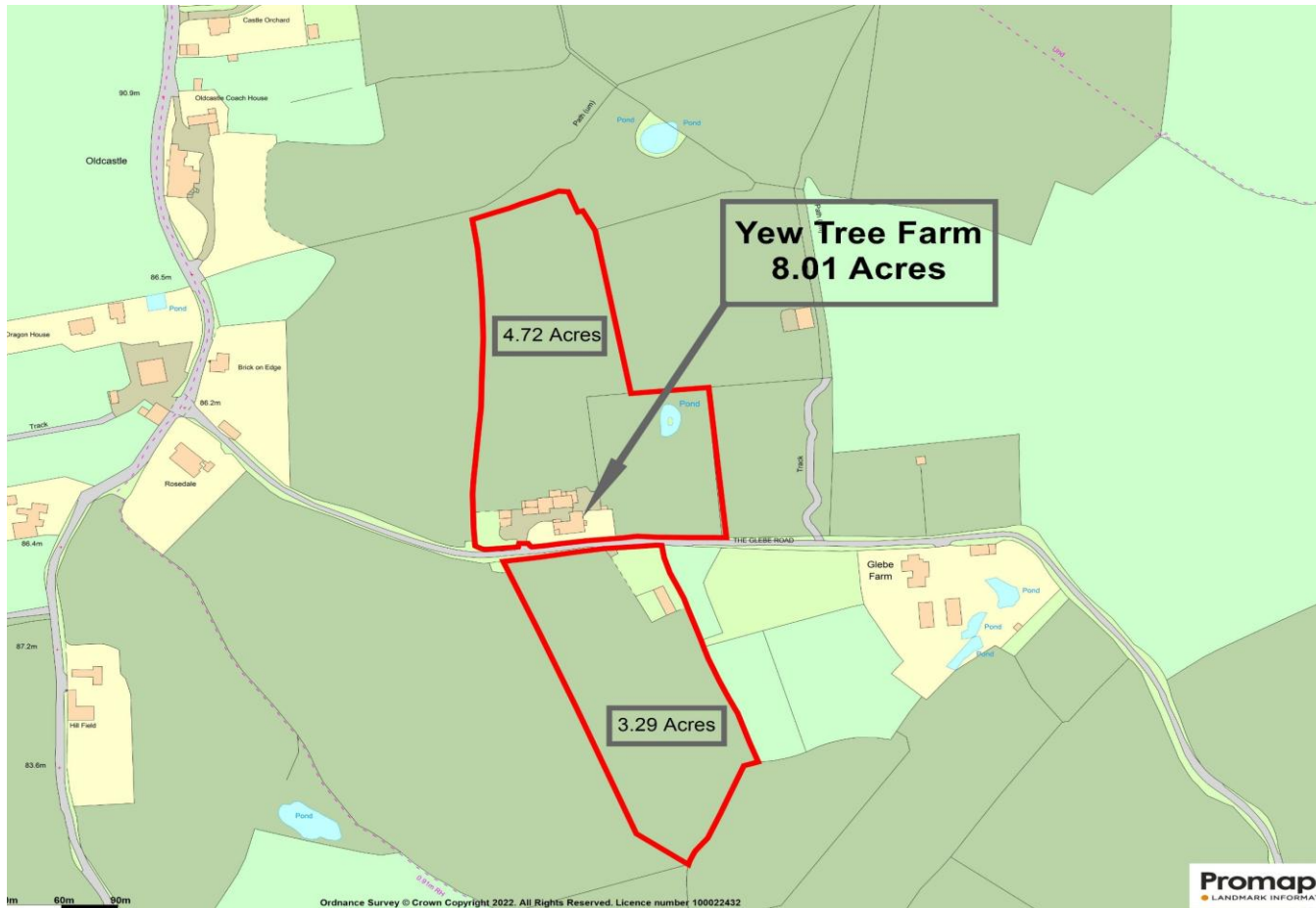
THE OUTSIDE

- 8 Acres of Level Pasture Land Split to Front and Rear of the House
- Rear Fields Divided into 4 Paddocks all Fully Sheep Fenced with Water • Separate Access from Road (4.72 Acres)
- A section of one Paddock Currently offers Facilities for 5 Motorhome / Caravan Pitches with Electric Hook-up. Excellent Income Generating Opportunity
- Two Large Fields to the Front with Fabulous Views to May Hill & the Marcle Ridge (3.29 Acres)
- Orchard with Traditional Local Pear Trees
- Large Natural Pond
- South Facing Front Garden Overlooking Lane & Fields Beyond
- Side Garden with Established Planting & Seating Areas
- Walled Garden Landscaped with Terracing, Pergola with Seating Area, Raised Beds, Greenhouse & Gardener's Toilet

THE SITUATION

- South Facing
- Quiet Rural Position with Fabulous Views to May Hill & Marcle Ridge
- Situated in the Popular Rural Village of Aylton
- Ledbury 5 Miles with Local Amenities & Mainline Station
- Hereford 11 Miles
- Ross-on-Wye 12 Miles
- Gloucester 19 Miles
- M50 Junction 2, 9 Miles
- 8 Miles to M5







PRACTICALITIES

- Grade II Listed
- Mains Electricity (3 Phase to House & Outbuildings)
- Mains Water & Private Filtered Well Water also Available
- Private Drainage
- Oil Fired Central Heating
- Full Fibre Broadband
- Council Tax Band F – Herefordshire Council
- Existing Premises Licence Enabling the Sale of its own Perry & other Farm Produce

POSTCODE & DIRECTIONS

What3Words: backs.perfume.broadcast

HR8 2RQ – Sat Nav is fairly accurate, but stops just short of the property. From Ledbury take the A449 towards Ross on Wye, after 2 miles turn right at the roundabout onto the A4172 towards Leominster. Travel for 1.8 miles passing the farm park on your left & take the left turning signed to Aylton & Putley. After approx. $\frac{3}{4}$ mile fork right on The Glebe Road signed to Pool End. After just over $\frac{1}{4}$ mile the property is on the right hand side with the main entrance after the house.

VIEWING ARRANGEMENTS

Strictly by appointment with the agents:
Country & Classic: 01531 888388



COUNTRY
&
CLASSIC

Tel: 01531 888388 or 07879 630396
Email: enquiries@countryandclassic.co.uk





Country & Classic Properties wish to advise prospective purchasers that we have NOT checked the services or appliances. The sales particulars have been prepared as a guide only. Any floor plan or map is for illustrative purposes only. Country & Classic Properties, for themselves and for the vendors or lessors of this property whose agents they are, give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Country & Classic Properties has any authority to make or give any representation of warranty in relation to this property. C1185