



Yew Tree Farm
Aylton | Ledbury | Herefordshire | HR8 2RQ

FINE & COUNTRY

YEW TREE FARM



A gracefully detached five-bedroom Georgian farmhouse boasting five spacious double bedrooms, each with en-suite facilities. Its three reception rooms are adorned with exquisite period features, complemented by substantial outbuildings.

Nestled within approximately 8 acres of picturesque landscape, this property offers breathtaking views and presents a versatile, spacious, and flexible family home in an idyllic setting within a highly sought-after village.



KEY FEATURES

Ground Floor:

The spacious farmhouse kitchen is filled with natural light, showcasing striking exposed beams and offering French doors that lead out to a terrace and a walled garden. Featuring forest green kitchen units, seamlessly integrated appliances, a Range cooker with an induction hob, complemented by a built-in electric oven and combination microwave, the kitchen's ambiance is elevated by porcelain tiled floors equipped with underfloor heating. It is the heart of the home.

In the sitting room, a feature fireplace where a wood-burner takes centre stage, surrounded by exquisitely tiled floors and a generously sized original south-facing sash window. Original cornicing and picture railings add to the room's period character and charm.

The spacious dining room boasts an attractive period fireplace with a wood-burner, set against original oak wood flooring an original south-facing sash window.

An additional reception room, which can serve as a sitting room, snug or office, features a wood-burner, porcelain tiled floor, and spacious storage cabinetry.

The conveniently situated fitted utility room offers access a rear door leading to the west garden, and houses the water well hatch, serving as a boot room and laundry, with ample storage.

A stylish downstairs cloakroom is conveniently located.

An airy inner hallway with a vaulted ceiling and underfloor heating on a porcelain tiled floor enhances the sense of openness and brightness throughout the house.

Completing the layout is the original Georgian front entrance hall, featuring a tiled floor, and a half-glazed oak-framed rear entrance porch, adding to the property's period charm and elegance. A striking feature front door adds the perfect finishing touch to this stylish space, while access for cellar is conveniently located under the stairs.

Cellar

The expansive cellar boasts both internal and external access to the east south facing walled garden and patio, equipped with a sink and electricity. Currently, it is configured for the production and storage of cider and perry.



KEY FEATURES

- Detached Georgian farmhouse
- 5 bedrooms all en-suite
- Equestrian
- Extensive outbuildings
- Circa 8 acres
- Walled garden
- Sought after village location
- High-status property
- Expansive cellar
- Existing premises licence for the production and sale Perry/farm produce







SELLER INSIGHT

“Yew Tree Farm is a quintessential English country house built over 200 years ago. It’s full of character and Georgian charm that we have sympathetically enhanced during our time here,” say the owners.

“The location is wonderful as we reap the benefits of a country lifestyle, yet everything we need is easily accessible, including a wide array of shops in nearby Ledbury and Hereford. There are plenty of scenic walks and footpaths to explore, along with a good choice of welcoming pubs, restaurants, and tearooms in the area. We’re never short of places to visit, a favourite being ‘The Nest’ which is just 5 minutes away where we have hot drinks in the café and stock up on local fresh vegetables and artisan made products.”

“I think one of the best things about living here is the active local community. We form part of the Cider Parishes where we get together and host events including the monthly pop-up bar at the village hall and the twice-yearly Big Apple festival. There are all kinds of clubs to take part in, such as archery, walking and cycling, as well as Christmas carolling around the village and the annual wassail event where we prepare the trees for the forthcoming season.”

“Our garden is divided into different areas, all of which are peaceful and quiet. We enjoy sitting out front on a summer evening chatting to local walkers and horse riders who pass by, and it feels nice to be part of this community and the countryside. The views over our own land, fields, livestock, and trees are just spectacular and it’s the perfect place to host BBQs with friends and family. We see all kinds of wildlife here, including red kites, buzzards, ewes lambing, ducks and geese in the pond, rabbits, and partridges.”

“We tend to spend most of our time in the kitchen as it’s a large, welcoming space with underfloor heating and a wood burner at the far end before heading off into the cosy living room to relax in the evening.”

“Yew Tree Farm is a sociable part of the community as we open our doors for guests to visit our cellars and sample the perry cider made from our own trees. We’re chuffed to have been awarded the accolade of second place in the Blossom Time competition and have also organised vintage tractor rides for charity.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









First Floor:

A beautifully restored elm staircase leads to two spacious, light-filled landings boasting south-facing sash windows that offer stunning countryside views. The main bedroom, also south-facing, features a striking sash window and original wood flooring. It includes a stylish en-suite bathroom with a separate shower and a well-placed, large dressing room. The second double bedroom boasts a vaulted ceiling and an attractive en-suite bathroom with a separate bath and shower. Completing the spacious first floor, the third double bedroom enjoys a south-facing orientation with a large sash window, providing spectacular views. This bedroom also features an en-suite shower room.

Second Floor

On the spacious second floor, you'll find two additional charming double bedrooms, each adorned with en-suite shower rooms, sash windows, and original feature beams. From these bedrooms you can enjoy views of the rolling countryside, adding to the allure of the property.











Outside:

There is approximately 8 acres of level pastureland with the house centrally located there are 4 acres in a northerly direction divided into 4 paddocks and 4 acres divided in to 2 paddocks in a southerly direction, all fully sheep fenced with water and separate access from the lane. The paddocks on the south side form a picturesque view from the house leading to May Hill.

A section of one paddock currently offers facilities for five motorhome/caravan pitches with electric hook-up points, presenting an excellent income-generating opportunity. An established orchard with traditional local Perry pear trees provides for the cidery (brewery) in the cellar, while a large natural pond adds to the picturesque, idyllic setting.

The beautifully manicured, south-facing front garden overlooks the lane and fields beyond. The west garden is well-established and planted with a variety of plants, offering seating areas to enjoy the different views.

A more formal walled garden is landscaped with terracing, a pergola, and seating area, complemented by raised beds, a greenhouse, and a gardener's toilet. Perfect for alfresco dining and entertaining, this garden provides a private retreat with convenient access from the kitchen/diner.

The outbuildings offer a versatile space. The large barn, constructed with original brick and timber frame, features central carriage doors and original flagstone flooring. It includes a large storeroom on one side and a spacious workshop on the other, complete with doors to the front and back, as well as ample lighting and 3-phase electric supply.

Adjacent to the barn, the tractor workshop and log store are strategically positioned for practicality. Additionally, there's a pole barn to the rear of the property.

The property also features substantial stabling and livestock holds, constructed in brick and boasting original brick flooring. This area comprises the original stable and stores, along with the original cowshed and piggery, accompanied by a large hay loft above.

A generously sized Dutch Barn provides excellent storage for straw or hay or alternatively can equally house a horsebox or motorhome. Adjacent is a large store/garage equipped with lighting and electricity with considerable parking for many vehicles on the drive and grounds.

Further amenities included in the paddocks to the south, is a large utility store/lambing shed with mains water and provision for 3 phase electricity, which could be enhanced or, subject to planning, could be further utilised.







LOCATION

Aylton, located near Ledbury, is a picturesque and sought-after village location, nestled in the heart of Herefordshire's stunning countryside. Surrounded by rolling hills and lush greenery, Aylton offers a tranquil and idyllic setting for those seeking a peaceful retreat. Yew Tree Farm is nestled in the countryside, positioned to benefit from breathtaking views of May Hill and Marcle Ridge, with a south facing aspect.

Ledbury, only 5 miles away, is a historic market town nestled in the picturesque Herefordshire countryside in England. Situated between the Malvern Hills and the Forest of Dean, Ledbury boasts a scenic setting with rolling hills, lush greenery, and charming rural landscapes.

The town centre is characterised by its distinctive black-and-white timber-framed buildings, many of which date back to the 16th century, lending Ledbury its quintessential English charm. The High Street is lined with a variety of independent shops, boutiques, cafes, and traditional pubs, creating a vibrant and bustling atmosphere.

Ledbury is renowned for its rich cultural heritage, with notable landmarks including the iconic St. Michael and All Angels Church, known for its impressive Gothic architecture and medieval stained-glass windows. The Market House, a striking timber-framed building dating back to the 17th century, stands proudly in the town centre and hosts regular markets and events. The annual internationally recognised poetry festival is held throughout the town performed in these historic locations.

Nature enthusiasts will appreciate the town's proximity to outdoor recreational opportunities, including scenic walking trails in the Malvern Hills Area of Outstanding Natural Beauty and the nearby Wye Valley. Ledbury is also within easy reach of historic landmarks such as Eastnor Castle and Hellens Manor, as well as cultural attractions like The Master's House, a restored medieval building that now serves as a library and community space.

With its blend of history, natural beauty, and vibrant community spirit, Ledbury offers residents and visitors alike a delightful blend of rural charm and modern convenience, making it a sought-after destination in the heart of Herefordshire.

Aylton and Ledbury benefit from good transport links, providing residents with convenient access to nearby towns and cities, as well as major transportation routes. Hereford is within easy reach, only 11 miles away, while Ross-on-Wye and Gloucester are 12 and 19 miles away, respectively. For commuters, the M50 junction 2 is just 9 miles away, and the M5 is reachable within 8 miles, providing easy access to major transportation infrastructure. Worcester is commutable by car in only 35 minutes.

Ledbury is served by its own railway station, providing regular train services on the Cotswold Line between Hereford and Worcester. Direct trains operate to destinations including Birmingham, Oxford, and London Paddington in less than two hours, offering convenient options for both commuting and leisure travel.

For those seeking exceptional education establishments, near Aylton, Ledbury offers several prestigious private schools providing excellent educational opportunities for families seeking high-quality education in the area. One notable option is Malvern St James Girls' School, located approximately 12 miles away. Another excellent choice is Hereford Cathedral School, situated around 11 miles from Aylton. For families seeking a traditional boarding school experience, Malvern College is a highly regarded option, located approximately 16 miles away. Further afield, but only 20 miles away are the prestigious Worcester independent schools, Kings and Royal Grammar School. There are very good local maintained schools in Ledbury and Aylton, such as Ledbury Primary School, John Masefield High School and Aylton Church of England Primary School providing ample choice.





Services, Utilities & Property Information

Utilities – Mains electricity (3 phase power to house, caravan site & outbuildings)

Mains water & private filtered well water also available

Private drainage via septic tank

Oil fired central heating.

Mains water to the portion of land over the lane

Tenure - Freehold

Property Type – Grade II Listed Georgian Farmhouse

Construction Type – Standard - brick

Council Tax – Herefordshire Council

Council Tax Band F

Parking – Garaging for 2 cars + (with extra head height for a motorhome). Parking for 5+ cars.

Mobile phone coverage - 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Internet connection - Ultrafast Full Fibre Broadband connection available- we advise you to check with your provider.

Special Notes - Existing premises licence enabling the sale of alcohol including its own perry plus other farm produce.

Opportunity to rent neighbouring land if required – approximately 9 acres.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01905 678111

Website

For more information visit www.fineandcountry.com

Opening Hours

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am – 1.00 pm



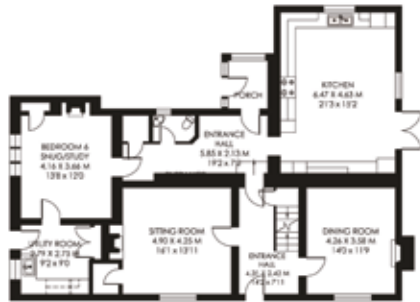
YEW TREE FARM AYLTON, LEDBURY, HR8 2RQ



CELLAR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



OUTBUILDINGS

APPROXIMATE GROSS INTERNAL FLOOR AREA	
MAIN HOUSE :	3018 SQ FT
CELLAR :	221 SQ FT
OUTBUILDINGS :	4260 SQ FT
TOTAL AREA :	7499 SQ FT

EPC Exempt



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We value the little things that make a home



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