



Situated Amidst The Wonderful Herefordshire Countryside Within The Hamlet Of Aylton A Charming Grade II Listed Thatched Cottage In Need Of Some Updating Set Within Gardens And Grounds In All Approximately 4.5 Acres Including A Range Of Outbuildings Offering Potential For Development. EPC G

NO ONWARD CHAIN

## Aylhill - Offers in Excess of £600,000

Aylton, Ledbury, Herefordshire, HR8 2QJ

4 3 2

# Aylhill

## Location & Description

Aylhill is situated on the edge of the rural hamlet of Aylton situated amongst the Herefordshire farmland surroundings with many productive cider orchards and hop gardens in the vicinity. Ledbury town is approximately 5 miles distant, a thriving and expanding town which has a range of local facilities and amenities including shops, schools, churches, restaurants, theatre, doctors surgeries, community hospital and a mainline railway station, with direct links to Hereford, Worcester, Birmingham New Street, Oxford, Reading and London Paddington. The cities of Hereford, Worcester and Gloucester are all approximately 16 miles distant with the M50 motorway available approximately 4 miles to the south of the town.

## Property Description

Aylhill is a charming Grade II listed thatched cottage situated just outside the small hamlet of Aylton amidst the stunning Herefordshire countryside between the market town of Ledbury and City of Hereford.

It is understood that the cottage was formerly the heart of a traditional working farm dating back to the early 17th century and is of a timber frame construction with a thatched roof. Internally the cottage has the expected character features with exposed beams and floorboards. The property has undergone a scheme of updating by the current owners, there is however further potential available. The accommodation comprises to the ground floor a spacious reception hall with oak staircase, sitting room with inglenook fireplace and wood-burner, bedroom/snug with shower room off, dining room and a re-fitted kitchen/breakfast room with separate utility room.

To the first floor are four bedrooms and re-fitted family bathroom.

Outside the property is accessed from a gated driveway with ample parking available. The gardens and grounds in all approximately 4.5 acres, wrap around the property having an assortment of mature trees, shrubs and paddocks.

The major outbuildings comprise a range of four barns attached to the cottage arranged around an inner courtyard along with an adjacent stable block.

## Accommodation with approximate dimensions as follows:

### Reception Hall

With wooden stable door. Exposed painted timbers. Tiled floor. Oak staircase to first floor with under stairs storage cupboard. Radiator. Latch doors to breakfast/kitchen (described later) and sitting room.

### Sitting Room 4.16m (13ft 5in) x 3.97m (12ft 10in)

Exposed painted timbers. Inglenook fireplace with wood-burner. Tiled floor. Radiator. Windows to front and side aspects. TV point.

### Snug/ Bedroom 3.82m (12ft 4in) x 3.59m (11ft 7in)

With leaded French doors to the garden and windows to side and rear. Tiled floor. Radiator. Door to:

### En-Suite Shower Room

Tiled shower cubicle with raindrop shower and hand held attachment. WC. Wash basin. Downlights. Extractor.

### Breakfast/Kitchen 5.27m (17ft) x 4.99m (16ft 1in)

With exposed painted timbers. Tiled floor. Triple aspect windows and external door. Re-Fitted with a range of contemporary units with granite worksurfaces over. Double Belfast style sink. Matching central island unit. Integrated fridge/freezer and dishwasher. Space for range style cooker. Feature glass covered well. Open to:

### Utility Room 4.18m (13ft 6in) x 2.89m (9ft 4in)

With windows to rear and two external doors. Tiled floor. Matching units with granite worksurfaces over. Belfast style sink. Plumbing and housing for washing machine and tumble dryer. Cupboard housing Worcester LPG central heating boiler. Radiator. Downlights.

### Dining Room 3.02m (9ft 9in) x 2.87m (9ft 3in)

With leaded window to rear. Fireplace. Radiator. TV point. Fitted storage cupboard.

### Landing

Exposed painted timbers. Fitted storage cupboards. Latch doors to:





**Bedroom 1 5.45m (17ft 7in) x 4.18m (13ft 6in)**

Exposed painted timbers. Two windows to side. Fitted cupboard with hanging rail. Radiator.

**Bedroom 2 4.31m (13ft 11in) x 4.00m (12ft 11in)**

Exposed painted timbers. Window to front. TV point.

**Bedroom 3 4.21m (13ft 7in) x 2.94m (9ft 6in)**

Exposed painted timbers. Window to front. Radiator.

**Bedroom 4 3.44m (11ft 1in) x 2.94m (9ft 6in)**

Exposed painted timbers. Window to rear. Fitted cupboards. Radiator.

**Bathroom**

Re-fitted with a contemporary suite comprising WC, vanity unit with inset wash hand basin. Bath with mixer tap and shower attachment. Large walk-in shower, tiled, with raindrop shower and handheld attachment. Radiator. Extractor. Window to rear.

**Garden & Grounds**

The gardens run principally to the south and east with lawns and an assortment of mature trees and shrubs. To the east are three paddocks.

**Outbuildings**

**Stable block -**

- 14'1 x 7'10
- 14'1 x 8
- 14'1 x 8'9
- 10' x 7'4
- 10' x 6'

**Adjoining barns -**

- 13'4 x 9'4
- 22'3 x 13'6 open to 22'1 x 13'10
- 21'2 x 15'6

**Services**

We have been advised that mains water and electricity are connected. LPG central heating. Services are currently disconnected. Private drainage. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

**Tenure**

We are advised (subject to legal confirmation) that the property is freehold.

**Council Tax**

COUNCIL TAX BAND "D"

**EPC**

The EPC rating for this property is G (14).

**Viewing**

By appointment to be made through the Agent's Ledbury Office

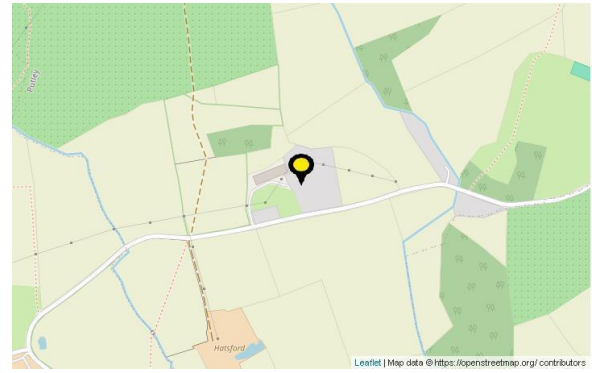
**The agent highly recommends an early inspection to appreciate the wonderful location and development opportunities this property has to offer.**

**AVAILABLE WITH NO ONWARD CHAIN**



## Directions

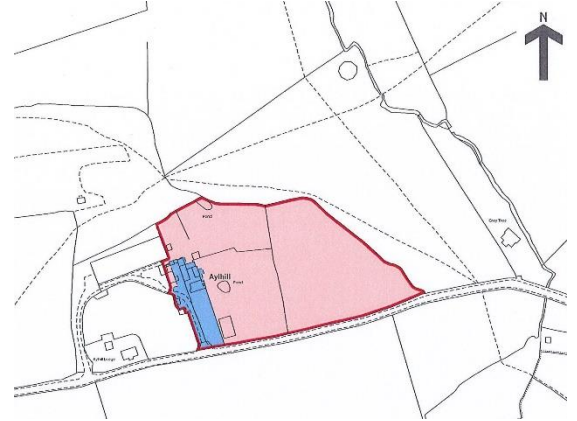
From the Trumpet crossroads on the A438 between Hereford and Ledbury turn left onto the B4215 for approx. 1.5 miles. Ignore the first sign to Aylton and take the 2nd turn signposted Aylton and Putley. After approx. 3/4 of a mile at the T-junction turn left and continue for a short distance where the driveway to the property can be found on the right hand side



## General

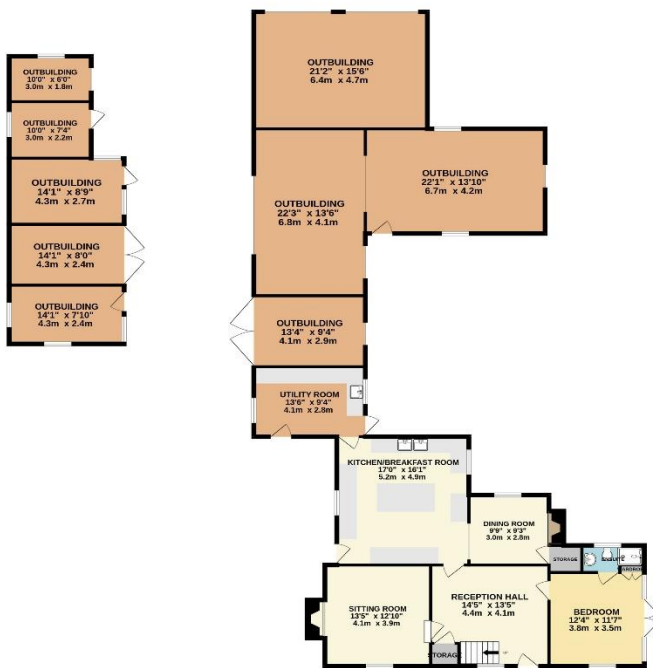
Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

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GROUND FLOOR  
2579 sq.ft. (239.6 sq.m.) approx.

1ST FLOOR  
895 sq.ft. (83.1 sq.m.) approx.



TOTAL FLOOR AREA : 3474 sq.ft. (322.7 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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