

LINE FARM

£1,200,000



“A substantial property in a superb setting”

Orleton, Herefordshire

This substantial, 4-bedroom residence is set within 2 acres of landscaped gardens and grounds on the edge of the thriving village of Orleton, it includes a detached 2-bedroom annexe, triple barn/ workshop/ garaging complex and enjoys stunning, far-reaching rural views in every direction.

- Outstanding edge-of-village location
- Approx 6000sq ft house, annexe and barns
- 4 generous bedrooms
- Detached 2 bed annexe
- Superb views in all directions
- Triple barn complex incl garage/ workshop
- Approx 2 acres of gardens and paddocks
- No near neighbours



Located along a quiet country lane, Line Farm is approached via a private five-bar gate, leading to a large gravel driveway and turning circle which sits grandly to the front of the property and offers views across the landscaped front garden and countryside beyond. The attractive, timber-clad annexe sits to the side of the driveway.

Enter the property beneath a covered front porch and into the generous hallway, off which all ground floor rooms lead and where a decorative oak staircase leads up to the first floor. The large sitting room lies to left of the hallway, this light and airy room is triple aspect and benefits from a Clearview stove within a bespoke, Bath limestone fireplace, providing a focal-point for the room. Superb views await out of every window and a sliding door leads out to the rear patio area. The formal dining room sits to the other side of the hallway: the perfect space for entertaining friends and feeding hungry mouths at large family events; a large bay window overlooks the front garden and a sweet serving hatch connects through the kitchen behind.

The heart of the home is undoubtedly the large, open-plan kitchen/ dining/ snug which sits to the rear of property. An AGA - that most aspirational of farmhouse kitchen staples - sits proudly at the end of the room beneath an exposed brick arch: providing a ubiquitous source of warmth but with the convenience of electric fuel. The kitchen cabinetry has a traditional feel and features wall and floor cupboards, offering ample storage and providing plenty of counter-top space for food preparation. There is a in-built refrigerator and dishwasher, and the kitchen sink window offers a view so good that everyone will be volunteering to do the washing up!

The utility room is a must for country living, providing plenty of space to hang coats, kick off boots and clean muddy paws. There are additional storage cupboards and space for white goods. Doors access the front and rear of the property and a useful WC and shower room sits to the side.

Upstairs, all rooms lead off a large landing. All bedrooms are doubles, and serviced by their own bathroom or en suite and have tremendous views across the adjacent countryside.

Outside: there is a thoughtfully-designed detached annexe to the side of the main home, comprising a hallway, two bedrooms, two bathrooms, kitchen and living area. A large boarded space with natural daylight running the full footprint of the property sits above and is perfect for storage or further conversion into living accommodation, with appropriate consent. This bonus building provides a perfect solution for visiting family, onsite living for dependent relatives or even a great opportunity for revenue generation via AirBnB, for which the annexe has been used in the past.





[cont...] A vehicle gate leads to the large hard-standing yard area: plenty of room for caravans/ camper vans or horse lorries and trailers. Behind this sits the large barn complex: an impressive succession of three adjoining buildings which could be utilised as garaging/ workshop/ storage/ covered work area. The spaces have power, one is fully insulated and the Dutch barn has approx 12'/ 14' clearance doors. This complex has a fourth open-sided covered area, previously used as outdoor kennels. The entire complex has a very useful, separate, gated access to the road. Two paddocks of ground sit to the front and rear of the barns making this a superb option to develop business opportunities.

The main gardens of the property wrap around the home and offer glorious views across the adjacent Herefordshire countryside. The gardens are mainly laid to lawn and include flower borders and mature trees and shrubs. A patio sits directly to the rear and offers a great space on which to enjoy an evening drink or summer family barbecues or parties: safe in the knowledge that the property's private position won't impact any close neighbours.

Area: The popular village of Orelton is just over half a mile away and has an abundance of activities, events and amenities: including: two well-regarded public houses, a post office and general store, primary school, medical services and a bus route. The nearby market towns of Ludlow and Leominster are close at hand for a full range of shops, cafés and amenities. Fans of the outdoors are well catered-for, with beautiful walks from the front door and National Trust properties nearby.

At a glance:

Bedrooms:	4 plus 2 annex bedrooms
Tenure:	Freehold
Council Tax Band*:	Main house: E; Annex: A
Heating:	Central heating; oil
Services:	Mains electricity, private water and drainage
Service charges:	Nil
Covenants:	None known
Broadband:	Yes**

* correct as of instruction date | **Source: Airband

EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.

