

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A Beautiful And Historic Three-Bedroom Barn Conversion With Detached Double Garage Set Within The Peaceful Rural Hamlet Of Aylton, Just Outside The Market Town Of Ledbury. Dating Back To The 1500s, Hop Pickers Blends Rich Heritage With Contemporary Comfort - Offering Character, Space, And Potential In Equal Measure.

EPC - D

Hop Pickers – Guide Price £650,000

Aylton, Ledbury, Herefordshire, HR8 2QE

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Hop Pickers

Location & Description

Aylton is a picturesque and peaceful village surrounded by open countryside, yet just a short drive from the historic market town of Ledbury, with its charming black-and-white buildings, independent shops, cafés, and excellent rail links to Hereford, Worcester, Birmingham, and London. The Malvern Hills and Wye Valley are also within easy reach for outdoor pursuits.

Property Description

Tucked away within the former grounds of Priors Court, Hop Pickers forms part of an exclusive collection of period properties. This charming barn conversion showcases original timbers, exposed beams, and stonework that speak to its 16th-century origins, all tastefully balanced with modern fixtures and finishes. The ground floor features a welcoming entrance hall leading to a breakfast kitchen with marble worktops and prehistoric stone flooring, all fitted with country style cabinetry.. A downstairs WC add to the practical layout. A bathroom featuring roll top bath and original beams and separate shower room are located on the ground floor and a further hallway lead to three cottage style double bedrooms.

Steps down from the hallway take you to the oldest part of the home. A formal dining room with thick stone walls overlooking the courtyard garden.

Upstairs, you'll find a cosy study which could act as a fourth bedroom for guests if necessary. A breath-taking sitting room enjoys vaulted ceilings and exposed timber beams. A fabulous and spacious room with an abundance of charm and character which acts as an excellent socialising space.

Set in a tranquil rural position, the property is approached via a shared private drive and boasts ample parking. The detached double garage offers exciting potential for conversion into a home office, annexe, or holiday accommodation (subject to planning). Approximately 0.4 acres of gardens wrap around the property, providing lawned areas, mature planting, and space for outdoor entertaining. A rear courtyard with an original external fireplace provides a wonderful relaxing and entertaining area.

The accommodation with approximate dimensions is as follows:

Entrance Hall

With Obscure glass doors to the front and rear.

Spacious entrance hall with tiled flooring. Wall light. Carpeted staircase. Exposed beams.

Kitchen 5.35m (17ft 3in) x 3.77m (12ft 2in)

With pendant lighting and spot down lighting. A shaker style kitchen with marble work tops and inset ceramic sink and half sink unit with chrome tap. Tiled back splash. Prehistoric flagstone flooring. Electric range cooker. Space for electric oven, dishwasher, Fridge freezer, dishwasher and washing machine. Double glazed window to the side aspect with fitted blinds. Boiler cupboard with built in clothes drying facility. Radiator.





Dining Room 6.51m (21ft) x 2.35m (7ft 7in)

The oldest part of the property, believed to date back to the 1500's. From the hallway step down to a formal dining room. Four double glazed windows to the side aspect and one to the front aspect. Under stair storage. Ceiling light point. Radiator. Access to loft space.

Bedroom 1 4.47m (14ft 5in) x 2.97m (9ft 7in)

Double bedroom with ceiling light point. Two double glazed windows to the front aspect. Fitted wardrobes. Radiator. Carpet. Exposed beams.

Bedroom 2 3.38m (10ft 11in) x 2.97m (9ft 7in)

Double bedroom with ceiling light point. Double glazed window to the side aspect. Radiator. Exposed beams. Carpet.

Bedroom 3 3.38m (10ft 11in) x 2.94m (9ft 6in)

A further double bedroom with Ceiling light point. Double glazed window to the side aspect. Radiator. Carpet.

Family Bathroom

with roll top bath and a tiled surround. Wood effect laminate flooring. Obscured double glazed window to the side aspect. Ceramic sink. Low level toilet. Heated towel rail. Radiator.

Shower Room

With obscure double glazed window to the rear aspect. Walk in shower cubicle with a tiled surround. Tiled flooring with electric underfloor heating. Low level toilet. Ceramic sink. Radiator. Ceiling light point.

To The First Floor

Landing with Double glazed Velux window. Exposed beams. Carpet.

Sitting Room 9.09m (29ft 4in) x 4.47m (14ft 5in)

A spacious sitting room with exposed beams and vaulted ceiling. Two double glazed velux windows. Four low level double glazed windows. Original stable door to the front aspect. Wood effect laminate flooring. Two radiators. TV point.

Study / Bedroom 4 3.02m (9ft 9in) x 2.66m (8ft 7in)

With ceiling light point. Radiator. Double glazed window to the side aspect. Exposed beams. Fitted shelving. Carpet.

Gardens and Outside

A walled court yard garden with door into DOUBLE GARAGE with boarder loft and ladder for additional storage. On the ground floor there is an additional storage room. Power and water are available. Ground floor WC.

The garden stretches to the front and wraps around the property to a rear courtyard with an original outside fireplace, hot tub house and further area laid to lawn, all with deep and well stocked borders.



Directions

From John Goodwins Ledbury Office head Right down New Street and continue all the way to the roundabout heading out of the town. At the roundabout take the third exit onto the Ross Road (A449) and continue to the roundabout. Take the third exit and head due north along the A4172 continuing through Little Marcle and shortly the property can be found on the right hand side, set back from the road down a shared private driveway. The property will be the first that you reach.

What Three Words: Pythons.Sapping.Short



Services

We have been advised that mains electricity services are connected to the property.

We understand that the central heating is oil fired and that the property has a private drainage system. 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.

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.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648) or Colwall Office (01684 540300)

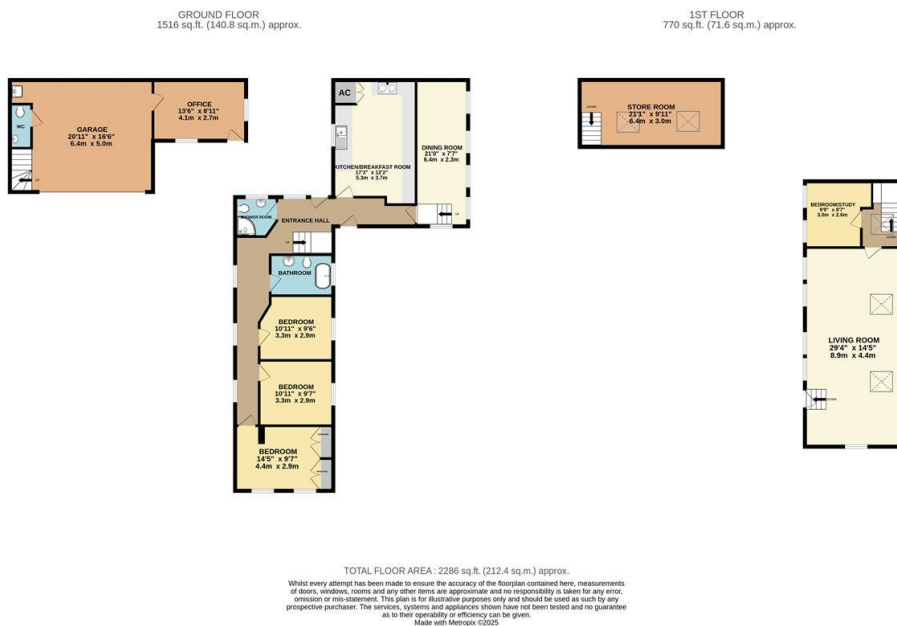
Council Tax

COUNCIL TAX BAND "G"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is D (60).



MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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