



4 Aylton Court Barns

Aylton, Ledbury, Herefordshire, HR8 2QH

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Equestrian Property – Attractive Three Bedroom Semi Detached Barn Conversion with Separate Stable Yard and Turnout Pen within a 2.29 Acre Paddock. Immaculately Presented Throughout. Vaulted Ceilings & Beams through the Large Open Plan Kitchen Dining Room & Sitting Room. Stable Block including 3 Stables, Open Barn & Tack Room. Excellent Local Hacking. Located in the Village of Aylton just 5 Miles from Ledbury

THE PROPERTY

- Large Open Plan Kitchen Dining Room with Vaulted Ceiling and Original Beams. Fully Fitted Units and Solid Wood Worksurfaces, Induction Hob & Electric Oven, Integrated Dishwasher, Fridge & Freezer. Tiled Floor and Glazed Oak Door to Terrace.
- Attractive Sitting Room with Vaulted Ceiling, Beams and Inglenook Fireplace with Woodburner
- Adjacent Reception Area/Study with Glazed Oak Door to Terrace
- Main Bedroom with Ensuite Shower Room
- Two Further Double Bedrooms
- Stunning Family Bathroom with Contemporary Roll Top Bath
- Entrance Hall with Space for Coats and Boots
- Boarded Attic with Good Storage Space

THE OUTSIDE

- Small Courtyard Garden with Lawned and Terraced Area
- Large Communal Gardens
- Parking for Two Cars

EQUESTRIAN FACILITIES

- Separate Paddocks of just over 2 Acres
- Stable Block Comprising 3 Stables, Open Barn and Enclosed Tack Room
- Fenced Concrete Yard
- Turnout Pen
- Large Parking Area for Trailer/Horsebox

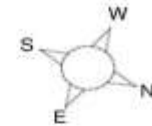




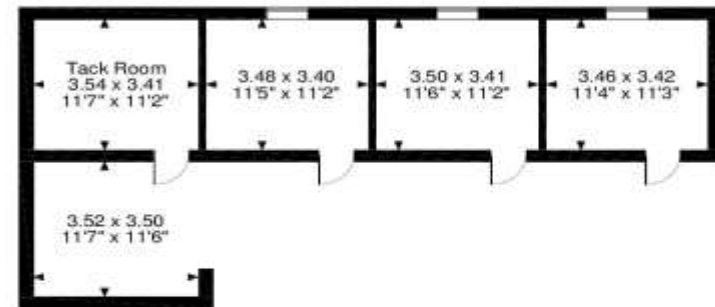
FLOOR PLANS

Total Approx. Floor Area 1916 Sq. Ft. (178 Sq. M.)

Aylton Court Barns, Aylton, Ledbury
Approximate Gross Internal Area
Main House = 1241 Sq Ft/115 Sq M
Stables = 675 Sq Ft/63 Sq M



Ground Floor



Stables

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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THE SITUATION

- Situated Within a Small Courtyard Barn Development
- Quiet Rural Position
- Excellent Hacking on Small Lanes and Bridlepaths
- Local Equestrian Community – 4 Miles to Ledbury Equestrian, 14 Miles to Hartpury Equine
- 5 Miles to Ledbury, 8 Miles to Ross on Wye • 12 Miles to Hereford, 18 Miles to Gloucester
- 8 Miles to M50 Junction 2

PRACTICALITIES

- Grade II Listed
- Council Tax Band D Herefordshire Council
- Double Glazing Throughout
- Mains Electricity & Water
- LPG Gas Central Heating
- Drainage – Shared Communal Septic Tank
- Broadband – Superfast Broadband is Available
- Maintenance Charge of £85 pcm

DIRECTIONS

What3Words: importers.nanny.hologram

HR8 2QH From Ledbury take the A449 Ross Road to the Preston Cross Roundabout. Turn right on the A4172 towards Hereford & Leominster. After 1 mile turn left signed to Aylton. Follow the lane for 1 mile and the property can be found on the right hand side just before the T Junction

VIEWING ARRANGEMENTS

Strictly by appointment with the agents.



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



