



YEW TREE FARM
Aylton | Ledbury | Herefordshire | HR8 2RQ

HUGHES **HS** SEALEY

Welcome to... YEWE TREE FARM

Yew Tree Farm is an exceptional Grade II listed Georgian farmhouse, enviably positioned on the edge of Ledbury and surrounded by some of Herefordshire's most beautiful countryside. Set within approximately 8 acres, the property combines outstanding period architecture and character with a thoughtfully executed programme of improvement, creating a beautifully balanced country home with exceptional versatility.

Approaching around 3,018 sq ft of accommodation, the house is distinguished by its elegant symmetrical Georgian proportions, generous ceiling heights, abundant natural light and an impressive collection of original features. Far-reaching views extend across the surrounding countryside, with the south-facing aspect providing a particularly striking outlook towards May Hill and Marcle Ridge.

THE ACCOMMODATION

At the heart of the home is a magnificent farmhouse kitchen, beautifully appointed with forest-green

cabinetry, integrated appliances and a superb Range cooker with induction hob, complemented by a built-in electric oven and combination microwave. Exposed beams and French doors opening onto the terrace and walled garden enhance its character, whilst the porcelain tiled floor with underfloor heating provides a contemporary level of comfort. This is undoubtedly a kitchen designed for both everyday family life and entertaining.

The elegant sitting room provides a wonderfully atmospheric principal reception, centred around a wood-burning stove set within a feature fireplace. Exquisitely tiled flooring, an original south-facing sash window, cornicing and picture rails combine to create a room of considerable warmth and character.

The dining room provides an equally impressive setting for formal entertaining, featuring an attractive period fireplace with wood-burning stove, original oak flooring and a beautiful south-facing sash window.

A further reception room offers exceptional flexibility

and could equally serve as a snug, family room, home office or additional sitting room. A wood-burning stove, porcelain flooring and extensive fitted storage complete this versatile space.

A utility room provides practical accommodation, incorporating laundry facilities, generous storage and access to the rear garden. It also houses the water well hatch and works equally well as a dedicated boot room. A stylish cloakroom, inner hallway with vaulted ceiling and the original Georgian entrance hall further enhance the ground floor. The entrance hall retains its period tiled flooring and features an impressive oak-framed, half-glazed rear porch, whilst the striking front door provides a suitably elegant entrance. Access to the cellar is discreetly positioned beneath the staircase. The cellar provides an additional approximately 221 sq ft of useful storage.

FIRST AND SECOND FLOORS

A beautifully restored elm staircase rises to two

spacious and light-filled landings, each benefiting from south-facing sash windows and exceptional countryside views.

The principal bedroom is a particularly impressive retreat, enjoying a south-facing aspect, original wood flooring and a beautiful sash window framing the surrounding landscape. A stylish en suite bathroom with separate shower is complemented by a generously proportioned dressing room.

The second double bedroom features a vaulted ceiling and its own beautifully appointed en suite bathroom with separate bath and shower.

The third double bedroom enjoys a south-facing aspect, large sash window and spectacular rural views, together with a private en suite shower room.

The second floor provides two further generous double bedrooms, both with en suite shower rooms, original beams and sash windows. Each bedroom enjoys lovely views across the surrounding countryside, adding to the sense of tranquillity that defines the property.





















Explore outside... YEW TREE FARM

Yew Tree Farm occupies an exceptional approximately 8-acre parcel of level pastureland, with the farmhouse positioned centrally within its grounds.

The land is arranged into four paddocks to the north, extending to approximately four acres, and two further paddocks to the south, also extending to approximately four acres. Each paddock is fully fenced, benefits from water and has separate access from the lane, providing an excellent arrangement for equestrian, agricultural or lifestyle purposes.

The southerly paddocks form an outstanding vista from the house, with uninterrupted views extending towards the distinctive landmark of May Hill. The grounds are further enhanced by an established orchard incorporating a large natural pond, creating a wonderfully tranquil and picturesque setting.

The beautifully maintained south-facing front garden overlooks the lane and adjoining fields, whilst the established west garden is thoughtfully planted and incorporates several seating areas from which to enjoy the changing views.

A particularly attractive formal walled garden provides a secluded space for outdoor entertaining, with landscaped terraces, pergola, seating areas, raised beds and a greenhouse. A gardener's WC adds further practicality. With direct access from the kitchen/dining area, this is an exceptional space for alfresco dining and summer entertaining.

OUTBUILDINGS

The extensive range of traditional outbuildings provides considerable versatility and further enhances the property's appeal.

A substantial original brick and timber-framed barn features impressive central carriage doors and original flagstone flooring. Internally, it incorporates a large storeroom and spacious workshop, with front and rear access, excellent lighting and a three-phase electricity supply.

Adjacent to the principal barn is a tractor workshop and log store, together with a further barn to the rear. The substantial brick-built stable and livestock buildings retain much of their original character, including original brick flooring. The accommodation incorporates the original stable and stores, cowshed and piggery, together with a substantial hay loft above.

A generous Dutch barn provides excellent storage for hay or straw and could equally accommodate a horsebox, motorhome or other large vehicles.

Further storage is provided by a large garage/store with lighting and electricity, whilst the extensive driveway and grounds provide generous parking for numerous vehicles.

Within the southern paddocks is a substantial utility store/lambing shed with mains water and provision for three-phase electricity. This offers further potential for a variety of agricultural, equestrian or lifestyle uses, subject to any necessary planning consents.

CARAVAN AND MOTORHOME SITE

A section of one of the paddocks is currently utilised as a small caravan and motorhome facility, providing five pitches with individual electric hook-ups. This offers an attractive existing income stream and further demonstrates the property's versatility and potential as a lifestyle or investment holding.

A REMARKABLE COUNTRY PROPERTY

Yew Tree Farm represents a rare opportunity to acquire an exceptional Grade II listed Georgian farmhouse, combining beautifully restored period accommodation with extensive land, traditional outbuildings, equestrian and agricultural facilities, established gardens and an existing income-generating opportunity.

The combination of architectural character, outstanding countryside views, extensive grounds and proximity to Ledbury creates a property of genuine distinction and considerable appeal.

LOCATION

Aylton is a picturesque and highly sought-after village set amidst the rolling countryside of Herefordshire. Surrounded by beautiful rural landscapes, the village offers a peaceful and idyllic setting, whilst remaining conveniently positioned for access to nearby towns and cities.

Yew Tree Farm enjoys a wonderful rural position, with far-reaching views towards May Hill and Marcle Ridge and a desirable south-facing aspect. The setting provides a rare combination of tranquillity, natural beauty and accessibility.

Just five miles away, the historic market town of



Ledbury offers an excellent range of everyday amenities, independent shops, cafés, traditional public houses and restaurants. Renowned for its distinctive black-and-white timber-framed architecture, much of which dates from the 16th century, Ledbury retains an unmistakable character and charm.

The town has a rich cultural heritage, with notable landmarks including St Michael and All Angels Church and the historic Market House, which hosts regular markets and events. Ledbury is also internationally recognised for its annual Poetry Festival, with events taking place throughout the town in some of its most historic buildings and venues.

KEY FEATURES

- Exceptional Grade II listed Georgian farmhouse
- Approximately 3,018 sq ft of elegant accommodation
- Beautiful farmhouse kitchen with underfloor heating

- Five generous double bedrooms, all with en suite facilities
- Three impressive reception rooms with original period features
- Approximately 8 acres of level pasture, divided into six paddocks
- Outstanding south-facing countryside views towards May Hill and Marcle Ridge
- Established gardens, orchard and natural pond, including a formal walled garden
- Extensive traditional outbuildings, stabling, workshops and Dutch barn
- Five-pitch caravan and motorhome site offering income potential

DIRECTIONS

To locate the property, please enter the following postcode into your sat nav device: HR8 2RQ.













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

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899
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