



Rose Cottage Farm, Bacon Lane
Aymestry, HR6 9SX

Price
£750,000

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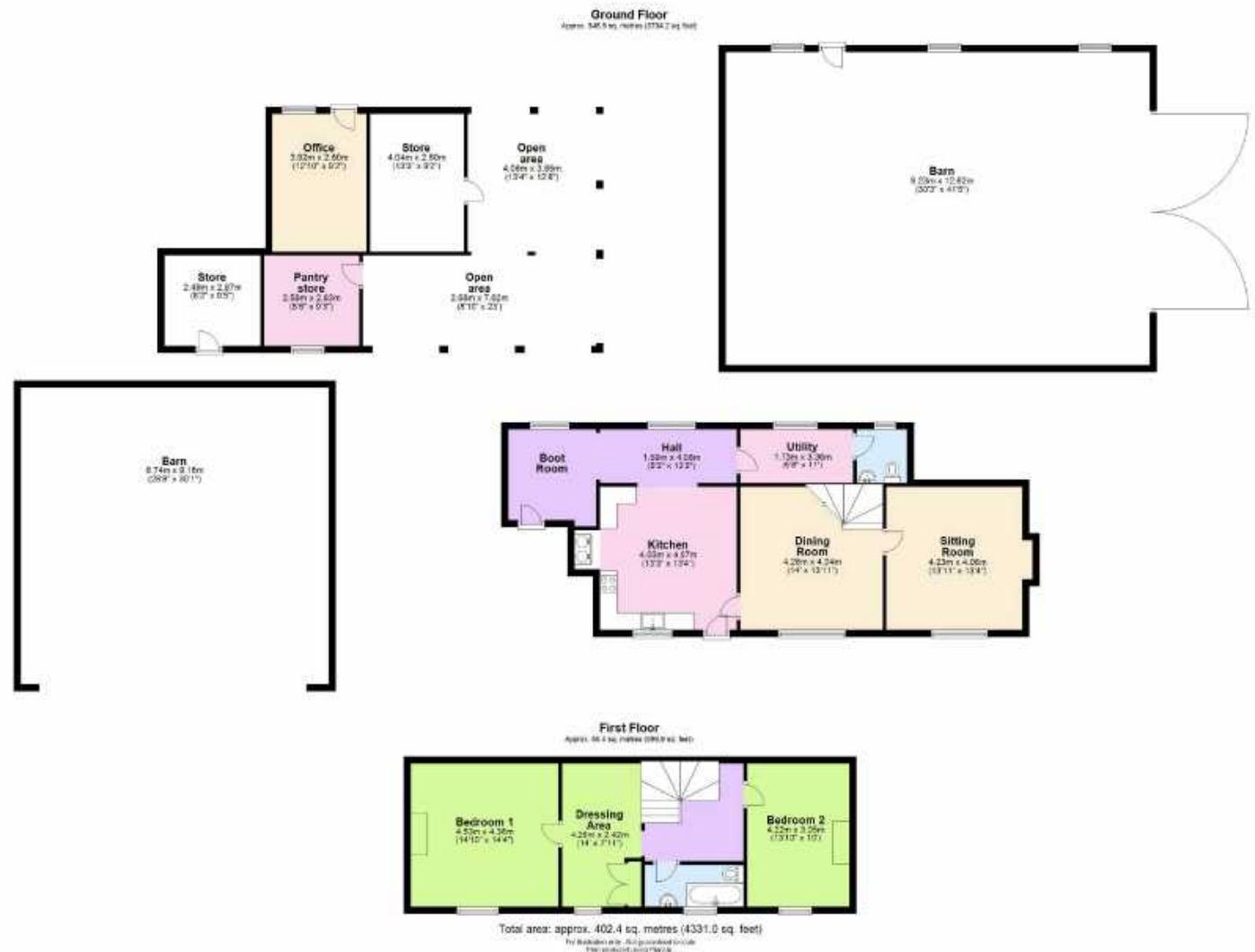
Aymestry

A superb opportunity to purchase a pretty detached two double bedroom cottage in a rural location, on the edge of the village of Aymestry. The property boasts oodles of character and charm with many original features and rests within approximately 10 acres of grounds to include three paddocks, two large barns and a number of outbuildings. The current vendors have put their heart and soul into creating a truly "Good Life" and offers the new occupier the opportunity to step into the lifestyle.

- Detached cottage
- Two double bedrooms
- Appox. 10 acres of grounds
- Two barns, outbuildings
- Alfresco dining
- Edge of village location

Directions

From Leominster proceed out of the town via Bargates and Barons Cross Road. Follow the road to the right along the B4360 and after approximately 1 mile turn right signposted Kingsland. Follow this road until you get to the junction with the A4110. Turn right and follow the road through to Aymestry. As you enter the village, take the left turning which is across from the village hall. Follow the lane where the property is located on the left hand side.



Introduction

A fantastic opportunity to acquire a lifestyle property within the village of Aymestry. The property has been lovingly updated and sympathetically updated by the current vendors and has accommodation comprising; sitting room, dining room, kitchen, hall, utility room, cloak room, boot room, two double bedrooms, dressing room and family bathroom. In addition the property is situated within approximately 10 acres of grounds which includes three paddocks, an orchard, two large barns and various outbuildings. Viewing is highly recommended to appreciate this property and what it has to offer.

Property description

The front door opens into the boot room where there is space for a coats and shoes and is ideal for storing additional necessities like dog leads and muddy boots. An internal door opens to the hall which provides access to the kitchen and utility room which has space and plumbing for a washing machine and tumble dryer m, a large ceramic sink and the boiler. There is a door opening to the cloakroom which is fitted with a wc and basin. The kitchen is fitted with wooden wall and base units with a wooden worktop. There is an oil AGA as well as space for an electric cooker and hob, space for a fridge freezer a Belfast sink with a window above overlooking the garden and a stable door to the garden. As the kitchen often tends to be the heart of the home there is ample space for a table and chairs so as not to miss out on any entertainment. Steps lead to the dining room which has a window to the garden and exposed timbers opening up to the sitting room which has a fantastic inglenook fireplace inset with a woodburning stove and creating a cosy focal point to the room.

From the dining room, the staircase leads to the first floor landing. To the right a door opens to the dressing room which could also be used as a bedroom. There is a window to the front and ample space for wardrobes. Steps lead to the main bedroom which is a generous double with a window to the front, vaulted ceiling with exposed timbers and feature fireplace. Bedroom two is a double with a window to the front. The bathroom is fitted with a wc, basin and bath with a shower above.

Outbuildings

There are two driveways to the property. Taking the first through double wooden gates there is a large parking area laid to decorative stone. The timber framed veranda provides a fantastic al fresco dining area with a very continental feel, imagine sharing tapas or enjoying a bbq on a warm summer evening with close friends. There is a patio area for a dining table and chairs and an all important storage room which is ideal for your home brews. Some steps lead to a preparation area, space for the barbecue and access to a pantry store which has light and power. To the driveway side is the office which has a window, light and power, is carpeted and creates the space to work from home. To the side and rear are an additional two rooms for storage.

From the decorative stone parking area steps lead to the large barn. The barn is accessed from the lane via a five bar gate. This is substantial measuring 18.02m x 9.23m with a mezzanine floor, double doors to the front and a pedestrian door to the side, light, power and heating. There is workshop space as well as giving a new occupier the opportunity to utilise for their own needs. There are two pedestrian door opening to a carport which measures 9.13m x 4.32m where there is ample parking for a car, van or horse box. Across from the main barn is a second barn which has a metal gate to the front and could be used to house animals. This barn measures 9.16m x 8.74m and has light, power and water. There are an addition three outbuildings, the potting store measuring 6.20 x 2.29m, the cider store measuring 4.92 x 2.55m and the Summer house.

Garden, Orchard and Paddock

The garden has been lovingly tended by the current vendors and has raised beds stocked full of colourful flowers, shrubs and plants. There is a hedge boundary. There is a substantial vegetable patch with a poly tunnel where you can really try your hand at living the Good Life. There is a chicken coop and run so you can ensure free range eggs are on hand with a natural pond to encourage wildlife. A path leads to the orchard where the current vendors keep ducks with a duck house. The orchard measures approximately 0.46 acres and has a variety of apple, cider apple, peach, hazelnut, cherry and pear trees to create home made chutneys, vinegar and cider.

The three paddocks are stock proof and each has water. There is access into the bottom field via a 5 bar gate and each field has access between them.

Paddock 1 measures approx. 4.74 acres

Paddock 2 measures approx.2.04 acres

Paddock 3 measures approx 1.88 acres

The views from the paddocks are breathtaking of the Herefordshire countryside, a large Oak tree provides a place to sit in the shade and look over the fields beyond.

Services

Mains water and electricity are connected. Oil heating. Private drainage.

Herefordshire Council Tax Band D

Location

Located on the edge of the popular village of Aymestry, which has a very well regarded pub called The Riverside as well as St John the Baptist Church. The well serviced village of Wigmore is approximately two miles away and is sought after due to the reputable high school. The historic Wigmore Castle ruins and Wigmore rolls are popular with walkers and are only a short distance away. The bustling market towns of Leominster and Ludlow offering a further array of amenities are located within a short drive away

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		



