



ORLETON, LUDLOW, SY8 4HY

An Impressive Detached 4 Double Bedroom House set within 2 acres of beautifully landscaped gardens and grounds, including 2 bedroom detached annexe, triple barn/garaging complex and far reaching private countryside views.

Main House: Entrance Hall – Sitting Room – Dining Room – Kitchen/Dining/Family Room – Utility Room – Downstairs Shower Room – 2 Double Bedrooms with Ensuite – 3rd Double Bedroom with Jack & Jill Ensuite – 4th Double Bedroom with Ensuite WC – Large Landing Cupboard

Detached Annexe: Entrance Hall – Open Plan Kitchen/Dining/Sitting Room – Bedroom 1 with Ensuite – Bedroom 2 – Bathroom – Dual Wardrobe Storage

Grounds: Approx. 2 Acre Total Plot – Sweeping Wrap-Around Gardens – Triple Barn Complex With Garage/Workshop, Dutch Barn, Garden Equipment Barn & Partially Enclosed Log Store

This captivating residence boasts a detached two-bedroom lodge/annexe, as well as a detached Dutch barn that comes with additional attached secured barns. The main house, annexe and barns combined provide in excess of 6,000 sq. ft. Enjoy breath-taking panoramic views from the property, which is nestled within its own private grounds.



THE PROPERTY

Entrance Hall – Stepping inside, the property exudes a sense of elegance with its impressive oak staircase in the entrance lobby, with doors leading into all reception rooms.

Sitting Room – The Sitting Room is generously spacious at over 9m in length, with fitted carpets, front aspect bay window and glazed sliding doors at the rear opening out to the garden. Features a cosy Clearview wood burning stove with handcrafted bespoke natural bath limestone fire surround.

Kitchen/Dining/Family Room – At the heart of the home, the kitchen features a striking brick arch with a charming 4-oven Aga nestled beneath it, evoking the essence of a true country kitchen. Either side are a cascade of solid wood cupboard units, complimented by black laminate countertops, with integrated dishwasher, fridge and composite sink & a half with drainer.

Dual rear aspect triple windows take advantage of the glorious countryside landscape, while there is ample space in this large family room for a dining table and sofa suite.

Utility Room – The well-proportioned utility boasts an additional electric cooker and ceramic hob, along with ample space and plumbing for white goods. This practical space is also ideal for taking off muddy boots after exploring the stunning surrounding countryside.

Downstairs Shower Room – Additional fully tiled toilet, basin and walk-in shower room conveniently located off the utility.





Bedroom 1 with Ensuite – The principal bedroom is carpeted and benefits from integrated wardrobes and double aspect windows, allowing plenty of natural light to flood the space. The luxurious ensuite is fully tiled, with a walk-through shower WC, basin with LED mirror, chrome towel radiator and underfloor heating.

Bedroom 2 with Ensuite – Further executive double bedroom suite, with fitted carpets, integral wardrobe and wide front aspect window. The fully tiled Ensuite includes glazed corner shower, basin with LED mirror and WC.

Bedroom 3 – The third bedroom has direct access into the main bathroom, which operates as a Jack & Jill ensuite. Enjoys lovely rear aspect views, fully fitted wardrobe and airing cupboard.

Bathroom – Fitted in a contemporary white suite, the bathroom is fully tiled and includes freestanding bath, WC, basin with LED mirror and chrome towel radiator. Dual door access from both the landing and bedroom 3.

Bedroom 4 – The final bedroom sees light pour in through its wide front aspect triple window and is fitted in wall-to-wall book shelving. Includes integral wardrobe and ensuite WC with toilet, basin, wall cabinet and LED mirror.







Bedroom 4/Dressing Room – Currently serving as a generously sized double walk-in dressing room, this space provides abundant storage, with a myriad of wardrobes for storage and matching chests of drawers. If desired, the door could easily be reinstated back into the landing, converting this room back to a double bedroom upon negotiation.

Family Bathroom – This well-appointed bathroom features a luxurious freestanding full bathtub and a separate walk-in shower enclosure, catering to various bathing preferences.

A fitted unit houses twin table-top basins, wall-mounted taps, and twin mirror units above, adding both style and functionality. A tall storage cupboard keeps the area clutter-free, while a chrome heated towel rail completes the space.

Airing Cupboard – On the wide Landing lies the large Airing Cupboard home to the hot water tank and providing ample shelf storage. While the loft hatch on the Landing opens into the roof storage.

The hot water tank is equipped with a smart energy diversion system that uses excess solar power to generate free hot water, thus reducing the running costs.

Double Garage – Situated beneath the house, the spacious double garage features remote-controlled, electronically operated twin roller doors for secure parking and convenience.

With ample room for a workshop, the garage houses the oil boiler and the inverter system for the solar power, along with a bank of batteries that can be purchased separately through negotiation. Currently being used as a gym, and a business space, this versatile space offers flexibility to suit various needs and preferences.





OUTSIDE

The property is enveloped by its own generous grounds, spanning approximately 2 acres, which include beautifully kept mature gardens and a small paddock with a selection of fruit trees.

A magnificent detached formal Dutch barn, as well as an adjoining garage/workshop provide ample space for all your storage and recreational needs.

Additionally, a wood store and garden equipment barn complete this magnificent property.

True to the grandeur of the property, the front is framed by a large circular driveway and charming red brick pump house, adding to the character of this enchanting estate.

The mature trees that adorn the grounds offer shaded areas, providing respite from the sun on warm days, particularly beneficial as the property is south-facing.

This remarkable property epitomises the tranquillity and serenity of countryside living, while benefiting from the amenities and active community of the well-served village just a short distance away.

'The Lodge' – Detached Annexe

Nestled to the front side of the main house is a charming detached timber clad lodge. This delightful 2-bedroom, 2-bathroom annexe offers great potential for generating a profitable Airbnb or rental income, as well as the option for independent multi-generational living. With ample space, this annexe could even be utilised for a home-based business.







PRACTICALITIES

Herefordshire Council Tax Band 'E'

Oil-Fired Central Heating

Double Glazed Throughout

Mains Electricity

Private Water (Bore Hole)

Private Drainage (Septic Tank)

Fibre Broadband Available

DIRECTIONS

From Leominster, proceed north on the A49 towards Ludlow and continue for 4 miles. Just after the village of Ashton, turn left into Tunnel Lane and continue for 1.5 miles. The property can be found on the right-hand side shortly after crossing a small bridge.

What3Words: ///flag.delighted.cracking

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