



Five Ashes
Middleton-on-the-Hill, Herefordshire, HR6 0HX



An exceptional country house situated in the most idyllic setting with 11.47 acres of paddocks and a superb range of outbuildings.

Tenbury Wells 4.8 miles, Leominster 5.3 miles, Ludlow 8.2 miles, Hereford 17.3 miles

Entrance hall | Drawing room | Sitting room | Kitchen/dining room | Utility room | Boot room | Cloakrooms | Store room | Principal bedroom with en-suite
Four further double bedrooms | Family bathroom | Superb attic room providing a wide range uses | Gardens | Terrace | Orchard | Paddocks | A range of outbuildings |
Home office | Stables | Stores | About 11.47 acres in total | EPC: D

The Property

Five Ashes is an idyllic rural property offering a wonderful spacious detached home and an exceptional range of outbuildings, all sat within around 11.47 acres of tranquil gardens and paddocks. The property occupies the most magnificent position, offering true peaceful, rural living yet only a short distance from the market towns of Tenbury Wells, Leominster and Ludlow which offer all of the day-to-day amenities required.

Five Ashes was built in the 1980s and is mainly of brick construction with a timbered gable end façade. The current vendors have sympathetically extended the property over the years. The property boasts exceptional light-filled accommodation throughout with impressive proportions.

Upon entering the property, you are welcomed to a spacious entrance hall that leads to the main receptions rooms. There is also a cloakroom WC off the entrance hall. The drawing room is an exceptionally spacious room boasting superb proportions and a wood burning stove, ideal for entertaining. The sitting room enjoys a double aspect and has a large brick inglenook fireplace housing a wood burning stove. The kitchen/dining room is a tremendous room benefitting from plenty of space and storage. The kitchen enjoys a triple aspect with wonderful views of the surrounding gardens and has French doors leading to a terrace area, ideal for seasonal al-fresco dining. The kitchen is fully fitted with units and appliances including a Falcon range cooker, a Belfast sink and a dishwasher.

There is also a wood burning stove in the kitchen. Adjacent is the utility room providing further units for storage. A rear hallway gives access to the boot room which offers further storage with a sink and a door leading directly outside. Adjacent is a store room and a WC. On the first floor, the principal bedroom enjoys exceptional proportions and is triple aspect, enjoying wonderful views of the gardens and surrounding countryside. There is an en-suite shower room. There are four further spacious bedrooms, one with an en-suite. A family bathroom services the first floor. On the second floor, there is a magnificent multi purpose room which can be used for a wide range of possibilities including home office, play room etc.





Outside

The property is approached by a beech-hedge lined drive way leading to the double garage and has ample parking. The gardens and grounds at Five Ashes extend to just under 11.5 acres. There is a wonderful terrace area ideal for al-fresco dining and entertaining. The gardens are mainly laid to lawn with well stocked herbaceous borders and shrubbery throughout. There are a number of exceptional mature trees throughout the grounds and two lovely wildlife ponds. The current owners have created a fenced orchard housing a range of fruit trees and planted a number of young deciduous trees. The land comprises a useful variety of well -fenced paddocks, all but one of which having a water supply and two of which having direct access to the stabling.

Outbuildings

Five Ashes benefits from a superb range of outbuildings providing a wide range of uses. Next to the house is a double garage with an electric car charging point. In the grounds there is a large 2-storey brick and timbered outbuilding which houses 3 stables and has a staircase leading upstairs with an enclosed home office within. The home office benefits from broadband and is ideal for home working. This outbuilding could be converted into an ideal annexe for holiday letting or multi generational living (subject to the necessary consents). A large timber and steel framed building provides further stables, hay stores and plenty of storage. The outbuildings all have electricity and water supply.

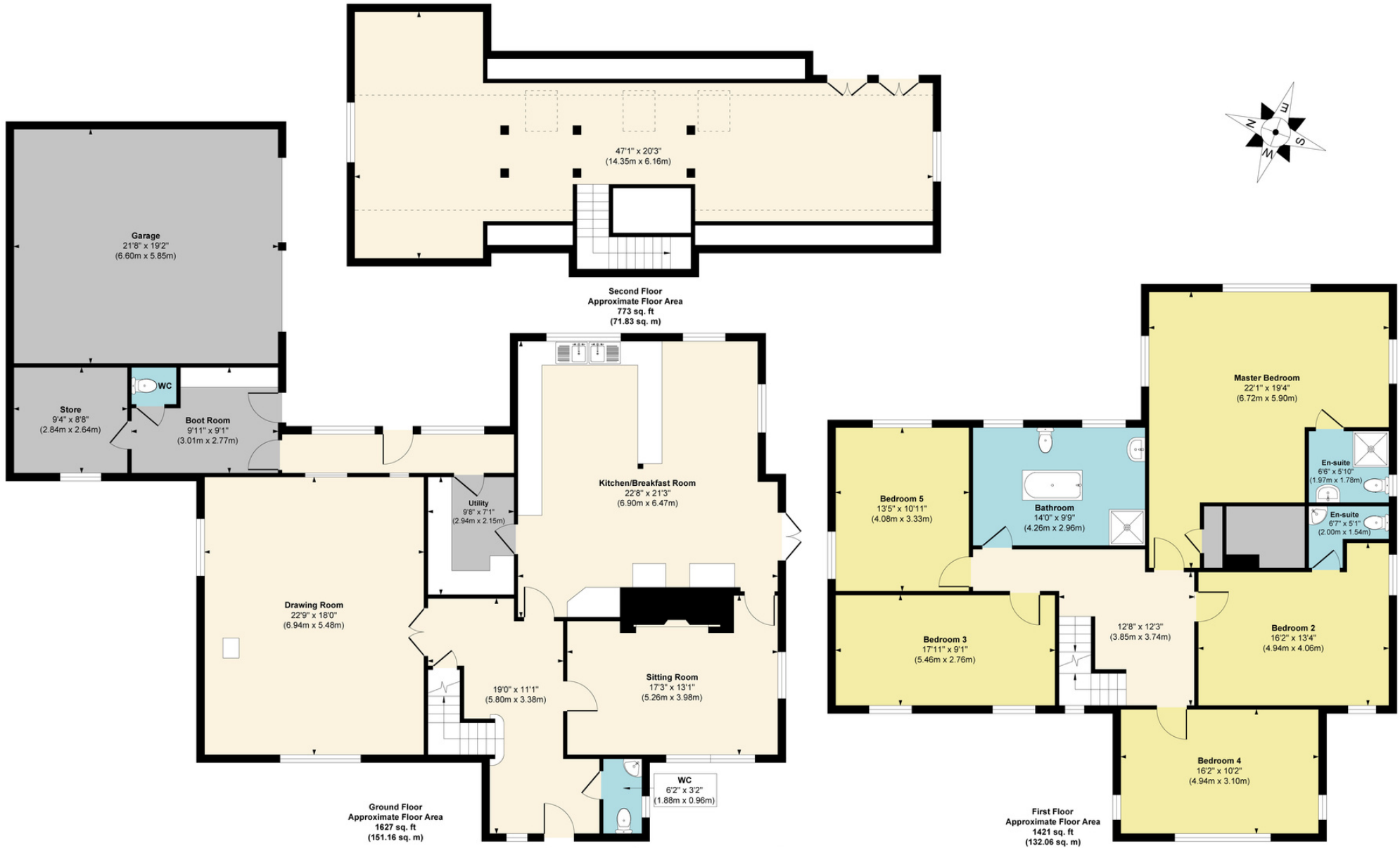
Situation

The property is situated in picturesque rural North Herefordshire in the parish of Middleton-on-the-Hill, sitting centrally between the market towns of Tenbury Wells, Leominster and Ludlow. There is a pub in the nearby village of Kimbolton. The nearby towns offer all of the day-to-day amenities required including supermarkets, cafes, pubs, restaurants and much more. For a wider shopping experience, Hereford and Worcester can be reached at around 40 minutes away. There are train stations in Leominster and Ludlow connecting to the wider network. Schooling in the area is very good with notable primary schools in the nearby villages of Kimbolton and Orleton. Secondary schooling is available and good in the nearby towns. Hereford Sixth Form college has achieved an outstanding grading for many years. For the private sector, Moor Park, Lucton School and Hereford Cathedral School are all within good reach.

The local countryside offers ample opportunities for stunning country walks and excellent riding and cycling, with a network of quiet country lanes, footpaths and bridleways nearby.



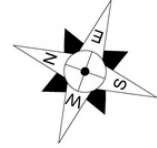
Five Ashes, Leysters, Herefordshire, HR6 0HL



Approx. Gross Internal Floor Area
Main House = 3821 sq. ft / 355.05 sq. m
Garage = 415 sq. ft / 38.61 sq. m

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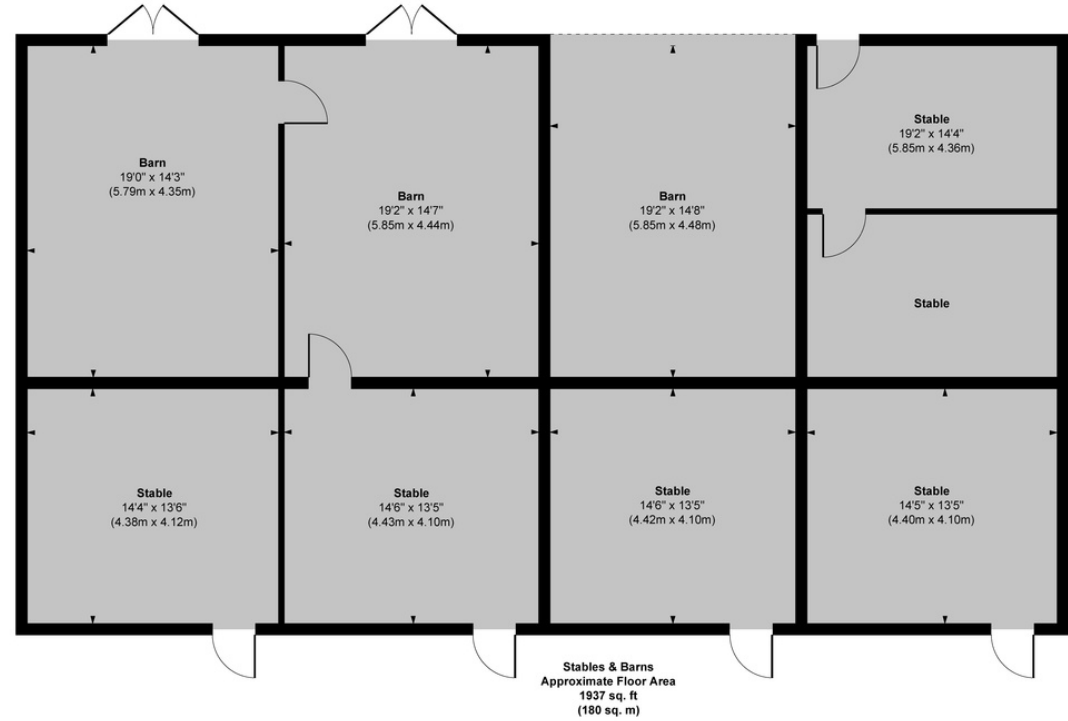
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Brick And Timbered Outbuilding

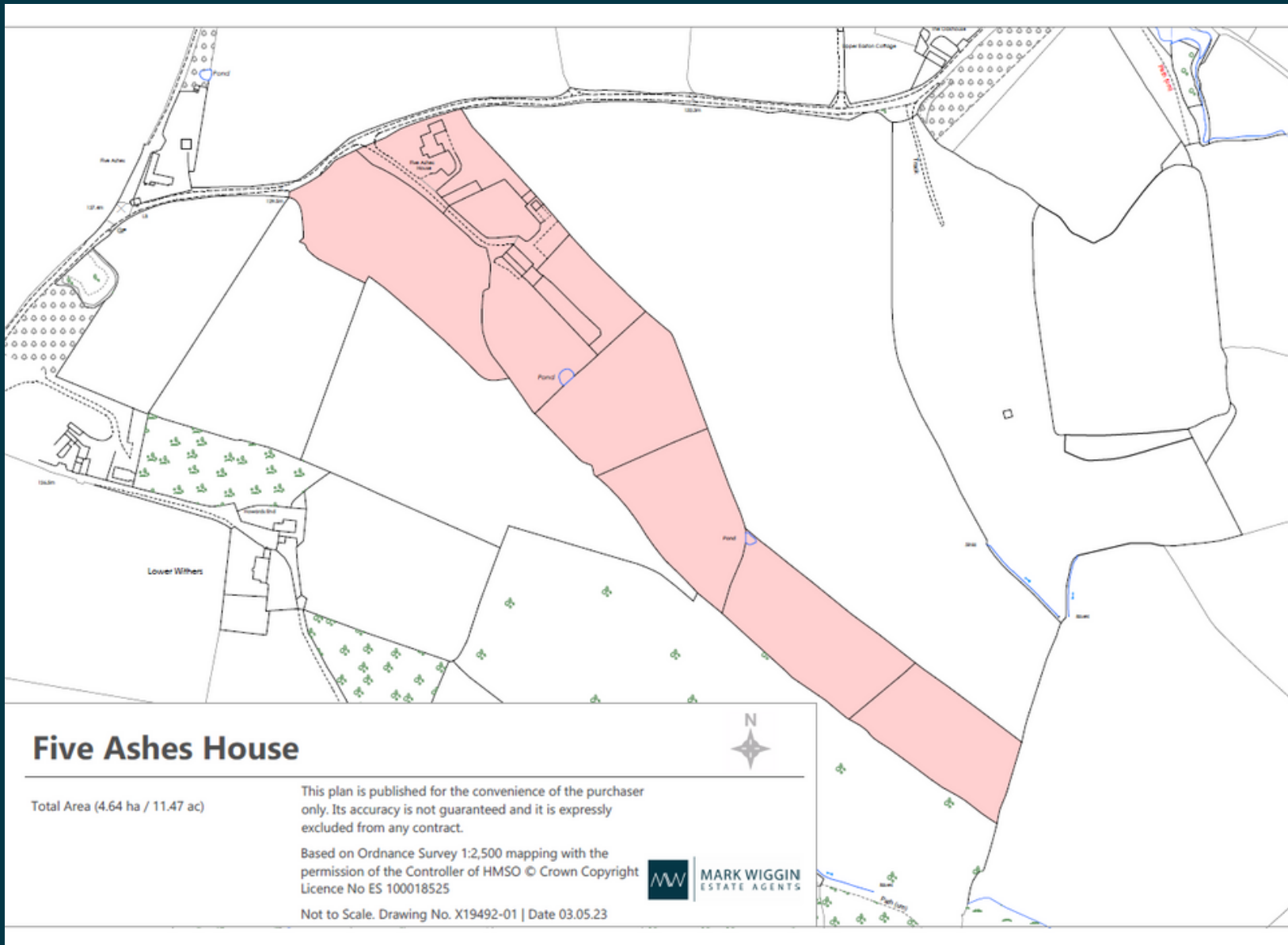


Stables & Barns



Approx. Gross Internal Floor Area
Brick And Timbered Outbuilding = 873 sq. ft / 81.14 sq. m
Stables & Barns = 1937 sq. ft / 180.00 sq. m

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Directions: From the A49 in the village of Ashton, turn down Hundred Lane signposted for 'The Hundred' and 'Middleton-on-the-Hill' and continue for about a mile until you reach a cross roads. Turn left at the cross roads and continue for about 0.9 of a mile and turn right signposted for 'Leysters'. Continue and find Five Ashes as the first property on your right hand side indicated by its name plaque 'Five Ashes House'.

Local Authority: Herefordshire Council.

Services: Mains water and electricity. Private drainage. Oil fired central heating. Fibre broadband to main house and home office has separate broadband.

Council Tax: Band F.

Wayleaves, easements and rights of way: The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Viewings: Strictly by appointment via Mark Wiggin Estate Agents.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. You should not rely on statements by Mark Wiggin Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Mark Wiggin Estate Agents does not have authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Areas, measurements and distances given are approximate only. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Particulars dated April 2023. Photographs dated April 2023. Mark Wiggin Estate Agents is a trading name of WONO Limited registered in England and Wales, company number 1311393. Registered office: Downton Hall, Ludlow, Shropshire, SY8 3DX