

# **Manor Farm, Leinthall Earls, Herefordshire, HR6 9TR**



A truly impressive Grade II listed manor house in a delightful rural hamlet just six miles from Ludlow. This beautifully presented residence offers substantial accommodation boasting six double bedrooms, four well-appointed bathrooms, charming fitted kitchen with oil fired Aga, three characterful reception rooms, fabulous beam work throughout, oil fired central heating, utility, cloakroom, wood burner, detached garage, useful cellar, Inglenook fireplace with open fire, extensive gardens with outstanding views, orchard and wild flower meadow.

Close by, the local pub is the award-winning Riverside Inn at Aymestrey. Wigmore village is just 2 miles away and offers shop, pub, primary and secondary school. The renowned Lucton school is less than 4 miles away, with Moor Park and Bedstone also nearby.

Location: Approximately 6 miles to Ludlow, 8 miles to Leominster and 23 miles to Hereford

**£2500 pcm**

**incl water, drainage and some gardening assistance**

### **Front porch**

Solid oak double period entrance doors lead to a porch with original flagstone flooring, radiator, light and stunning antique entrance door to the;

### **Dining hall**

17ft x 15ft (Plus vestibule area)

Magnificent original Inglenook fireplace with exposed stone and huge oak mantle beam, window seat with outlook over the front courtyard, exposed ceiling timbers, radiators, wall lights and three pin lamp sockets.





### **Drawing room**

5.25m x 5.15m (17ft 2" x 16ft 8")

A lovely light room with triple aspect outlook. Period open fireplace with wood burner, charming window seats to both front and rear windows with period shutters, glazed door to the side terrace, a good complement of built in shelving and cupboards. TV point and three pin lamp sockets.





### Rear Hall

Small vestibule with vinyl flooring, radiator, doors to the cloakroom and utility, and glazed door to the rear of the property.

## **Cloakroom**

With white hand basin, radiator, coat hooks and boot space, vinyl flooring, gun cupboard and access through to a separate white w.c.

## **Utility**

15ft 3" x 10ft 4"

Fitted with a good complement of white wooden units, sink, plumbing for a washing machine, vinyl flooring, spotlights, ceiling beams, double aspect metal windows, ample space for appliances and accessed from either the rear hall or kitchen.



## Kitchen

16ft 2" x 13ft 5"

Fully fitted with modern units including built in electric hob and oven, oil fired feature red double Aga with extractor over, plumbing for a dishwasher, exposed ceiling timbers, radiator, outlook over the front courtyard, vinyl flooring and French doors to the garden room. Space for a good-sized table and chairs.





### **Garden room/Family room**

14ft 4" x 12ft 11"

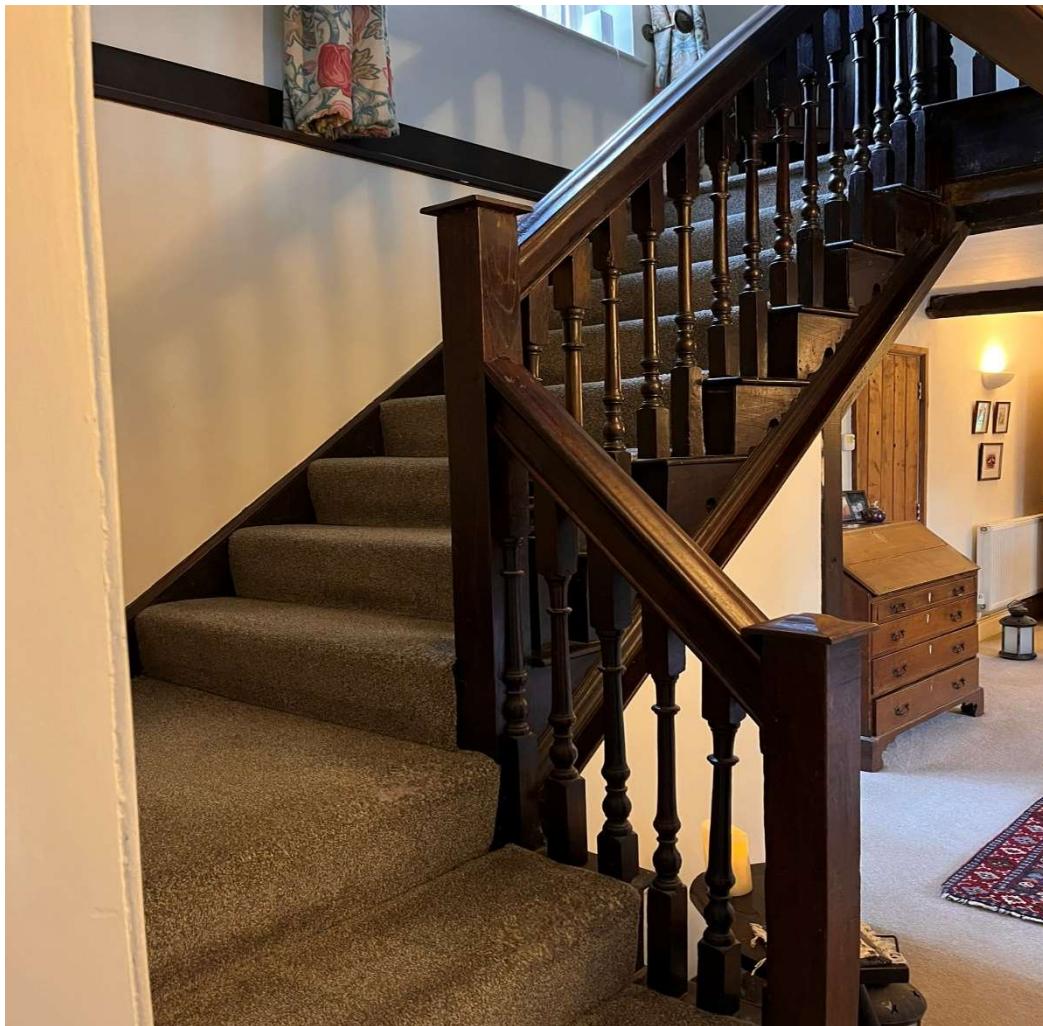
With a double height vaulted beamed ceiling and four timber framed double glazed windows, this modern extension makes the most of the south and west facing aspects. French doors lead to the rear sun trap patio, built in shelving, laminate flooring, three pin plug sockets, TV point and a wealth of attractive beams.



## **Cellar**

From the dining hall a door and staircase lead to a spacious cellar with insulated ceiling and housing the oil-fired central heating boiler, water tanks, filters and immersion tank. A useful space but is not offered as dry storage.

From the dining hall an original wooden turn staircase leads to the:



### **Galleried Landing**

With outlook over the rear garden and southern hillside of Croft Ambrey beyond. Exposed beams, understairs storage cupboard with hanging rail, radiator.



### **Bedroom 1      m x m**

17ft 11" x 12ft 10"

An elegant room with double aspect windows with quality curtains, period ornamental feature fireplace with original cupboards to the alcoves either side, three pin lamp sockets, radiator, TV point, doors to the en-suite and dressing room.

### **Dressing room**

5ft 8" x 7ft 1"

A walk-in dressing room fitted with shelving and hanging rails.

**En-suite bathroom 1**

10ft 2" x 5ft 8"

Modern white suite with panelled bath with shower over, low level w.c. and hand basin. Exposed timbers, radiator overlooking the rear garden, shaver light, radiator, heated towel rail and extractor fan.

**Bedroom 2** m x m

15ft 1" X 9ft 7"

A characterful room with an outlook over the front courtyard, exposed beams, small built-in wardrobe, attractive wall lights, radiator and three pin lamp sockets.



### **Ensuite bathroom 2**

6ft 10" x 5ft 7"

Modern white suite with panel bath with Victorian style shower mixer taps, toilet and hand basin. Radiator, shaver light and window to the front aspect.

### **Bedroom 3**

16ft 2" x 13ft 6"

Fabulous light room with wonderful rural and garden views, with triple aspect windows. Extensive range of built in shelving with four double cupboards means this room may appeal as an office. Exposed ceiling timbers, radiator, three pin lamp sockets and TV point.



Off the Galleried landing is an inner vestibule with large airing cupboard and storage cupboard, and doors to the third bathroom and:

### **Bedroom 4**

14ft 2" x 11ft 8"

The double aspect windows give this delightful room good light and outstanding views. Double built in wardrobe, radiator and three pin lamp sockets.

### **Bathroom 3**

9ft 9" x 5ft 10"

Contemporary white suite with toilet, hand basin, panel bath with central taps, drencher rose shower and folding screen. Electric shaver light, side aspect window, radiator and extractor fan.



From the Galleried landing a wooden staircase leads to the second floor.

### **Second floor landing**

Numerous beams, Velux skylight, large walk-in wardrobe with hanging rail and shelving, walk in loft via ladder access.

### **Bedroom 5**

14ft 2" x 9ft 9"

A charming room with vaulted ceiling, exposed wall beams, timber framed window overlooking the west garden and out towards the Black Mountains. Three pin lamp sockets, radiator and telephone point.

### **Cloakroom**

5ft 8" x 4ft 8"

With sloping ceiling and exposed timbers, white hand basin and toilet. Radiator, extractor fan and electric shaver light.

### **Bathroom 4**

6ft x 5ft 6"

Fitted with a white suite with hand basin and panel bath. Exposed beams, built in shelving, extractor fan, radiator and electric shaver light.

### **Bedroom 6**

20ft 11" x 11ft 7"

A striking room with vaulted ceiling and some amazing beams dividing the dressing/sitting area from the main room. Built in cupboard, side aspect timber window, sky light, three pin lamp sockets and radiator.





### **External**

External photos to follow shortly.

### **Garage**

A long detached stone garage with metal up and over door and storage space above.

### **Front Courtyard and parking**

Double wooden gates lead up the drive to an extremely attractive front courtyard that has substantially stocked and well maintained mature borders adjoining the edges of the house and driveway. There is ample parking for over half a dozen vehicles and turning space. The area is enclosed with stone walls and yew hedges. Iron gates lead either end to the west and east of the property.



## Gardens



The gardens, comprising approximately 2 acres, were designed by Tom Stuart-Smith and are now fully mature. On the West side of the house is a large terrace divided from the lawns by a low box hedge providing a generous sitting out area. Steps lead up to a second raised seating area enclosed by a square pergola which sits in the middle of long borders featuring striking Irish yews. The extensive lawns are divided into mown areas near the house plus a wildflower meadow and feature an attractive original stone well. An orchard and mature ornamental trees and shrubs flank the northern side.



At the back of the house stone steps lead to a "secret" garden area enclosed by beech hedging and offering a useful location for clothes drying or children's play furniture.

Nearer to the rear of the house is a wood store and the central heating oil tank.

There is also an outside tap and external lights.

The perimeters of the property have established hedges and adjoin open farmland giving wonderful rural views looking west towards Wales.







DETAILS - Rent £2500pcm. Available now.

Tenancy damage deposit on moving in £2880, in total. Initial holding deposit £500.

Private estate water, not charged for. Septic tank drainage.

Initial contract for twelve months however likely to be available long term.

Council Tax band F. EPC Rating E54 – see attached report.

Directions: To reach Leinthall Earls from the south follow the A4110 to Aymestrey. After passing the Riverside Inn take the next right hand turning signed for Leinthall Earls & Yatton. Follow this lane through Yatton and on past fields until reaching the first property on the left hand side. (If you reach the village green and the red telephone box you have gone 200 yards too far).

#### VIEWINGS

This property is located on a private country estate and is managed "in house", therefore for all viewings, please contact [agent@gatley.biz](mailto:agent@gatley.biz).

General telephone enquiries can be made on Tuesdays and Thursdays on 07940 246457.

None of these details contained in these particulars are to be relied upon as statements or representation of facts. These particulars are not an offer or contract or part of one. Room measurements are approximate only.