



## The Bay Horse

Orleton, Shropshire SY8 4HF

A charming period property with an outstanding walled garden located in a sought after village location

Leominster 6 miles, Ludlow 6.8 miles,  
Hereford 21 miles

Entrance hall | Drawing room | Dining room |  
Office | Kitchen/breakfast room | Morning room |  
Utility room | Cloakroom | Five bedrooms, two  
en-suite | Family bathroom |

Walled gardens | Cider barn | Open wood barn |  
Greenhouse | Summer house | Car port |  
Work shop | Shed | Dog kennel and run |

Gardens

EPC rating D

### Situation

The Bay Horse is located on the outskirts of the most popular village of Orleton, and surrounded by glorious countryside. It has a thriving community and offers many sporting and recreational facilities. Within the village itself is a doctor's surgery, a church, two established public houses, a village post office and store, and an excellent primary school (a leading school within the area). The popular market town of Ludlow is just 6.8 miles to the north and famed for its gastronomic reputation, interesting architecture and vibrant festivals. To the south is the cathedral city of Hereford - with a full range of shops and amenities - and to the east is Worcester, where the M5 can be picked up. Both Ludlow and Hereford are on the Manchester to Cardiff line with trains running at regular intervals.

### The property

The Bay Horse is a delightful period property and is bright and spacious throughout with extensive dining and entertaining space on the ground floor with views over the garden. The house retains immense character and period features including exposed timbers throughout along with bespoke oak joinery complementing the house to great effect. Located off the wide hallway is the light and airy drawing room with triple aspect windows and Clear View stove.

The office is located just behind and has been completely fitted in Oak by Neville Johnson.

The atmospheric dining room has ample space for a large table and opens up on the hallway. The farmhouse kitchen has a range of wall and base units, built in appliances, Rayburn and built in dresser. The kitchen can also easily accommodate a breakfast table. There is also a bright morning room with oak flooring, a log burner and double doors opening to the patio and gardens beyond. Completing the ground floor there is also a utility room and cloakroom.

The master bedroom is located on the first floor and boasts a vaulted ceiling, exposed beams, built in wardrobes and en-suite shower room.

The guest suite overlooks the garden to the rear and also has an en-suite shower room.

There are three further bedrooms and a family bathroom all located off the wide landing.





## Garden and Outbuildings

The beautiful garden is a real feature of the property and has been lovingly designed and created by the current owners and stretches to just under 2 acres. The design allows for full enjoyment of the garden throughout the day with an array of seating areas perfectly placed to simply relax or for summer entertaining. The clever design of the garden leads you through various different areas, each with their own characteristics and attributes. This impressive garden really needs to be seen to be fully appreciated.

To the front of the house is a winding gravel driveway with mature borders. Beyond the house there is the large patio with views of the garden, over the surrounding countryside and the Clee Hills. There is also a mature rose arbour, a summer house overlooking the rockery, a pond and fully stocked borders with an exciting mix of shrubs, perennials and a quince tree. A Copper Beech hedge is well established and divides the garden to great effect. Beyond is the impressive walled garden, built by the current owners and which comprises two distinct areas. The first is an established formal garden with central fountain and theme planting in each corner. The second is a productive kitchen garden with a mix of summer and winter produce, soft fruit cage, bespoke greenhouse and espaliered fruit trees.

Surrounding the walled garden is an orchard and wild life areas allowing spring/wild meadow flowers to flourish. There is also a practical log store and potting shed. The outbuildings include an impressive 'Cider Barn,' which is beautifully constructed and is currently used for cider making but could be an additional entertaining room, studio or an office (subject to planning permission.) There is an open wood barn (with discrete solar panels) to the side of the garden and to the front of the house, next to the stone parking is a two bay car port with equipment shed and work shop attached. It should be noted that the water for garden and pond comes from a natural well.











## General

**Services:** Mains water and electricity; oil fired central heating; private drainage; solar panels.

**Local authority:** Herefordshire Council  
01432 260000.

**Council tax band:** F

**Fixtures and fittings:** Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

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

## Directions from Ludlow

From Ludlow, head south over Ludford Bridge and proceed along this road before turning right onto the B4361 signed Richards Castle. Continue for approximately for 3.5 miles and the property is on the left hand side just before the turning to the B4362.

## Ludlow

26 Bull Ring, Ludlow, Shropshire SY8 1AA

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50 offices across England and Scotland,  
including 10 offices in Central London

## Floorplans

**Main House internal area 2,607 sq ft (242 sq m)**

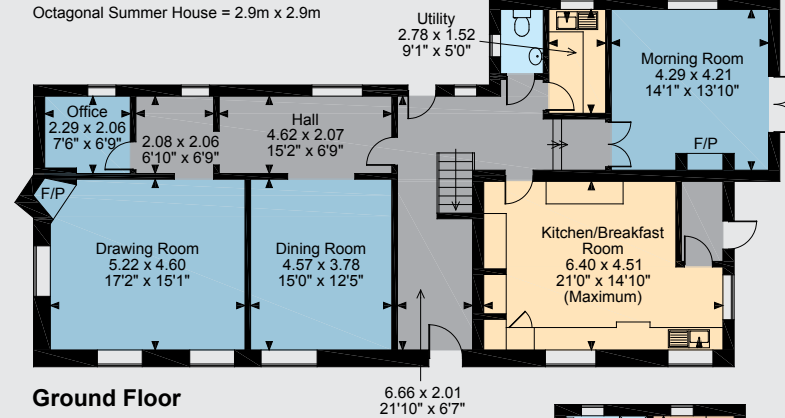
**Carport internal area 378 sq ft (35 sq m)**

**Workshop, Garden Store & Cider Barn internal area 501 sq ft (46 sq m)**

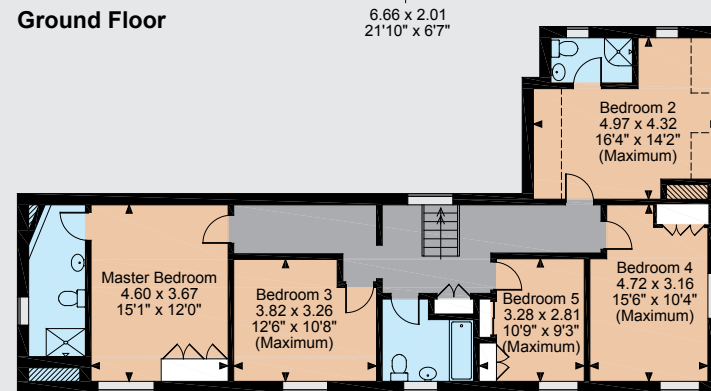
**Wood Store internal area 301 sq ft (28 sq m)**

For identification purposes only.

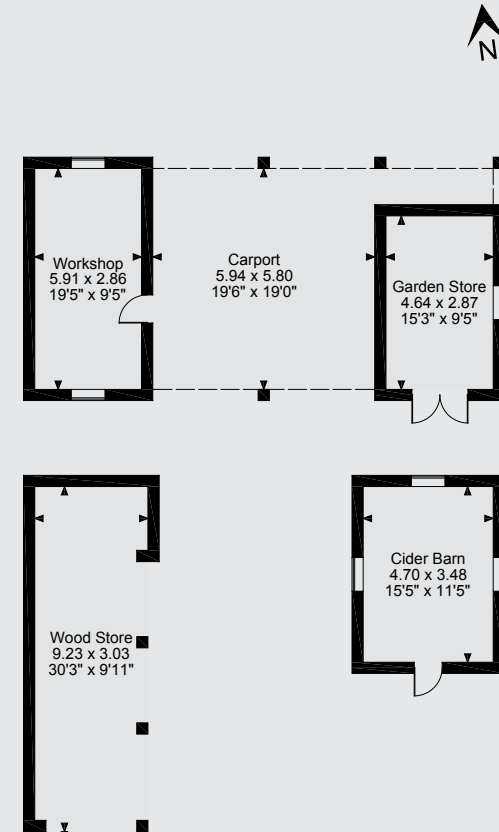
Potting Shed = 3.6m x 2.4m  
Green House = 8.1m x 3.8m  
Octagonal Summer House = 2.9m x 2.9m



Ground Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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