

SAMUEL WOOD

Orchard Cottage Brimfield, Ludlow, Shropshire, SY8 4NE

Offers Based On £400,000



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Ludlow, Shropshire, SY8 4NE

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- A delightful and much improved detached house
- Three bedrooms, 3 reception rooms or optional downstairs bedroom four
- Driveway parking and garage
- Central location in vibrant and well serviced village
- Modern interiors with recent upgrades to kitchen and bathrooms
- Well maintained and level gardens

This much improved 3 / 4 bedroom detached house sits in a desirable and well serviced North Herefordshire village and enjoys well maintained gardens to both front and rear, garage and driveway parking. Accommodation, comprehensively upgraded over the last five years to include new windows and doors re-fitted kitchen and bathrooms includes three reception rooms on the ground floor with three bedrooms and luxurious bathroom on the second floor. A gem of a home that must be viewed to be fully appreciated.



Location:

Brimfield is a well serviced and popular village sitting in North Herefordshire and has facilities that include: Public House, village hall with post office, church and an active community. On the outskirts of the village there is a further public house, garage that incorporates an Asda and Greggs, Travel Lodge and Starbucks and on the other side of the village is Brimfield and Little Hereford sports club. Historic Ludlow and the popular towns of both Tenbury Wells and Leominster are all within a short drive and offer a more comprehensive range of facilities.











Accommodation:

The property is approached via a porch into an entrance hall with a modern cloakroom. The sitting room has an open fire and double doors then into a delightful garden room / home office. The living room is also open plan into a good sized dining room which could be an optional fourth bedroom, this is a lovely light room with a roof window and a window to frontage

The kitchen / breakfast room has dual aspect and is re-fitted with a modern range of units with two tone. There is an integrated dishwasher and a Belfast sink whilst there is planned space for a range cooker and American style fridge freezer along with a breakfast bar. There is also a ground floor utility.

A large first floor galleried landing has two Vellux roof lights and serves three bedrooms each of which would take a double bed if required although the current vendors use the third bedroom as a dressing room. there is a luxurious bathroom recently re-fitted to incorporate a heritage suite freestanding bath, separate shower cubicle with multi head shower, WC and wash hand basin sat on a vanity cupboard.

Outside:

The property enjoys a tucked away but central location with a splattering of similar houses nearby and is approached onto a double width gravel driveway. The front garden is open plan, laid to lawn and offers potential for further parking if desired. There is a good sized garage with the property. The rear garden is level and enclosed by high board fencing aiding privacy, large flag stone Terrace, lawned garden and well established borders with shrubs and plants at the bottom of the garden. There is a second seating area under a pergola.

Services:

We understand that the property has mains electricity, water and drainage
Oil fired heating to radiators.
Windows and doors are UPVC double glazed.

Broadband Speed: 19 - 1300 Mbps

Flood Risk: Very low

Tenure: We understand the tenure is freehold

Local Authority: Herefordshire Council. 01432 260000

Council Tax Band: E

Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved



platform by Credas, to collect purchasers' proof of identity. A charge of £25 per person will be collected by Movebutler, a link will be sent to you to carry out these proof of identity checks.

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

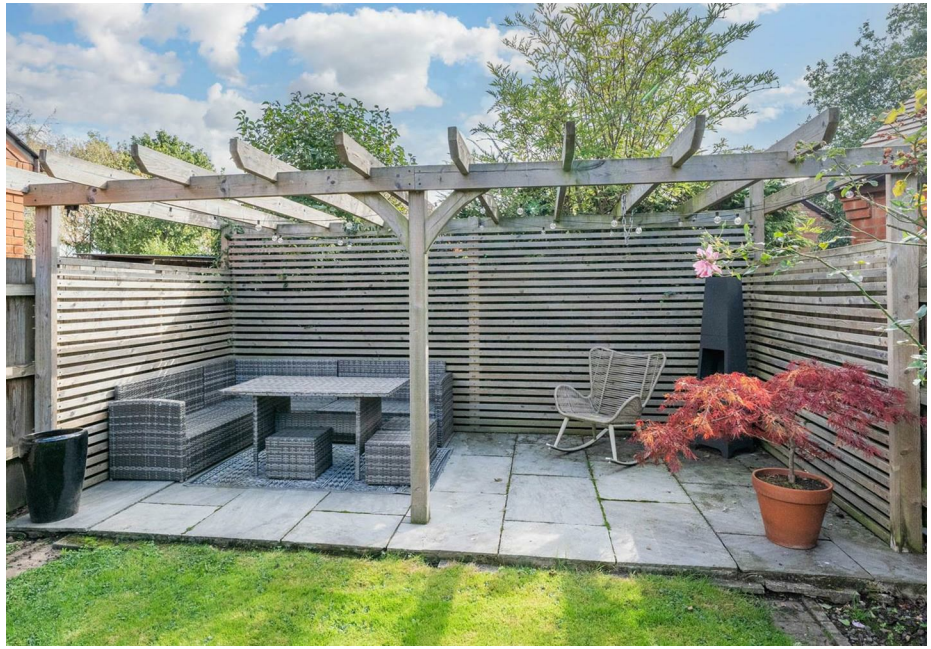
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Viewings: Strictly by appointment only, please contact the office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764



Directions

From Ludlow, go over The Salwey Arms crossroads towards Leominster, taking the next turn on your left into the village of Brimfield. Go past the turning for Tenbury Wells on your left and after around 100 metres (if you get to the Roebuck Public House you have missed the turn) turn left and the house is along here on the right.







Floor Plans



Total floor area: 134.5 sq.m. (1,447 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.