



SAMUEL WOOD

Taddybrook Wyson, Brimfield, Ludlow, Shropshire, SY8 4NQ

Asking Price £249,950



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This 2 bedroom detached cottage sits in this popular and well serviced North Herefordshire village and enjoys driveway parking and a pleasant garden running down to the brook. Accommodation full of charm and character benefitting from oil fired heating and upvc double glazing to include: Entrance Hall open plan to Kitchen, Living Room with inglenook, Shower Room, First Floor Landing and 2 Bedrooms. Internal inspection advised. EPC – D

- 2 Bedroom detached cottage
- Central village location
- Full of charm and character
- Oil fired heating, upvc double glazing
- Driveway parking
- Gardens running to stream

Brimfield is a popular village sitting just into North Herefordshire and within a short drive of historic Ludlow and the popular towns of Leominster and Tenbury Wells respectively. Village facilities include Public House (currently closed), Church, Village Hall, Sports Club whilst at nearby Wooferton and within walking distance is a further Public House, Garage with an Asda To Go, Greggs and Starbucks Coffee.

Period arched front door opens into

Reception Area

Having useful cupboard, open plan through to

Kitchen / Breakfast Room 12'9" x 9'6" (3.90m x 2.90m)

Having windows to side and rear overlooking the garden, tiled floor, room for table and chairs, fitted with a range of matching units, heat resistant work surfaces and tiled splash backs, 1½ bowl sink unit, electric hob with extractor positioned above, electric double oven and space and plumbing for washing machine.

Living Room 12'10" x 10'4" (3.92 x 3.15m)

Having arched door out onto garden with window to same. Full of character with exposed ceiling beams, ceiling timbers, wall timbering, feature inglenook fireplace with stone features and a wood burning stove.

Shower Room 8'11" x 4'7" (2.73m x 1.40m)

Having tiled floor, window to side, suite in white of wc, pedestal wash hand basin and shower cubicle with shower fitted and splash backs.

First Floor Landing

Having window overlooking garden

Bedroom 1 12'5" x 10'0" (3.80m x 3.07m)

Having 2 windows overlooking garden

Bedroom 2 12'10" x 6'5" (3.92m x 1.97m)

Having windows overlooking garden and the driveway.

Outside

The property is approached through double opening gates onto a tarmacadam driveway providing parking. The property sits on a generous sized plot and is mainly lawned gardens running down to the brook. There are some mature trees and externally housed oil fired boiler which heats domestic hot water and radiators together with a large corrugated shed.

Services:

Mains electricity, mains water, mains drainage, oil central heating to radiators, windows are upvc double glazed, Broadband Speeds – Basic 20 Mbps, Ultrafast 250 Mbps, Flood Risk – Medium

Agents Note:

Please note the property sits adjacent to the A49

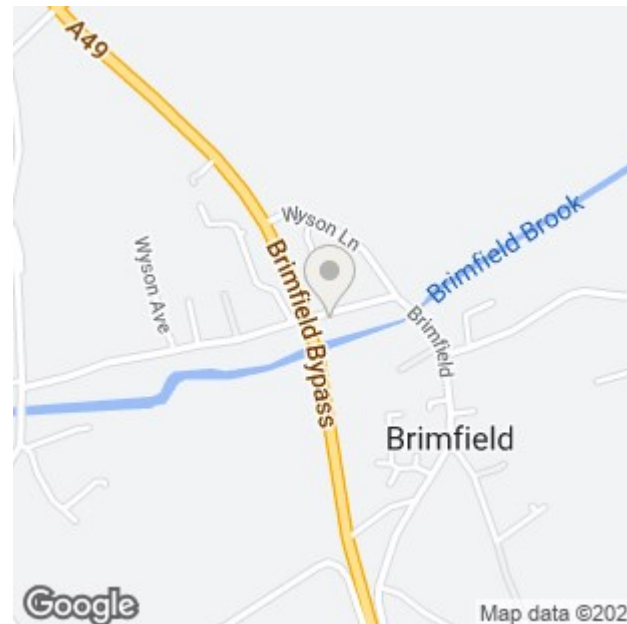
Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

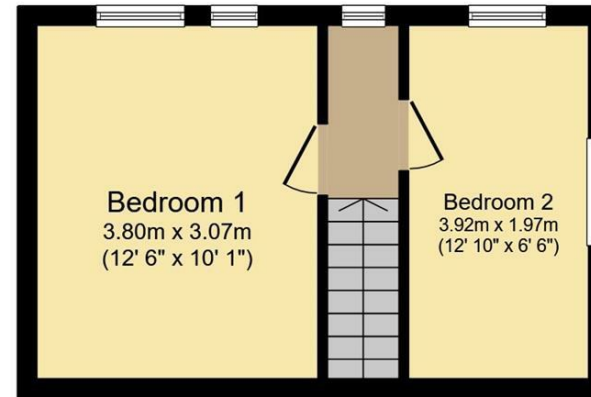
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Floor Plans



Ground Floor



First Floor

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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