



Orchard Cottage, Brimfield, SY8 4NE  
Price £425,000

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# Orchard Cottage Brimfield

A beautifully presented detached, three double bedroom family home which is situated within the popular village of Brimfield which is within five miles of Ludlow and seven miles from both Leominster and Tenbury Wells. The property has been extended and updated to create fantastic living space and enjoys a landscaped rear garden perfect for entertaining warm summer months. There is a single garage, driveway parking, double glazing and oil heating. Viewing is recommended to appreciate the property and all that it has to offer.

- Detached family home
- Three reception rooms
- Three double bedrooms
- Landscaped, enclosed rear garden
- Garage and driveway parking
- Popular village location

## Material Information

**Price** £425,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

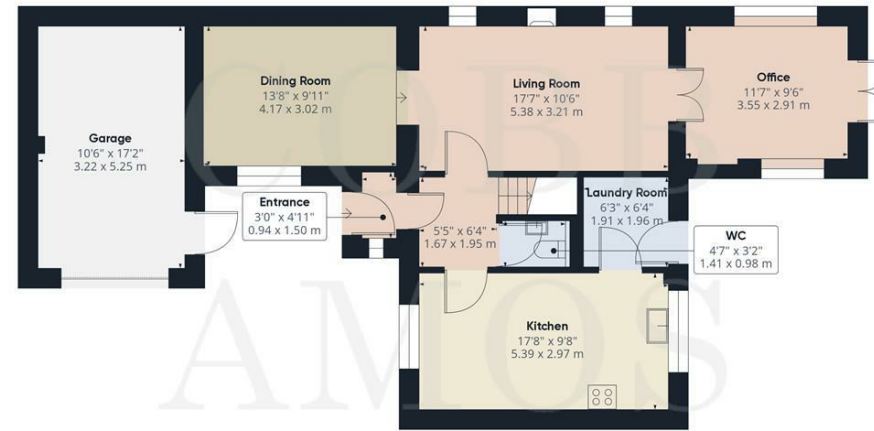
**Council Tax:** E

**EPC:** D (58)

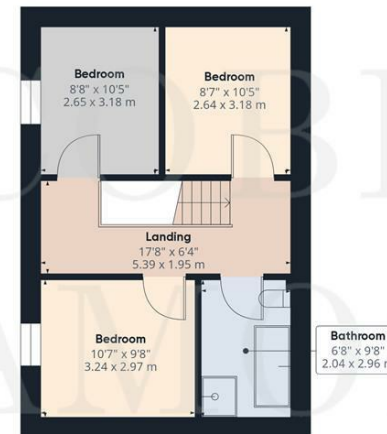
For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 72 C      |
| 55-68 | D             | 58 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

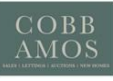
Please note that the dimensions stated are taken from internal wall to internal wall.



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
1370.69 ft<sup>2</sup>  
127.34 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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*We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.*

## Introduction

Orchard Cottage is located in the village of Brimfield, between the market towns of Ludlow and Leominster. The property has accommodation comprising; porch, entrance hall, kitchen/breakfast room, utility, living room, dining room, study, three double bedrooms and a family bathroom. The property has a front and rear garden, garage and parking in the driveway.

## Property Description

The front door opens into the porch where there is space for shoes and an internal door which opens to the entrance hall. Here there is space for furniture, access to the primary rooms, staircase to the first floor and the cloakroom which is fitted with a WC, basin. To the right is the kitchen/breakfast room which is fitted with matching modern wall and base units including a breakfast bar where friends can sit whilst you create a wonderful meal. There are dual aspect windows, Belfast sink and integrated dishwasher. A Rangemaster cooker with gas hob and American style fridge freezer are available by separate negotiation. The utility room has additional wall and base units with space for a washing machine and tumble dryer. There is a door which leads to the garden. The living room has carpeted flooring and a feature fireplace which creates a cosy focal point to the room. An opening flows to the dining room which has space for a six seater table and chairs as well as a dresser and sofa. From the living room double glass doors open to the study which has triple aspect windows including French doors which open to the patio area.

The staircase rises to the first floor landing where there is space to create a reading area as well as having room to place decorative furniture. All three rooms are doubles with bedroom three currently being used as a dressing room. The family bathroom has a WC, basin, shower cubicle and freestanding bath, the perfect place to relax with a good book.

## Garden

The front garden is laid to lawn with some mature Acer trees giving a splash of colour. A gate to the side opens to the rear garden. This has been landscaped and is fully enclosed. There is lawned area with borders which are stocked full of plants, flowers and shrubs bursting with colour in the warmer months. There is a paved area to the rear suitable for outside entertaining and a patio for alfresco dining.

## Garage and Parking

The garage is a single with an up and over door. There is light and power and a pedestrian door to the side.

The driveway provides parking for two cars.

## Services

Mains water, drainage and electricity. Oil heating  
Herefordshire Council Tax Band E

## Location

Located in a particularly thriving village with a village shop, local pub and considerable activities held in the local village hall. Lying within the catchment area of the acclaimed Orleton Primary School and Wigmore High School. Both Hereford and Ludlow Sixth Form Colleges are accessible and the independent schools of Moor Park, Lucton, Bedstone and Abberley are each within reach. The market towns of Ludlow, Tenbury Wells and Leominster are all approximately 4, 5 and 6 miles distance.

## Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

## DIRECTIONS

From Leominster take the A49 towards. After approximately five miles turn right, signposted Brimfield. Follow the road past the Roebuck pub and take the lane on the right immediately after. The property is located straight ahead.





