

Rowan Cottage

Brimfield, Herefordshire, SY8 4NE



**BRUTON
KNOWLES**



For Sale | Code 12213

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Rowan Cottage, Brimfield, Herefordshire, SY8 4NE

Asking Price £375,000 **Freehold**



A superb four-bedroom cottage with a secluded but central village location.

Ludlow 5 miles | Leominster 10 miles | Hereford 19 miles

Introduction

Bruton Knowles are delighted to receive kind instructions to offer Rowan Cottage, Brimfield for sale with joint agents Samuel Wood. The property is a lovely, detached red-bricked cottage with four generous bedrooms alongside fantastic gardens and two garages set within a central village location, between Leominster and Ludlow.

Description

Rowan Cottage is a modern two storey cottage with red-bricked exterior and clay roof tiles. The property was extended in 2005 to create a garden room and additional bedroom, allowing for a generous floor area with two reception rooms and four bedrooms including three doubles. It presents an excellent opportunity for a family home, within a great local village community. It benefits from oil-fired central heating, log-burner and mains electricity, water and drainage.

The cottage benefits from lovely gardens with lawns to the front and rear, established flowerbeds and south-facing patio. There is car parking for at least two vehicles with gravelled turning area to the rear and two garages of brick exterior offering more than useful storage space.

Location

The cottage is set within a secluded location, benefitting from private shared access from Church Road. It is located behind The Roebuck public house, whilst its southern boundary adjoins Brimfield Village Hall.



Brimfield is located within North Herefordshire, with the Shropshire border and the A49 some 500 metres from the property.

Rowan Cottage is in a fantastic location within the centre of a triangle of traditional rural towns of Ludlow, Leominster and Tenbury Wells, each no more than a 12-minute drive. These all provide education up to 18 years old, shopping and eating opportunities, medical facilities, supermarkets and sports clubs.

The City of Hereford offers further employment and leisure opportunities 17 miles south. Ludlow offers the nearest rail service 5.5 miles away.

Accommodation

Ground Floor

The front door leads to the hallway and adjoining downstairs bathroom with W/C and wash-hand basin. A large carpeted sitting room benefits from a fireplace and wood-burner, double doors to rear patio and window to front. The property has a pleasant kitchen and dining area, with wooden units, tiled splash backs and windows to front and garden room. A utility area offers further fitted cupboards and Worcester Bosch boiler before entering the south-facing garden room, with large windows overlooking the garden and double doors to patio.

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First Floor

Stairs from the hallway lead to a carpeted landing with Velux window and airing cupboard. The first bedroom is a large single with Velux window to the south. The extension provides for the largest bedroom with windows overlooking the rear garden and hand-basin with integrated cupboard below. A large family bathroom offers bath and shower, hand-basin, mirrored storage, towel rail and W/C. The two front bedrooms are double-size with carpet and double windows to the front garden.

Outside

The shared access leads to a small cul-de-sac where Rowan Cottage is the middle of three bricked detached cottages. The tarmac drive leads to the property where double iron gates are to the left providing access to the rear garden and courtyard. There is a raised front-lawn with spring bulbs, small trees and side garden gate.

The rear garden is particularly eye-catching with established flowerbeds with plenty of colour, further lawn and small patio, all south-facing offering great outdoor living. The gravelled courtyard leads to two red-brick garages (approx. 4m x 6m and 3m x 5m) with up-and-over doors and concrete floors. There is additional garden storage via a formal kennel and concealed oil-tank.

Services

Mains electricity, water and drainage. Heating via oil-fired radiators throughout property. Good broadband speeds. Bruton Knowles have not undertaken any inspection of any services and purchasers are to make their own enquiries in this regard.

Viewings

Strictly by appointment only. Please call Bruton Knowles on 01568 610007 or joint-agent Samuel Wood on 01584 875207 to arrange an appointment.



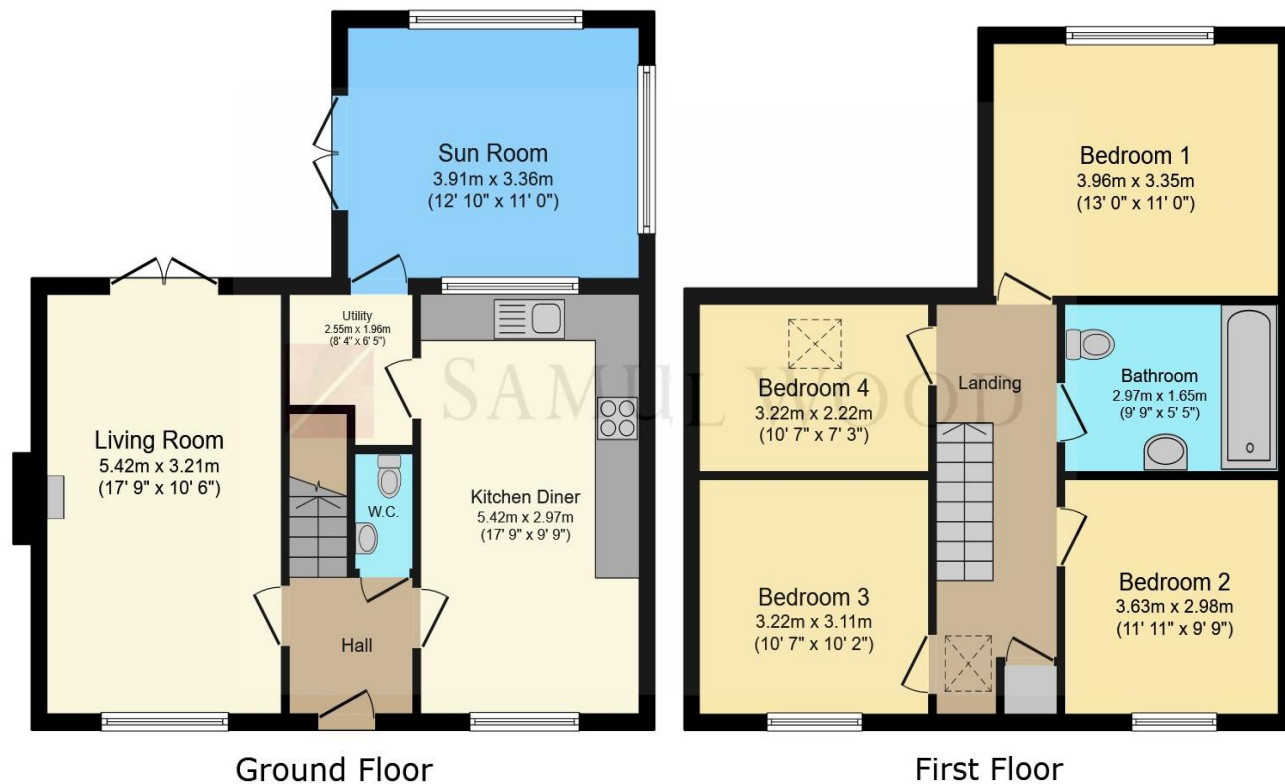
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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

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Terms

The Freehold interest in the property is offered for sale with an asking price of £375,000. There is no onward chain involved and therefore vacant possession is available upon completion.

Method of Sale

Private Treaty.

Council Tax

Band E

Local Authority

Herefordshire Council

Subject to Contract – April 2025

EPC

Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	77 C
39-54	E		
21-38	F		
1-20	G		



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