



SAMUEL WOOD

Woodstock House and Yard Lane End, Brimfield, Ludlow, Shropshire, SY8 4NY

Asking Price £750,000



# Woodstock House and Yard

Lane End, Brimfield, Ludlow, Shropshire, SY8 4NY

- POTENTIAL INCOME OF £2500 PER MONTH OFF HOUSE AND ANNEX
- Commercial yard providing income or business usage
- Edge of well serviced village
- Grounds extending to just over 2 acres
- Ideal for dual family use or income potential
- Substantial Georgian Detached House
- 4 bedrooms, 3 reception rooms, 2 bathrooms
- Annex has 2 bedroom and 2 shower rooms
- Extensive driveway parking and small garage

POTENTIAL INCOME OF £2500 PER MONTH OFF HOUSE AND ANNEX This fine Detached Georgian residence would suit dual family usage with 4 Bedrooms, 2 Bedroom Annex and an excellent commercial yard; currently rented and providing an excellent income, or could of course suit a buyer with multiple uses or business opportunity. The property sits on the edge of this popular and well serviced North Herefordshire village and enjoys large gardens and grounds to include extensive driveway parking, Garage and formal gardens gardens being just over 2 acres in total. Accommodation has numerous features of the period and boasts an impressive Reception Hallway, 3 Reception Rooms, Kitchen / Breakfast Room, Utility Room, Boot Room, First Floor Landing with 4 Bedrooms and 2 Bathrooms, whilst the Annex has 2 Double Bedrooms, 2 Shower Rooms, large Living Room, Kitchen and Utility.

EPC Rating - F



The property sits right on the edge of Brimfield village with beautiful North Herefordshire countryside close at hand. The village boasts a good range of local facilities that include Public House, Church, Village Hall and active Sports Club, whilst nearby Woofferton has a further Public House, Garage with shop and a Starbucks. Sitting approximately 5½ miles to the North is historic Ludlow which offers a more comprehensive range of facilities and is renowned for its architecture, culture and festivals. Equally accessible are the market towns of Leominster and Tenbury Wells both offering a good range of facilities.

Double opening doors lead into

## Reception Porch

with stained glass windows, glazed door then opens into

## Spacious Reception Hall

with mosaic tiled floor typical of the period and door into under stairs storage cupboard (Hatch to single room Cellar)

## Sitting Room 19'8" x 13'1" (6m x 4.00m)

with large windows to front and rear side elevations with a nice view across the garden, good high ceilings and a feature fireplace with surround, tiled inset and wood burning stove fitted

## Dining Room 13'9" x 12'1" (4.20m x 3.70m)

with window to frontage, polished floorboards, chimney breast with surround, marble inset and electric fire. To either side of the fireplace there are period cupboards which provide storage and feature shelving

## Study 12'0" x 7'10" (3.66m x 2.40m)

with window to side and exposed wooden flooring

## Kitchen / Breakfast Room 18'7" x 12'4" (5.67m x 3.77m)

with ample room for table and chairs. The kitchen is fitted with a range of matching units with cream coloured fronts, heat resistant work surfaces, Belfast style sink unit, Range cooker which is included in the sale sat into a tiled inset, tiled flooring, space and plumbing for dishwasher, room for fridge, window and door to a storm porch whilst at the rear of the room there are double opening doors out onto the rear garden and a paved seating area

## Utility Room 9'6" x 7'3" (2.90m x 2.22m)

with tiled floor, range of fitted cupboards, space and plumbing for washing machine and housed in here is the oil fired boiler which heats domestic hot water and radiators. Glazed door to



**Boot Room 10'7" x 10'2" (3.24m x 3.10m)**

with door and window to rear elevation, wash hand basin and window to garden, door into

**Cloakroom**

with wc and window to garden

From the Reception Hallway a period staircase rises to

**First Floor Galleried Landing**

with large roof window letting in lots of light

**Bedroom 1 13'10" x 13'3" (4.24m x 4.04m)**

with window to frontage, ceiling cornice and coving

**Bedroom 2 13'7" x 12'0" (4.16m x 3.66m)**

with window to frontage, feature fireplace with cast iron grate and tiled inset

**En-Suite Shower Room 7'10" x 7'7" (2.40m x 2.33m)**

with window to frontage, suite in white of wc, pedestal wash hand basin and shower cubicle, Jack and Jill door back onto the landing

**Bedroom 3 7'10" x 14'6" (2.40m x 4.42m)**

with window overlooking garden

**Bedroom 4 12'2" x 8'0" (3.73m x 2.44m)**

with window to front side

**House Bathroom 12'1" x 10'4" (3.70m x 3.16m)**

with 2 windows and is fitted with a suite in white that includes wash hand basin, panelled bath with telephone style shower attachment, wc, bidet and shower cubicle with shower fitted and feature brick glass wall

Adjoining the house is an Annex which would be ideal as a granny flat or providing separate income.

**The Annex**

is approached through a glazed door into

**Large Utility / Entry area (potential kitchen) 9'6" x 7'2" (2.90m x 2.20m)**

having windows to both front and rear elevations and door to rear garden.

**Lobby**

with door into boiler cupboard housing the oil fired boiler which heats domestic hot water and radiators

**Bedroom 1 11'9" x 11'9" (3.60m x 3.60m)**

with 2 windows to frontage and double opening doors to rear garden, adjacent is a

**Shower Room 8'4" x 9'1" (2.56m x 2.77m)**

with a suite in white of wc, pedestal wash hand basin and double width shower cubicle with shower fitted, tiled splash backs and tiled floor

**First Floor Landing**

with large window to front side

**Living Room**

with 4 windows to front, side and rear elevations and some exposed stone work

**Kitchen 8'8" x 9'1" (2.66m x 2.77m)**

with window overlooking garden, range of matching units with white fronts, heat resistant work surfaces, stainless steel sink unit, planned space for cooker and washing machine

**Bedroom 2**

with windows to front and side elevations overlooking garden, adjacent is

**Shower Room 2 7'6" x 5'10" (2.30m x 1.80m)**

with window to rear garden and a suite in white of wash hand basin with vanity cupboard, wc and corner shower cubicle





### Outside

The property is approached at the rear of the house onto a gravelled driveway which leads along the side of the house and to the frontage and provides extensive parking for numerous vehicles. There is a small timber garage, and with high coniferous hedging shielding the A49. At the front of the house there are more formal gardens being just over 2 acres in total with lawn, shrubs and plants, box hedging and to the side there is a coppice and large garden shed / hobby room. Gated access then leads into the rear garden which is very private and has a large flagstone terrace directly nearest the house and ideal for entertaining. There is then a level lawned garden, well established borders, selection of mature trees, Summer House and productive vegetable section with raised beds.

### Yard

The property also has the benefit of a secondary access that comes off the A49, this in turn then leads to a commercial yard which is currently rented out and provides an income of £16,200 per annum and incorporates a range of timber buildings, polytunnels and large hard-standing which has been used for a variety of businesses over the years to include; Garden centre, dog agility business and currently is rented to a company that does motor vehicle tests with lorries and trailers.

### Agents Note

The property is adjacent to the A49 but has a high coniferous hedge screening the road.

### Services

Mains electricity, mains water, private drainage, oil fired heating to the house and the annex but with separate boilers although fed from the same tank. Windows are upvc double glazed. The yard has its own electricity, water and private drainage system insitu. Telephone to BT regulations. Approximate Broadband Speeds; Basic- 16mbps, Superfast - 250mbps.

### Local Authority

Herefordshire Council

### To view this property

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

Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

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

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### Directions

From Ludlow proceed South on the A49, you will come to a crossroads at Woofferton with The Salwey Arms on your right hand side. Continue travelling South taking the 2nd turning on your left (ignore initial turns for Brimfield) and take the immediate (After 10 Meters) right hand turn, follow this road bearing to the left and them immediately right and the driveway will lead into Woodstock House. PLEASE DO NOT USE SAT NAV. What3words; ///nights.revoluting.relaxing







## Floor Plans



This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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