



SAMUEL WOOD

Forge House Brimfield, Ludlow, Shropshire, SY8 4NG

Asking Price £425,000



Forge House

Brimfield, Ludlow, Shropshire, SY8 4NG



- 3 Bedroom detached house
- Desirable and well serviced village
- 0.23 of an acre plot
- Ground floor 1 Bedroom annexe
- Opportunity for home working or income potential
- Double Garage and Parking for up to 6 cars

This delightful character 3 bedroom detached residence which has a 1 bedroom annexe adjoining on the ground floor and therefore gives opportunity for dual family use, homeworking or a potential lifestyle income, sits in the popular and well serviced village of Brimfield, close to the historic town of Ludlow. Outside the property sits in a plot approaching $\frac{1}{4}$ acre to include extensive driveway parking, double garage and mature gardens.



Brimfield is a popular North Herefordshire village being a short drive into historic Ludlow and the popular towns of Leominster and Tenbury Wells respectively. Village facilities include Village Hall, Church, Public House, Sports Club, whilst in Woofferton there is a further Public House, Garage that incorporates Greggs the Baker, Starbucks and Travel Lodge.

Upper glazed door opens into

Entrance Hall

Living Room 13'10" x 11'11" (4.23m x 3.65m)

Full of character with exposed ceiling beams, ceiling timbers, wall timbering, window to frontage, feature stone fireplace with flag stone hearth and wood burning stove fitted.

Kitchen 17'3" x 10'0" (5.28m x 3.06m)

With window overlooking rear garden, tiled floor, range of base cupboards, drawers, heat resistant work surfaces, single bowl sink unit, planned space for cooker, washing machine, dishwasher and Integrated fridge and freezer. Door into the boiler cupboard housing the Worcester oil fired boiler which heats domestic hot water and radiators. Door to rear garden.

Dining Room 5.00m x 4.00m

With 2 windows to frontage, full of character with ceiling beam, ceiling timbers and a feature fireplace with basket grate and flagstone hearth. Door into useful understairs storage cupboard with shelving.



Rear Hallway

With tiled floor matching that of the kitchen

Shower Room 7'5" x 5'5" (2.27m x 1.66m)

With window to rear and a suite in white of wc, pedestal wash hand basin and corner shower cubicle with shower fitted.

Study 10'5" x 9'7" (3.20m x 2.93m)

With window overlooking rear garden and interconnecting door into the annexe

First Floor Landing

With 2 windows overlooking the garden and attractive timbered features

Bedroom 1 13'9" x 11'11" (4.20m x 3.64m)

With windows to front and front side, exposed floorboards, exposed timbered features and door into

En-Suite Cloakroom

With suite in white of wash hand basin and Saniflo wc.

Bedroom 2 9'11" x 8'11" (3.03m x 2.72m)

With window to frontage and access to roof space and exposed floorboards.

Bedroom 3 13'4" x 7'4" (4.07m x 2.24m)

With window to frontage and exposed floorboards.

Interconnected to the accommodation but separately accessed (and could be completely self-contained if one desired) is a good sized

1 Bedroomed Annex

With accommodation accessed through an upper glazed door into

Garden Room 10'5" x 9'11" (3.20m x 3.04m)

with two windows to rear elevation

Living Room 11'9" x 11'5" (3.60m x 3.50m)

Full of character with exposed timbered features, access to roof space

Inner Lobby

With access to roof space, door into airing cupboard with the factory insulated hot water cylinder.

Kitchen 12'5" x 6'11" (3.80 x 2.13m)

With windows to both front and front side elevation, range of base cupboards, wall cupboards and drawers, heat resistant work surfaces, tiled splashbacks, stainless steel sink unit, electric hob with extractor positioned above, electric oven below and space for further appliances.

Bathroom 6'6" x 7'5" (2.00m x 2.28m)

With suite that includes corner bath with seat, wc, wash hand basin with large vanity cupboard and shower cubicle with shower fitted.

Bedroom 11'9" x 9'8" (3.60m x 2.95m)

With window to frontage, fitted cupboard and interconnecting door back into the main residence.





Outside:

The property is approached over a tarmac driveway, which provides excellent parking for up to 6 cars. There is a detached double garage with light and power fitted and a useful lean to store at the back. Delightful gardens sit to the rear and rear side of the property and are mature with lawned garden areas, small pond, a selection of mature trees, gravelled seating area, greenhouse and a selection of soft fruits. At the rear of the annexe there is a small, decked seating area and the gardens have stone edged borders.

Agents Note:

The property has had water ingress of approximately 2cm in the dining room and living room. Further details from the agent or discussion with the vendors on a viewing.

Services:

Mains electricity, mains water and mains drainage, oil fired heating via radiators, windows are double glazed. Broadband speeds - Basic speed 20 Mbps, Superfast 80 Mbps, Flood Risk – Very Low.

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

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.



Directions

As you approach Brimfield from the Ludlow direction on the A49 go over the Salway Arms crossroads towards Leominster, taking then the left hand turn into the village. Follow this road for around 300 metres and the driveway into Forge House is on the right-hand side immediately before the cottage.





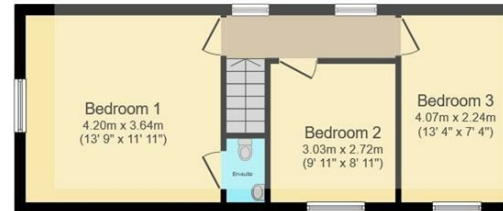


Floor Plans



Ground Floor

Floor area 115.1 m² (1,239 sq.ft.)



First Floor

Floor area 37.7 m² (406 sq.ft.)

TOTAL: 152.8 m² (1,645 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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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