



SAMUEL WOOD

Toll House Brimfield, Ludlow, Shropshire, SY8 4NY  
Offers In The Region Of £395,000



# Toll House

Brimfield, Ludlow, Shropshire, SY8 4NY



- Recently Renovated Property
- Fantastic Kitchen Diner
- 3 Double Bedrooms
- Beautiful Character Features
- Bathroom & Shower Room
- Driveway Parking

This beautifully renovated former toll house seamlessly blends historic charm with modern luxury. The property features a cosy sitting room, a spacious newly fitted kitchen diner family room, three inviting bedrooms, and a stylish shower room, along with a well-appointed house bathroom. A recent extension enhances the living space, providing additional comfort and room for family gatherings. The extensive driveway offers parking for up to 6 vehicles while the good-sized garden invites outdoor relaxation and entertainment. Heating is provided by an oil-fired system, complemented by two log burners, creating a warm and inviting atmosphere throughout the home. This delightful residence is perfect for those seeking a unique blend of character and contemporary living. EPC on order.



## Oak Framed Porch

Covering front door, opens into

## Sitting Room 11'1" x 9'10" (3.38m x 3.02m)

Having wall mounted radiator and a lovely brick feature fireplace with flagstone hearth and wood burner fitted. Oak window cills, beams and 2 upvc double glazed windows to front and side elevations.

## Kitchen / Dining Area 32'3" x 11'2" (9.84m x 3.42m)

With a newly fitted kitchen with a range of matching units to include base cupboards and drawers, heat resistant work surfaces, single bowl sink and drainer unit. There is an integrated Hotpoint dishwasher and CDA wine cooler. A five ring electric Range cooker with extractor positioned above, planned space for fridge/freezer, washing machine and dryer, 2 wall mounted radiators and 2 upvc double glazed windows to rear elevations and 2 Velux windows.

## Family Room 11'1" x 9'10" (3.40m x 3.02m)

There is a lovely brick feature fireplace with wood burner fitted, wall mounted radiator and upvc double glazed windows to front and side elevations with bi-fold doors opening onto the patio.



### **Downstairs Shower Room 6'4" x 5'0" (1.95m x 1.54m)**

Having tiled floor, extensively tiled walls in suite of white large shower unit, wash hand basin to vanity cabinet and wc. Glass shower screen fitted, and wall mounted heated towel rail and upvc double glazed window to rear elevation.

### **Bedroom 3 9'11" x 10'5" (3.03m x 3.18m)**

Having door into understairs storage cupboard, wall mounted radiator, feature brick fireplace and upvc double glazed window to frontage.

Staircase from Sitting Room rises to First Floor landing

### **Bedroom 1 8'10" x 11'1" (2.70m x 3.40m)**

Has a lovely brick feature fireplace and some character beams with wall mounted radiator and upvc double glazed windows to front and rear elevations.

### **Bathroom 7'6" x 6'8" (2.31m x 2.04m)**

With tiled floor and suite in white of free standing bath, pedestal wash hand basin and wc. Heated towel rail and Velux window to rear elevation.

### **Bedroom 2 10'7" x 9'10" (3.23m x 3.01m)**

Has again, some beautiful beams wall mounted radiator and upvc double glazed windows to front and side elevations.

### **Outside**

The property is approached by a large gravel driveway providing extensive parking, here you will find the combi oil fired boiler, a range of external power points and outside tap. Gravelled pathway then leads round to the front door, off the rear of the property there is a lovely porcelain slabbed pathway with a slated terrace which leads to a porcelain patio, ideal for summer dining and the rest of the garden is laid to lawn with a useful storage shed and the boundaries are made up of high bard fencing.

### **Services**

Mains electricity, private drainage, mains water, oil fired central heating, Broadband speeds – Basic 16 Mbps, Superfast – 34 Mbps, Flood Risk – Very Low, all windows are upvc double glazed and 2 wood burners in the property.

### **Local Authority**

Herefordshire Council

Tax Band - D





### 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](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

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

### Referrals

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### Directions

From Ludlow proceed south on the A49 past the Salway Arms Crossroads and then ignore the turning for Brimfield on your left handside however take the next left turn for Brimfield and then immediately right along a no through road with Toll House being in front of you at what looks like the end of the lane however bear to the left and then immediately right on to the drive of the property.



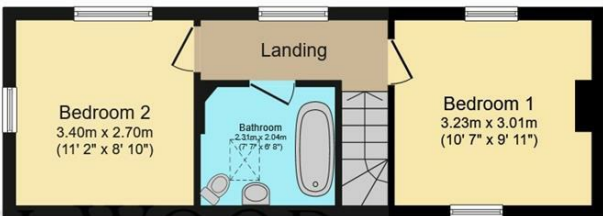




Floor Plans



Ground Floor



First Floor

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](http://www.Propertybox.io)

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