



SAMUEL WOOD

Rowan Cottage, Brimfield, Ludlow, Shropshire, SY8 4NE

Offers In The Region Of £375,000





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Rowan Cottage is a charming 4-bedroom detached property nestled in the well serviced village of Brimfield, just a short drive from the historic towns of Ludlow and Leominster. This delightful home features a welcoming reception hall, a convenient cloakroom, and a spacious living room complete with a cosy wood burner, perfect for relaxing evenings. The kitchen diner is ideal for family meals and entertaining, while the adjacent utility room adds practicality to everyday living. A sun room provides a lovely space to enjoy the garden views. Upstairs, you'll find four well-appointed bedrooms and a modern bathroom. Outside, the property boasts two garages, driveway parking, and beautifully maintained gardens to the front and rear, making Rowan Cottage the perfect family retreat. EPC rating D.



- 4 Bedroom Detached Property
- 2 Garages
- Village Location
- Driveway Parking
- 2 Reception Rooms
- Gardens Front & Rear

Front door opens into

### Reception Hallway

With wall mounted radiator and door into

### Cloakroom

Having suite in white of wc and wash hand basin and wall mounted radiator

### Sitting Room

Has double glazed window to frontage, feature fireplace with wood burner fitted, wall mounted radiator and double glazed double opening doors onto the patio in the rear garden.

### Kitchen / Dining Room

Having a range of matching units to include base cupboards, wall cupboards and drawers, heat resistant work surfaces and tiled splashbacks. There is a single bowl sink and drainer unit, integrated four ring electric hob with extractor positioned above and oven below. Integrated fridge and planned space for dishwasher. The Dining area has ample room for large table and chairs, wall mounted radiator and double glazed windows to front and rear elevation.

### Utility

Has base cupboards and wall cupboards, planned space for washing machine, tumble dryer and in here is also the Worcester oil fired boiler, door then opens into the

### Sun Room

Having wall mounted radiator, 2 double glazed windows to side and rear elevation and double opening doors onto the patio.

### First floor landing.

Having Velux window to front and door into linen cupboard with shelving.

### Bedroom 1

Having a wash hand basin to vanity cabinet in white, wall mounted radiator and double glazed window to rear elevation.

### Bathroom

Having suite in white of wc, wash hand basin to vanity cabinet and bath with shower over and glass shower screen fitted and heated chrome towel rail.

### Bedroom 2

Having wall mounted radiator and double glazed window to frontage.

### Bedroom 3

Having wall mounted radiator and double glazed window to frontage.

### Bedroom 4

Having wall mounted radiator and Velux window to rear elevation.

### Outside

The property is approached by a tarmac driveway with a large front garden laid to lawn with raised beds to borders and some mature trees, flowers and shrubs. Gated access then leads to the rear of the property which is gravel providing access to the 2 garages both with light and power fitted along with an additional storage shed. The remainder of the rear garden directly off the property has a Indian flagstone patio, there is a lawned area with again a range of raised beds with some mature shrubs and plants and the boundaries are made up of high board fencing.

### Services

Mains electricity, mains water mains drainage, oil fired central heating, woodburner in the Living Room, all windows are double glazed, Broadband Basic 19 Mbps, Superfast – 80 Mbps, Ultrafast 300 Mbps. Flood Risk – Very Low.

### Local Authority

Herefordshire Council

Council Tax Band - E

### 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

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### Referrals

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Floor Plans



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