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The Hawthorn, 1, Brook Crescent
Ludlow, SY8 4EA

Guide Price
£397,500

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The Hawthorn, 1 Brook Crescent

Ludlow

This delightful contemporary two bedroom dormer bungalow with large enclosed garden and garage is a part of an exclusive development of 9 individual homes built and completed in 2023.

- Available now
- Sought after village location
- High specification
- Exclusive development
- Two double bedrooms, one en-suite
- Beautiful countryside views
- Garage, Driveway parking

Directions

From the centre of Ludlow head south west on the B4361, after 1.5 miles turn right onto B4361, after approximately 2.3 miles Brook Crescent will be seen on the right hand side.

Introduction

This property is one of only two of this style on this development completed in 2023. Originally the show home, the property is a contemporary mix of a traditional dormer style bungalow with very modern twists. The adaptable accommodation surprises most with its stylish open plan living space with vaulted ceiling and option of a ground floor bedroom or separate reception room along with a well appointed bathroom. On the first floor is the main bedroom with ensuite shower room which also has fitted wardrobes. As the photographs show this property is really well planned and well worth viewing.

Within your home

This dormer bungalow has a stylish and contemporary feel, approached via a paved pathway. The entrance hall has doorways leading to all principal rooms, together with both a utility cupboard and under-stairs store. The open plan Living/Kitchen/Dining room with its vaulted ceiling and two skylights has the wow factor! Creating shadows across the many faceted ceiling, add to this the bi-fold doors overlooking the rear garden and you have a fantastic contemporary open plan living space. The Kamdean flooring is laid in an elegant herringbone pattern from the entrance hall through to the kitchen. The kitchen is fitted with a range of shaker style units with contrasting quartz worksurfaces with integrated AEG 4 Ring Hob, AEG Double Oven, Fridge Freezer and Dishwasher. The ground floor also features a double bedroom which overlooks the front garden which offers versatile accommodation and can be used as a separate dining room, snug or study. There is a shower/cloakroom as well as a useful under the stairs utility cupboard with plumbing for a washing machine and a generous storage area. The first floor boasts a large double bedroom which has an attractive dormer window, fitted wardrobes, eaves storage and an en-suite bathroom with contemporary tiling.

Garden and Garage

The extra wide rear garden has a patio area and a path leading a generously proportioned garage which has a light, power connection and pedestrian door. Additional hard-standing is available in front of the garage.

The area

The village of Richards Castle sits on the county boundaries of Herefordshire and Shropshire, it comprises of two civil parishes and has a rich history, the castle was built before 1051, there is a active village hall and the Castle Inn. Richards Castle is 10 minutes drive from the historic market town of Ludlow, noted for its fine dining, quality local produce, a wealth of independent shops, public houses, the castle and regular markets held throughout the week on the castle square. Ludlow railway station on the Welsh Marches Line provides routes to Shrewsbury and Hereford but also further afield to Milford Haven via Cardiff and Manchester Piccadilly and Holyhead to the north.

Services

The ground floor has under floor heating, the first floor has radiators. the property has the benefit of 2 PV solar panels, LPG heating, mains water, drainage and electricity.

Tenure: Freehold
Herefordshire Council
Council Tax band: D

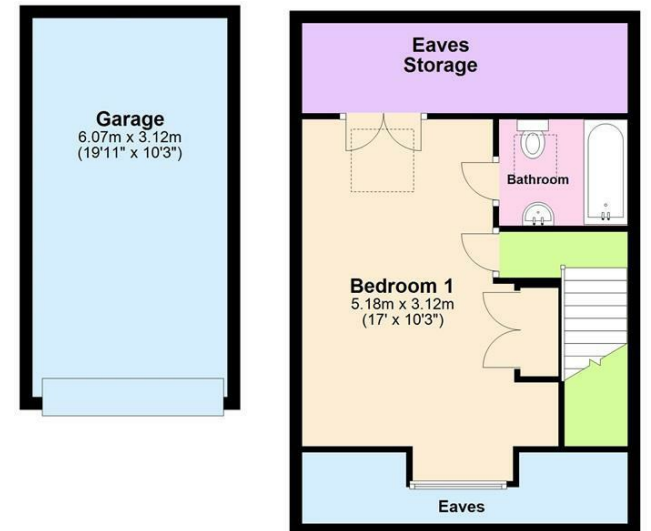
Agents note

Please note the photos show the property when it was dressed and used as the show home for the site.

Ground Floor



First Floor



For illustration only - Not guaranteed to scale
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

