



Wyson, Ludlow, SY8 4NN

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

For Sale by Public Auction

Little Croft is a charming black and white three bedroom cottage, situated within the quaint village of Wyson, Brimfield. Featuring an abundance of character features with a wealth of exposed timbers and traditional thatched roof as well as the benefit of a pretty cottage garden that wraps around the property. The interior layout is both cozy and functional, providing a warm and inviting atmosphere.

Brimfield is conveniently located approximately 5 miles south of the ever-popular historic medieval market town of Ludlow. The village thrives with a close-knit community, a reputable public house - The Salwey Arms, a parish church, a community centre and a garage with shop. It is surrounded by some of the most beautiful countryside in the area. Just a short drive away there are further amenities, supermarkets, doctors surgeries, primary and secondary schools and restaurants all located within Ludlow's town centre.

Approaching the property there is a driveway suitable for multiple cars, alongside this is a garage which has been useful as a storage space for the current owners, but could also provide further parking.

Walking under a floral arch you are greeted by the properties beautiful front garden which has an abundance of mature bushes shrubs and seasonal flowers.

Entering through the front door into the hallway, a door immediately in front of you leads into the dining room. A flexible room which could serve as a home office, dining room or secondary living space. Centred with a cosy brick fireplace with a stone hearth. Which could be opened up to provide a working fire place.

Moving into the living room a bright open space with access directly into the back garden. This room also benefits from a large open brick fireplace with stone hearth. With ample space for furniture making a perfect family sitting room.







TOTAL FLOOR AREA : 116.2 sq.m. (1250 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Key Features

- For sale by Public Auction 25th March 5pm at Bridgnorth Rugby Club
- Cozy living areas with ample natural light
- 3 well-appointed bedrooms
- Beautifully landscaped cottage garden
- Original exposed beams and timber framing
- Traditional thatched roof

Auction Guide
£230,000

EPC Rating -

Tenure - Freehold

Council Tax Band - E

Local Authority -
Herefordshire

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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