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Overmead, Ludlow, SY8 4ND
Price £420,000

Overmead Ludlow

- Beautifully Presented Two Bedroom Cottage
- Far Reaching Views
- Ample Storage Throughout
- Mature Garden
- Private and Secluded
- Must View Property

Material Information

Price £420,000

Tenure: Freehold

Local Authority: Herefordshire

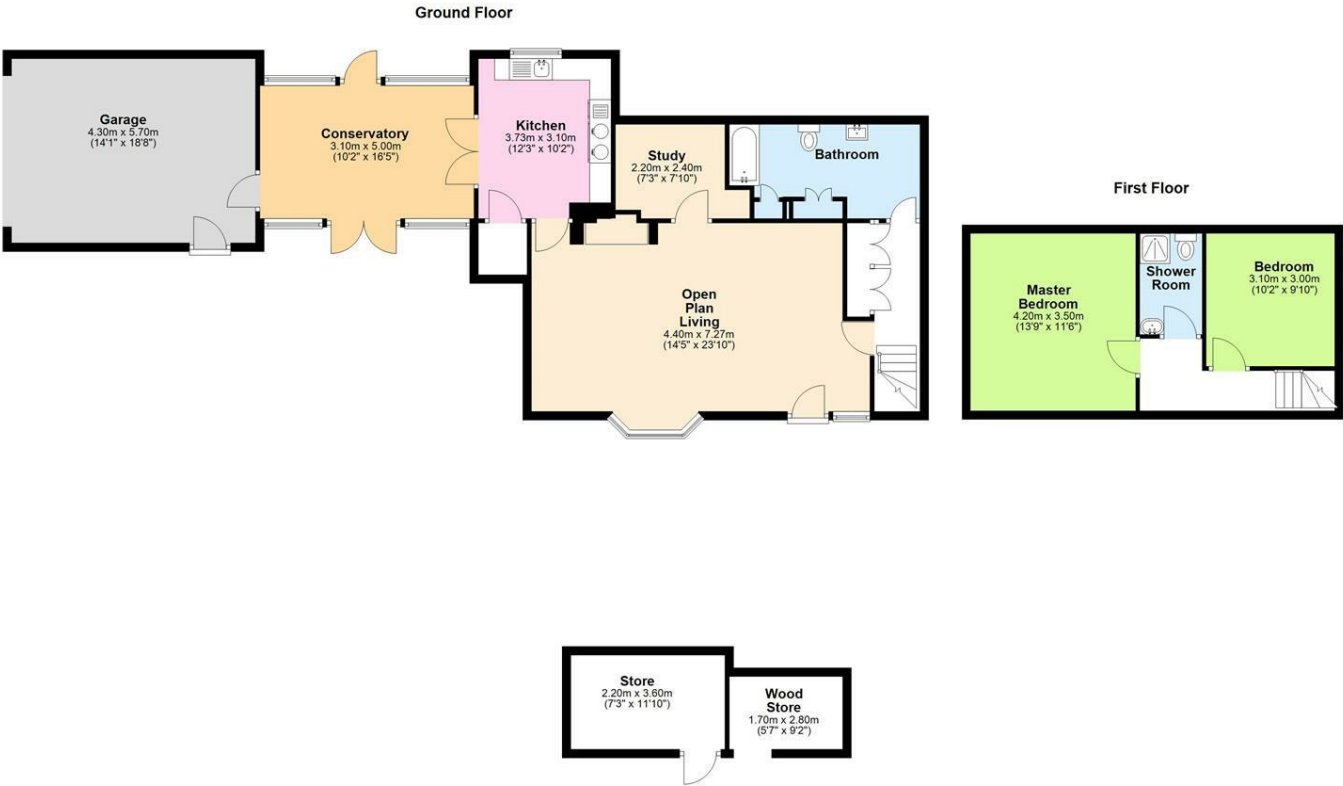
Council Tax: C

EPC: F (36)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.



Total area: approx. 143.1 sq. metres (1540.7 sq. feet)

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

Dating back to the 19th century, Overmead is a must view property.

The house has been thoughtfully renovated and modernised, resulting in a home that is both stunning and unique. It is beautifully presented, with careful attention given to its interior design.

Welcome to Overmead, set in a private and secluded position, this beautifully presented home enjoys far-reaching views from every room. Perfectly suited for those seeking to “downsize without compromise”, it offers a wonderful sense of space, enhanced by an abundance of cleverly designed storage.

The mature garden creates a well established outdoor retreat, while the elegant and versatile conservatory provides a light-filled space to relax or entertain throughout the seasons.

Property Description

This semi-detached cottage offers a unique blend of character and contemporary living.

A standout feature is the impressive conservatory, which connects the garage to the kitchen and fills the space with natural light, creating a wonderfully social setting. It is ideal for both everyday living and entertaining and is a great vantage point for enjoying the garden and surrounding views.

The kitchen is well-equipped with a generous range of base units and a traditional and spacious shelved walk-in pantry.

The sitting room provides a warm and inviting atmosphere, complete with a large open fireplace and wood burner.

There is also a useful study with built in desk and shelving, ideal for working from home.

The ground floor is completed with a downstairs bathroom, which is enhanced by generous storage throughout.

The first floor comprises two good size bedrooms, both benefiting from fitted wardrobes, and these are served by a separate shower room

Outside and Gardens

The south facing garden at Overmead is a delightful feature and compliments the property beautifully. Mainly laid to lawn and enhanced by mature trees and vibrant borders, it offers colour throughout the seasons making it the perfect place to relax or entertain.

To the side of the property, there is generous graveled parking leading to a large single garage, along with the added benefit of a shed and log store.

Location

Situated in the popular village of Brimfield, the property enjoys a picturesque rural setting surrounded by beautiful countryside. The village offers a range of amenities including two public houses, a shop, village hall, church, chapel, and a strong sense of community. It also falls within the catchment area for the well-regarded Wigmore Secondary School and the highly sought-after primary school in Orleton.

The nearby town of Ludlow provides an excellent selection of everyday facilities and is renowned for its food culture, historic architecture, and lively festivals. Further amenities can be found in the cathedral city of Hereford to the south and the county town of Shrewsbury to the north. Transport links are convenient, with the A49 easily accessible and a railway station available in Ludlow.

Services

We understand the property is heated by electric heaters. To be confirmed by solicitors

Tenure

We understand the property to be Freehold

Agent Notes

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer’s identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.

DIRECTIONS



