



SAMUEL WOOD

Bramleigh Wyson, Brimfield, Ludlow, Shropshire, SY8 4NQ

Asking Price £385,000



# Bramleigh Wyson

Brimfield, Ludlow, Shropshire, SY8 4NQ



- Detached bungalow in popular village
- Good range of local facilities
- Garage, carport and excellent parking
- Spacious accommodation extending to 1,650 square feet approx
- Large plot backing onto field
- Internal inspection advised

This impressive and extremely spacious 4 bedroom detached bungalow sits in the popular and well serviced village of Brimfield which sits just into North Herefordshire but within close proximity of historic Ludlow and the popular towns of Leominster and Tenbury Wells. The property sits on a generous size plot with excellent parking, garage, double width carport and a good sized rear garden with a view over fields at the rear. Accommodation benefitting from gas fired heating and upvc double glazing in brief includes: Entrance Porch, Entrance Hall, Large Living Room, Conservatory, Kitchen/Dining Room, Inner Hallway with 4 Bedrooms and modernised Shower Room. No onward chain. EPC – D.



Brimfield is a popular village, village facilities include Village Hall, Church, Sports Club, whilst in Woofferton there is a further Public House, Garage that incorporates Greggs the Baker, Starbucks and Travel Lodge.

Glazed door opens into

## Porch

Having tiled floor and window to frontage, glazed door and matching side windows then into a

## Reception Hallway

Having cupboard with shelves.

## Cloakroom

Having window to frontage and a suite in white of wash hand basin and wc

## Living Room

Has two windows to side elevation, double doors and matching full length side windows into rear conservatory. There is coving and a feature stone fireplace with a fitted remote controlled gas fire.

## Conservatory

Sits at the rear and has a lovely view over fields, being of upvc construction with polycarbonate roof, tiled floor and doors out onto rear garden.



### **Kitchen / Dining Room**

Having ample room for large table and chairs, range of matching units with wood styled fronts, heat resistant work surfaces, tiled splashbacks, stainless steel sink unit, five ring gas hob with extractor positioned above, electric oven adjacent, integrated dishwasher and fridge. Window overlooking rear garden and further door and window into

### **Utility Room**

Having door and window to garden, planned space for washing machine and Belfast style sink unit.

### **Bedroom 3**

Having window to frontage and double doors into wardrobe cupboard with hanging rail.

### **Inner Hallway**

Having access to roofspace, door into airing cupboard housing the factory insulated hot water cylinder and shelving.

### **Bedroom 1**

Having double doors out onto rear garden with matching side windows with this nice aspect over the garden and open farmland. Fitted wardrobe cupboards.

### **Bedroom 2**

Having window to frontage and double doors into wardrobe cupboard.

### **Bedroom 4**

Having window to frontage and fitted wardrobe cupboards.

### **Shower**

Having window to frontage and a modern suite in white that includes wc, wash hand basin with vanity cupboard and full width shower cubicle with multi head shower fitted and attractive tiled splashbacks and tiled floor.

### **Outside**

The property is approached onto a double width tarmac driveway providing parking for 4/5 vehicles. The front garden has a high hedge to roadside elevation, is laid to lawn with mature trees and pathway leading to front door. Off the driveway an up and over door opens into the garage having window to side and door then into a small boiler room housing the Halstead gas fired boiler which heats domestic hot water and radiators and door then into rear garden. Adjoining the garage there is a large double width covered carport with personal gate and vehicle gate off the driveway, this is concreted and provides parking or potential for motorhome or similar. The rear garden with the property has a lovely aspect across a field, is enclosed and in the main is laid to lawn, there is a paved seating area off the conservatory, a selection of mature trees to include numerous apple trees and the garden runs down to the brook at the bottom. To include a useful workshop/store.





### Services

Mains electricity (Electric consumer unit just been replaced), mains water, mains drainage and mains gas, gas fired heating to radiators, windows are upvc double glazed. Broad Band – Basic 19Mbps, Superfast – 80 Mbps. Flood Risk – Medium. (The ownership of the property has been in the same family from the late 70's and during that period the property has never flooded).

### 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

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



### Directions

From Ludlow proceed south on the A49, passing the Salway Arms. Taking the turn immediately after the pub on the right. Follow this road taking the first turning on your left and after a short distance the bungalow will be found on the right as indicated by the agents for sale sign.







## Floor Plans



### Floor Plan

Floor area 160.9 m<sup>2</sup> (1,732 sq.ft.)

**TOTAL: 160.9 m<sup>2</sup> (1,732 sq.ft.)**

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)

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

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