



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## **BROOK COTTAGE** GREETE, LUDLOW, SHROPSHIRE, SY8 3BZ

**OFFERS IN EXCESS OF**  
**£600,000**



**A WONDERFULLY SITUATED DETACHED COUNTRY COTTAGE  
SET IN 0.5 ACRE (TBV) OF ESTABLISHED GARDENS  
AND ENJOYING GLORIOUS VIEWS ACROSS THE SURROUNDING COUNTRYSIDE.**

- KITCHEN
- TWO RECEPTION ROOMS
- GARDEN ROOM
- MASTER BEDROOM WITH ENSUITE
- TWO FURTHER BEDROOMS AND BATHROOM
- UTILITY ROOM AND CLOAKROOM
- ATTRACTIVE LARGE GARDENS
- DETACHED DOUBLE GARAGE
- AMPLE DRIVEWAY PARKING

**NICK CHAMPION LTD**

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[www.nickchampion.co.uk](http://www.nickchampion.co.uk)



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## APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 2.5, Ludlow – 5, Kidderminster – 20, Worcester – 24, M5 Junction 6 – 26, Hereford – 26, Shrewsbury – 35, Birmingham – 40.

## DIRECTIONS

From Teme Street, Tenbury Wells head north over Teme Bridge and at the Swan Garage T Junction turn left onto the A456 in the direction of Leominster/Shrewsbury. Proceed for 0.9 mile before turning right signed Greete and continue for a further 1.5 miles before turning left at the T Junction and the property will be found on the right hand side as indicated by a Nick Champion 'For Sale' board.

## SITUATION & DESCRIPTION

Brook Cottage is situated in the parish of Greete and is nestled amidst beautiful rolling countryside between the market towns of Tenbury Wells and historic Ludlow, which both offer a good range of shops and services. The property is within the catchment areas for the popular Bishop Hooper C of E Primary School and Ludlow C of E High School. There are several excellent private schools in the locality including Moor Park, Lucton School, The King's School and RGS in Worcester, and Hereford Cathedral School, and transport to these schools is available locally.

Formerly a farm worker's cottage belonging to Greete Court, Brook Cottage was substantially extended and modernised by the present owner circa 2003. The cottage is constructed of mellow brick faced elevations under a clay tiled roof and has a detached double garage with storage above and plentiful driveway parking. The cottage is enveloped in about 0.5 acre of pretty and mature south facing gardens with a tranquil fish pool and wildlife area, and Greete Brook forms the southern boundary. The property would benefit from a little updating and there is scope to convert the attic or double garage to additional accommodation if desired. The property has UPVC framed double glazing, LPG fired central heating, and is offered with no upward chain.

## ACCOMMODATION

A part glazed door opens into the entrance porch and hall leading through to the spacious dining room which shares a double sided Woodwarm woodburning stove with the adjacent sitting room which has a bay window and French doors opening onto the garden. The kitchen has a range of light wood units incorporating a stainless steel sink/drainage with waste disposal unit, an integral dishwasher, a Rangemaster multifuel range cooker with an extractor hood over, space for an American fridge/freezer, and an understairs larder/pantry cupboard. From the kitchen French doors open into the garden room with a woodburning stove, radiators and French doors opening onto the garden. The utility room has a range of light wood fitted units incorporating a stainless steel sink/drainage, plumbing for a washing machine, space for a tumble dryer, housing for the Ariston boiler, a part glazed door opening onto the driveway parking area, and also leading through to a cloakroom with hand basin and wc.

Stairs from the entrance hall rise up to the first floor landing. The master bedroom has fitted wardrobes and furniture, and an ensuite with a dual head thermostatic shower, a vanity basin, wc and heated towel rail. There are two further double bedrooms, each with feature cast iron fireplaces (not in use), and one with fitted wardrobes and an overstairs walk-in wardrobe/study. The family bathroom has a corner bath with a mixer shower attachment, a vanity basin unit, wc and bidet.

## OUTSIDE

The property has a gated stoned driveway with ample parking and turning space leading to a detached double garage (18'7" x 18'5" max) with an electric garage door, side door, power, light and a store room/office (18'2" x 8'2" max) above with eaves store cupboards. The garden mainly extends to the south and incorporates a brick block paved patio al fresco entertaining area, lawns, established shrubs, flowers, ornamental and fruit trees, a fish pool with a water feature and a grass path around it, and steps down to the Greete Brook.

## SERVICES

Mains water and electricity are connected.  
Private drainage – septic tank.  
LPG fired central heating.

## LOCAL AUTHORITY

Shropshire Council - Tel: 0345 678 9000  
Council Tax Band D

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating E - Full details available upon request or follow the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/7836-7626-1100-0769-1202>

## FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

## TENURE

Freehold

## VIEWING

By prior appointment with the Agent: –  
Nick Champion - Tel: 01584 810555

View all of our properties for sale and to let at:

[www.nickchampion.co.uk](http://www.nickchampion.co.uk)

what3words: ///chicken.latched.concerned

Photographs taken on 22<sup>nd</sup> May 2026

Particulars prepared May 2026 and updated: 02.06.26

Flood Risk (Checked on 29.05.26 on

<https://check-long-term-flood-risk.service.gov.uk/postcode>)

Surface water: Very Low

Rivers and the sea: Very Low

Groundwater: This location is outside of a groundwater flood alert area.

Reservoirs: Flooding from reservoirs is unlikely in this area.

Mobile Coverage (Checked on Ofcom: 29.05.26)

EE, O2, Three and Vodafone: Good outdoor

Broadband Availability (Checked on Ofcom: 29.05.26)

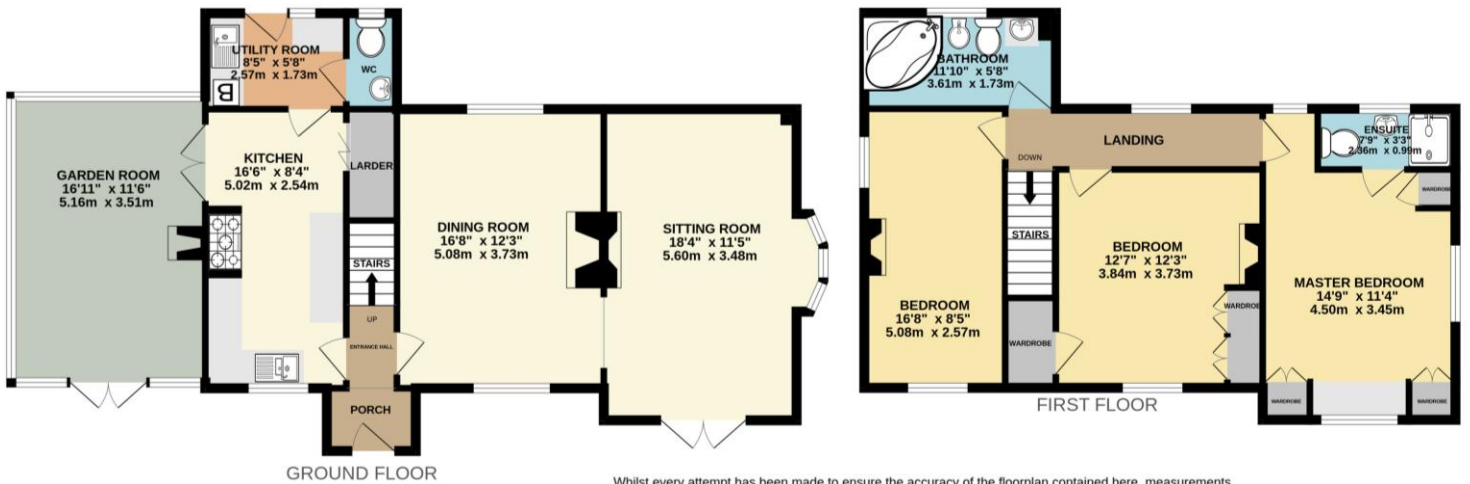
Standard: 6 Mbps (highest download) / 0.8 Mbps (highest upload)

Superfast: Not available

Ultrafast: 1800 Mbps (highest download) / 220 Mbps (highest upload)







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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These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.