



**Park House, Brimfield, Ludlow, Shropshire, SY8 4NY**

**Offers in the region of £499,950**





## Park House, Brimfield, Ludlow, Shropshire, SY8 4NY

Park up and take a tour of Park House and all it has to offer! With land, views, character and charm, this gorgeous detached cottage ticks all the boxes, so book a viewing today and see for yourself what all the fuss is about!





**Key Features**

- Detached Cottage
- 4 Bedrooms & 4 Reception Rooms
- Set in Approx. 1.8 Acres
- Large Gardens and Separate Paddock
- Gated Driveway and Ample Parking
- Detached Garage/Workshop
- Available with No Upward Chain
- Stunning Views Across Adjoining Countryside
- Excellent Transport Links
- Close to Ludlow, Leominster and Tenbury Wells

**The Property**

Greatly improved by the current owners, but still with scope for improvement, Park House is a delightful cottage situated on the fringe of the well serviced village of Brimfield, close to the popular and historic towns of Ludlow, Leominster and Tenbury Wells. While in a rural setting with stunning views the property offers excellent transport links for anyone needing to commute further afield. Built in the 1800's, Park House has evolved and been extended over the years but retains a wealth of charm and period features throughout.

Electric gates open to the generous driveway which has ample parking, further supplemented by the double garage which has an electric roller door. A pretty landscaped fore garden leads to the entrance door and reception hall. Light and open, the oak framed porch/hall is a lovely addition to the home and gives access to the spacious accommodation. The lounge has an opening to the sitting room with the focal point of both rooms being the wood burning stove inset to a handsome brick fireplace. Across the hall is the study which currently houses two desks and is used to run the administrative side of the family business. The kitchen is fitted with a range of matching wall and base units and enjoys a lovely outlook to gorgeous views.

Upstairs the property has 4 double bedrooms and a bathroom appointed with a spa bath and walk-in shower cubicle. The landing is large open space which has double doors opening to one of the real highlights of the home, the roof top balcony. Whether it be your morning coffee, afternoon cup of tea or evening glass of wine, this is the perfect place to sit and look out across your land to the beautiful open countryside beyond.

Park House sits in approximately 1.8 acres, just over an acre of this is made up of the driveway and formal gardens, while there is a fenced paddock measuring roughly 0.77 acres at the top of the garden. The outside space is delightful, wide sweeping lawns offer lots of space to play and run around while the landscaped fore garden and seating area offer various points of interest. It's also worth noting that there was planning permission granted for the erection of a large workshop on the paddock, this has now lapsed but could potentially be reinstated should anyone wish to explore that option.

**The Location**

The popular village of Brimfield sits on the Shropshire/Herefordshire border and is surrounded by beautiful countryside. Well serviced, the village has two public houses, The Salway Arms and Roebuck Inn. There is also a shop, village hall, a church, a chapel and a lively

community. The village falls within the catchment area for the highly rated Wigmore secondary school and extremely popular primary schools in Ashford Carbonel and Orleton. Private schools in the region include Lucton School and Moor Park.

The quintessential British town of Ludlow is a throwback to the days gone by. You can't help but fall in love with the friendly welcoming townsfolk and the laid back lifestyle which feels a million miles away from the hustle and bustle of the big city. That's not to say that Ludlow is a quiet little backwater, far from it. Hosting the famous Ludlow Food and Drink Festival, Ludlow Spring Festival, May Fair, Ludlow Fringe and Green Fair there are events to keep you entertained all year round. There are also countless antique and local produce markets and book, craft and garden fairs. For sport lovers days out at Ludlow Racecourse, Golf Course, Rugby, Cricket, Tennis, Bowling or Football Clubs could await. Then there's the spectacular architecture and countryside that you'll never grow tired of admiring. Ludlow has to be one of the most perfect places to reside in Britain. The county town of Shrewsbury is approximately 28 miles north and the Cathedral City of Hereford is 24 miles south. Both are easily accessible by the mainline rail that runs a frequent service to Manchester, Holyhead and Cardiff from Ludlow station.

Leominster (pronounced 'Lemster') is an historic market town of approximately 11,000 people in Herefordshire which dates back to the 7th century. In the town you will find a wide variety of shops, cafes, pubs and antique shops, making Leominster the ideal place to spend a lazy afternoon strolling around in the pleasant surroundings of this historic wool town. With a leisure centre, cricket, golf, bowling, tennis and an excellent standard of rugby at nearby Luctonians rugby club, sports lovers will be spoiled for choice. Leominster is also serviced by the same mainline rail as Ludlow.

Tenbury Wells offers a host of everyday essentials, with an excellent range of independent retailers and a number of supermarkets chains, farm materials, banks, electrical stores and a large array of pubs and restaurants. If you like to spend your time soaking up some local culture Tenbury plays host to a theatre - The Regal which host a number of theatrical shows, film screenings and art exhibitions throughout the year. If you are somebody that likes to participate in leisure activities then Tenbury is an ideal place for you, the town has many sporting and recreational facilities including a Football Club, Rugby Club, and an Bowling Club. There is also a leisure centre housing a full-sized swimming pool and gymnasium, while just outside the town (approximately 2 miles) is the highly regarded Cadmore Lodge Golf Course.

**Tenure**

We are informed the property is of freehold tenure.

**Council Tax**

Herefordshire Council - Band F.

**Services**

We are informed the property is connected to mains water and electricity and has private septic tank drainage.

**Heating**

Oil fired central heating.

**Broadband**

Enquiries indicate the property has an estimated fibre broadband speed of 13MB. Interested parties are advised to make their own enquiries.

**Nearest Towns/Cities**

- Leominster - 5.5 miles
- Ludlow - 5.5 miles
- Tenbury Wells - 6 miles
- Hereford - 17.5 miles
- Kidderminster - 23 miles
- Worcester - 26 miles

**Agents Note\***

The property is available for sale without the approx. 0.77 acre top paddock for Offers in the Region of £479,950.

**What3words**

///deny.blazing.radiated

**Referral Fees**

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

**Money Laundering Regulations**

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

**Wayleaves, Easements and Rights of Way**

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

**Consumer Protection**

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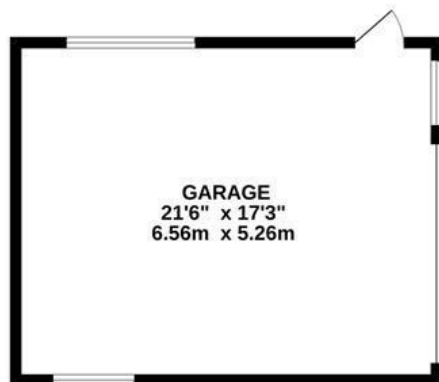
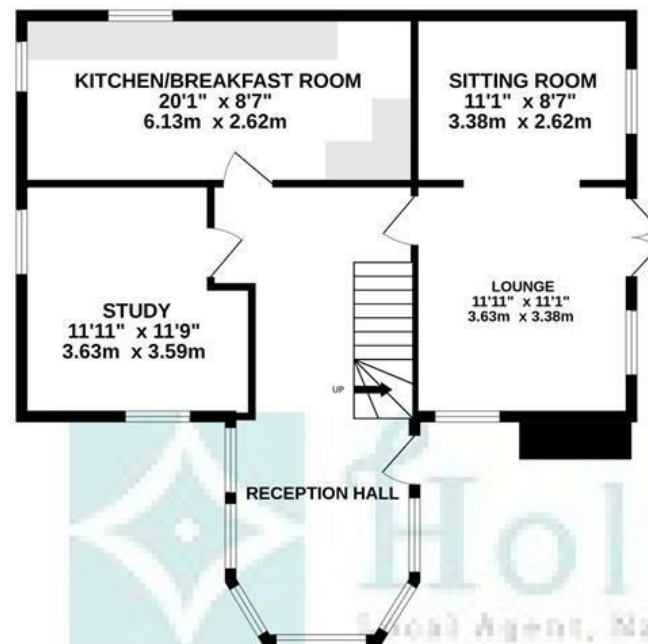




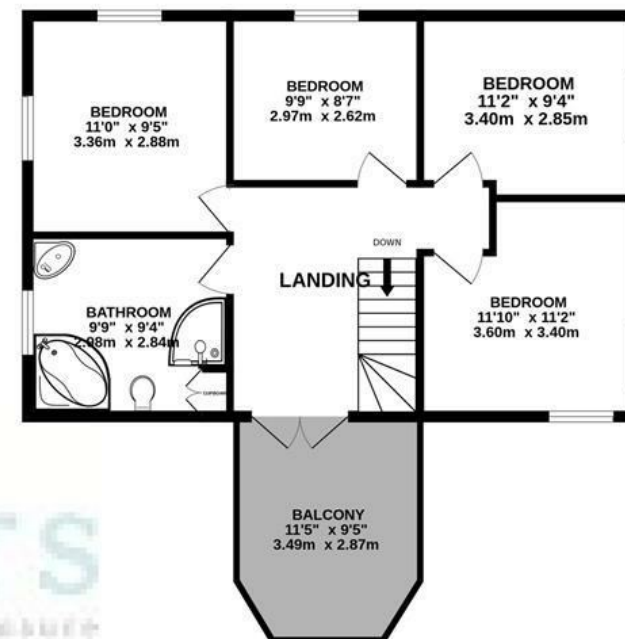
Holters  
Local Agent, National Exposure



GROUND FLOOR  
1113 sq.ft. (103.4 sq.m.) approx.



1ST FLOOR  
640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 1752 sq.ft. (162.8 sq.m.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC